

# SCRAPERS SOON TO LOOM UP IN MARKET STREET

## HOBART BUILDING IS TO BE TWENTY STORIES HIGH

Will Be Begun Nearly Same Time as New Call Building and These Two Monumental Structures Will Be Notable Additions to Market Street Sky Line

Announcement was made this week that within three months the 20 story Hobart building will begin to rise in the north side of Market street between Sansone and Montgomery.

Almost at the same time work will be begun on the tearing down of the present structure at the southeast corner of Fourth and Market streets to make way for the erection of the new 25 story Call building.

With these two monumental buildings completed by 1915 San Francisco's chief business thoroughfare will present a very imposing appearance. The Hobart building, which is designed by Architect Willis Polk, will rise in solid conventional style up to a height of 12 stories. From this point upward will be narrowed to a tower like form containing eight more stories, and surmounted by a dome and lantern.

The building will have a frontage of 32 feet on Market street adjoining the Wells Fargo and Nevada bank building and will run through to Sutter street, a distance of about 210 feet. The Sutter street frontage of about 50 feet will be devoted mostly to lofts, while the Market street exposure will be divided up into offices. It will be a strictly class A structure and will cost between \$500,000 and \$600,000.

Other large buildings soon to be erected along Market street will make a decided change in the appearance of this great thoroughfare.

At the corner of Market and Sansone streets a 10 story office building is to be erected in the near future, resembling in shape the famous Flat Iron building at Twenty-third and Broadway, New York.

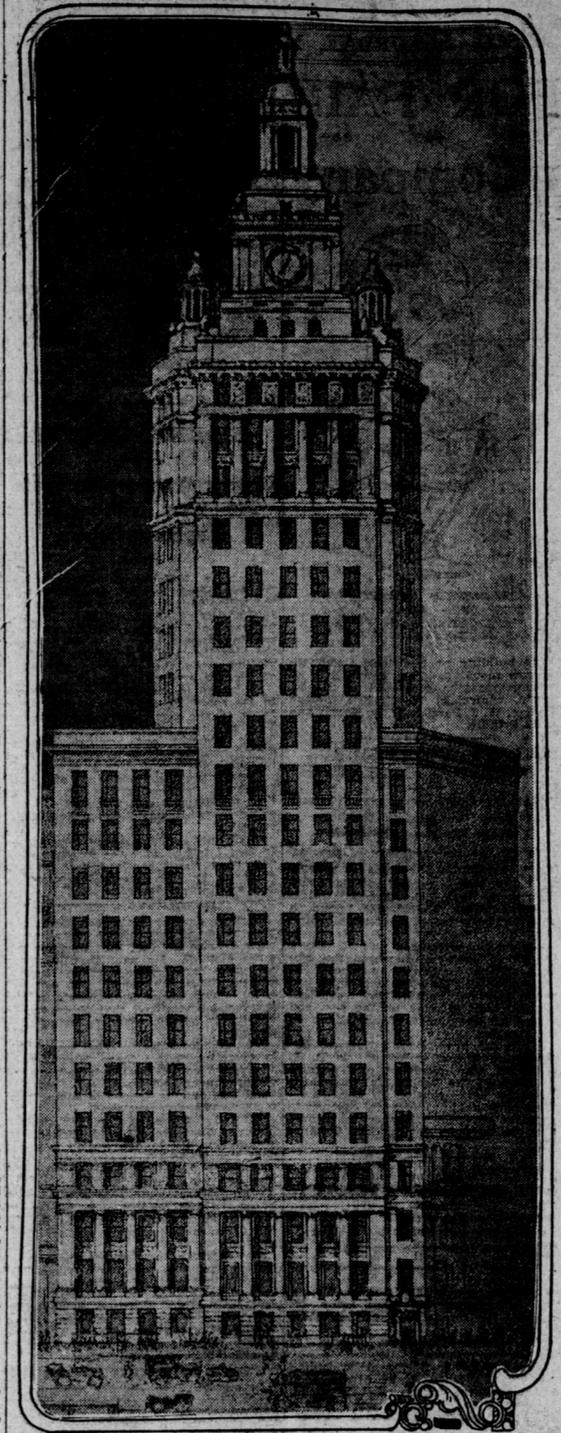
It is expected that a fine building will be erected at the southwest corner of Second and Market streets, which recently passed into new ownership.

The improvements within two years' time will enable Market street to present a solidly built up appearance from Sansone to Fifth street.

The great building operations soon to be started in the city center will tend to stimulate the upbuilding of upper Market street as far as Van Ness avenue with substantial edifices. By the time the world's fair year is ushered in it is safe to predict that Market street from Sansone to Van Ness, a distance of over a mile, will show continuous lines of lofty structures on either side, with scarcely a trace anywhere of the havoc wrought by the great fire of 1906.

San Francisco's famous street, thus restored, can not fail to impress all visitors with the wonderful recuperative power of this city and the energy of her citizens.

TWENTY STORY HOBART BUILDING TO BE ERRECTED IN NORTH SIDE OF MARKET STREET BETWEEN MONTGOMERY AND KEARNY.



## COUNTRY LAND IS SOLD TWICE

Sacramento Ranch Purchased for \$84,000 Turned Over for \$96,000

Through their country land department a large tract has just been sold for the second time in three months by the Harrigan-Waldenmuller company.

On March 15 of this year they sold this property to a San Francisco capitalist for \$84,000, and in exactly three months they made a resale of the same land to George H. Cook, a capitalist of Prescott, Ariz., for the sum of \$96,000.

This section of the Sacramento valley is attracting marked attention from investors, and there are many large holdings changing hands.

The acreage in alfalfa is rapidly increasing, and with the abundance of water and good soil, in which this vicinity abounds, it is sure to be a great dairy country.

## GROUND IS BROKEN FOR BIG BUILDING

Great Construction Work Begun in Oakland's Rapidly Expanding Business District

OAKLAND, May 23.—Two building features which will mean much in the making of the business district north of Fourteenth street marked the reality of the week.

The breaking of ground for the 10 story \$200,000 Thomson estate office building at the northeast corner of Seventeenth street and Broadway. The other was the beginning of the work of demolishing the building at the corner block of Sixteenth street, Telegraph avenue and Broadway in preparation for construction on the 13 story Carlton & Snyder office building, which will cost \$300,000.

These two steps are important in the development of that section of the business district, involving a building cost of half a million dollars. They are taken by realty dealers and speculators as the forerunners of a great development wave.

The Carlton & Snyder building, with a mezzanine floor and tower, will be 14 stories in height. The building will be in the shape of a wedge, 39 feet and 8 inches in width at the rear or north end and narrowing to a width of 8 feet at Sixteenth street. The length in Broadway will be 108 feet and in Telegraph avenue 194 feet.

The building will be principally for offices with four stories on the ground floor. The building was designed by Benjamin J. McDougall and the construction will be done under the supervision of W. T. Veitch, an Oakland contractor. The plans and specifications for the steel work have been filed, the latter, together with the foundations, to

cost \$53,329. Contracts for both the steel and foundation work have been let.

Further improvements are to be given the section, as the Surety Mortgage and Building company expects to erect a class A building at the northern extremity of the gore block at Seventeenth street, Telegraph avenue and Broadway. The plans for the building are not completed, but the structure improvements. Owners of the other portions of the block between the two buildings also have fallen into line and the block will be an imposing one when all of the improvements are realized.

In the same vicinity work will be started in August on the First Trust building at the southwest corner of Sixteenth street and San Pablo avenue. The building will be 11 stories in height and will do much for the improvement of San Pablo avenue. Building records for the last few days were much increased by the permit for the main building of the Manual Training and Commercial high school in Broadway between Forty-second and Forty-fifth street.

Plans for the proposed \$1,000,000 Alameda county infirmary have also been submitted for the \$10,000 prize offered by the board of supervisors. An indication of the progressive tendency of values in Telegraph avenue was the sale of the northeast corner of Telegraph avenue and Twenty-sixth street to Edward F. Healy for

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## WONDERFUL CROPS ON SUBIRRIGATED LAND

Yield of Barley and Alfalfa Is Phenomenal at West Sacramento

WEST SACRAMENTO, May 23.—Expert agriculturists who visited the Sacramento valley this week assert that the crop yield in the subirrigated district at West Sacramento, just across from the capital city, is the most wonderful they have seen in the entire state this year.

Barley, which in most sections of California is suffering from the want of rain, is abundant here at West Sacramento. The growth is unusually dense, and the grain is heading out very heavy, with every indication of a tremendous harvest.

Other crops in this district show the same uniform condition and advancement. Alfalfa, which was one of the first crops to be planted on this virgin soil this year, is now being cut. The tonnage per acre is far beyond all expectations.

The truck farmers here are jubilant over the outlook, as many of them have never before farmed on subirrigated soil and were not so sure that large crop yields were possible during a dry season, a condition that now prevails all through the interior valleys. That their fears were unfounded is evidenced by the bumper crops they are now facing.

Subirrigation, as it exists in this district, is both unique and interesting. By the method employed here it is possible at any time or at any season to secure just the proper amount of moisture necessary for the most efficient cultivation without ever flooding the land.

## CANYONS MAY BE MADE INTO RESERVOIRS

Freak Bottoms East of Oakland May Be Contained and Homes Restricted to Upper Slopes

Activity by surveyors in the Redwood canyon country back of Oakland, and east of the Oakland and Antioch tunnel, is ascribed to a desire by the People's Water company to obtain this tract for the purpose of creating a vast reservoir. Land will have to be vacated throughout this territory in order to prevent pollution of the water intended for domestic purposes.

For a long time real estate men have wondered why it was that such a likely piece of property had found no buyers. Now that it seems the intention to use this great natural site for a big reservoir, the reason for not selling this land is apparent. There is a scarcity of sites for reservoir purposes on both sides of the bay, and the securing of a supply from mountain sources seems so distant it is the part of wisdom for the corporations interested to thus be beforehand in withholding from settlement and pollution vast tracts of land.

The proposed reservation will not interfere with land high upon the hills already laid out in home sites, where proper sanitary precautions are being taken. The setting aside of the lower canyons as reservations and reservoirs will add to the attractiveness and value of home sites on the upper slopes.

## GREAT SHIP CANAL WILL AID RICHMOND

Water Front District Already Feeding Impetus of Projected Harbor Improvements

RICHMOND, May 23.—The harbor section of Richmond, in which is located Wall's Harbor Center subdivision, is being electrified again by the probability of the naval base being located at the edge of the new inner harbor and by Colonel Rees' great ship canal plans, issued for the war department, making the Richmond harbor the entrance and first docking place of a comprehensive east bay system of dockage. The new city hall and the fast electric service of the Southern Pacific will both help build Harbor Center. Investors in this section look on it as the great commercial center of Richmond. Wall's Harbor Center has a location that brings to it every feature of the development expected.

## CORONA HEIGHTS WELL BUILT UP

Close In Tract Has Been Improved With Many Attractive Homes

The second of the two houses recently constructed by Chandler & Bourn in Clifford street on Corona Heights is now completed. This six room residence has hardwood floors and panels, garage entrance, and the front finished in brick and cement, is very attractive. The other house, the same in design, was purchased by E. H. Madden, manager at Fragers.

## LAND SHOW WILL HAVE MANY FEATURES

Real Estate Offices Will Be in Center of Fallen Redwood

The scope of the land show to be held in San Francisco October 11 to 25 is designed to cover in an exhaustive way the land in California and its products. The exhibits—both by counties and individuals will be more than a mere exhibition of prize products; they will be comprehensive exploitations of the resources, both agricultural and industrial, of the various sections.

One feature of the show will be the Luther Burbank exhibit, which will occupy a floor space of 2,500 square feet in the rotunda facing the main entrance to the show. The exhibit will be educational and decorative in design and will include no advertising features.

Another feature will be the exhibit of the San Francisco Real Estate board, the booths of whose members will be housed in a replica of a fallen redwood 150 feet long and from 15 to 10 feet in diameter. The tree will be cased in redwood bark and in every particular will be a faithful reproduction. The members of the Real Estate board will have their booths inside the tree.

Edward H. Brown, secretary of the State Chamber of Commerce and manager of the successful Sebastopol apple fair for several years, is general manager of the land show, with headquarters at 561 Mills building.

## LARGE LOANS MADE FOR IMPROVEMENTS

San Francisco Savings Banks Finance Many Building Operations Throughout City

Numerous large loans made on city real estate this week show the confidence which San Francisco savings banks have in the growth and progress of the metropolis. Following are some of the principal loans of the week:

The Hibernia bank made a loan of \$50,000 to the Urban Realty Improvement company on a large parcel of lots in Ingleside Terrace, this money to be used in conducting extensive home building operation and street work in that district.

The German Savings bank loaned \$11,000 to W. A. Hoffman to erect a six apartment house on the west side of Leavenworth street, 30 feet south of Broadway, on a lot 37x100 feet.

The Hibernia bank made a renewal loan of \$70,000 to the Hopkins Investment company on the Techar tavern property at the Northwest corner of Edgewood and Keweenaw streets.

The German Savings bank made a building loan of \$20,000 to C. J. E. Koenig to construct four residences on the north side of Broadway, 127-1/2 east of Larkin street, on a lot 137x63x137-1/2.

The Savings Union made a building loan of \$17,500 to Kern & McKillop to erect 20 apartments on the west side of Taylor street, 72 feet north of Clay, on a lot 62x75 feet.

The German Savings bank made a renewal loan of \$12,000 to the Bellows Estate company on the property in the section of Geary street, 71 feet east of Powell, 67x137-1/2 feet.

The Security Savings bank made a renewal loan of \$25,000 to W. H. La Boiteux on the property in the north side of Pacific avenue, 120 feet west of Pierce street, lot 42x137 feet.

## GOOD IMPROVEMENTS IN NEW SUBDIVISION

Brown Estate Company Is Making Fine Residence Tract at University Mound

University Mound, the new subdivision just placed on the market by the California Land Sales company, agents for the Brown Estate company, who are the owners of this property, is attracting widespread attention and numerous inquiries are being made. W. H. Derry, the manager for the Brown Estate company, is very enthusiastic about the results. He says:

"We are improving University Mound and saving no expense in adding to the natural beauty of this section. It is the intention of the Brown Estate company to make of University Mound one of the most beautiful residential sections of San Francisco."

"The climatic conditions of University Mound are among the best, and there is fine streetcar transportation, electric lighted streets and every other convenience."

## THREE LARGE RANCHES BOUGHT FOR \$150,000

Three large purchases of farm lands have been made this week by A. J. Rich & Co. for the Solano Irrigated Farms company consisting of the property of the Bulkley state of 1,250 acres, and the William Farrell and Cain ranches of 800 acres, being a total of 2,050 acres, at a price of about \$150,000.

The Bulkley estate lies along the line of the main irrigation canal on the Dixon road. These two properties are purchased to round out the holdings of the Solano Irrigated Farms, Inc., and are both well known ranches in the Rio Vista county.

The purchase of these properties precedes a development which will now take place from Rio Vista north to the line of the Oakland and Antioch railroad. The acreage which this company now controls is said to consist of more than 100,000 acres.

## RANCHES BOUGHT FOR SOLANO FARMS CO.

A. J. Rich & Co. Make Additional Purchases to the Amount of \$100,000

A. J. Rich & Co. announce the purchase for the Solano Irrigated Farms, Inc., of four additional ranches in the Suisun valley, being those known as Patricia, Fannon, McDermott and Stephens ranches, totalling 1,500 acres for a price said to be about \$150,000. These properties are situated on the main line from Suisun to Rio Vista and will be added to the first unit of the Solano Irrigated Farms, known as the Suisun valley.

## Buy your farm NOW At FAIRMEAD

Where there's rich, sandy soil, easily cultivated and especially adapted to irrigation.

Over 8,000 acres sold within the last year in small tracts to practical farmers; 3,000 acres held to allow this spring. Large acreage going into olives, peaches, Smyrna figs, etc.

CO-OPERATIVE LAND & TRUST COMPANY 583 Market Street, San Francisco.

## BUILDING WILL SOON START AT FOREST HILL

The Newell-Murdoch company reports that it has the names of about 60 people who intend starting houses in Forest Hill as soon as building is allowed. As the street work has progressed much more rapidly than was expected building will probably be permitted within four or five weeks from date.

As almost every house will be erected not for speculative, but for home purposes, a very high class of architecture may be expected. The effect of a large district such as Forest Hill with nothing but real homes surrounded by fine gardens and entirely protected from undesirable features, will be a noteworthy addition to the city.

While the restriction of \$4,000 does not bar out the man of moderate means it is sufficient to guarantee to the wealthier class that the value of their more expensive homes will not be depreciated by neighboring improvements of an undesirable sort.

## RICHMOND BUSINESS PROPERTY

Will be the fortune-making property of the next few years. You can buy real business property on terms in

## Wall's Harbor Center

Buy now. It will never be cheaper. Just a few dollars monthly will insure you wealth from

## HARBOR CENTER COMMERCIAL LOTS

New Richmond Land Co. 801-803 Monadnock Bldg., SAN FRANCISCO, CAL. Fill This Out and Send for Free Booklet: New Richmond Land Co., 801-803 Monadnock Bldg., S. F. Please send map and "Text Book on Land Values" to



## What West Sacramento Means to the Investor

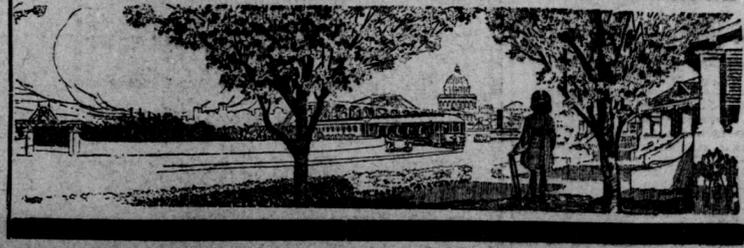
Of all subdivision property ever offered the people of California there has never been a project more reputable, more secure, more certain of immediate increase in value than is West Sacramento. It is backed by the strongest financial interests in the West, and all improvements, proposed and projected, are guaranteed by the company. These men have proven their faith in this great enterprise by investing five million dollars of their own money in it. They will not allow it to be anything else than successful.

The improvements represent the most advanced ideas in community development. An army of men are working upon them every day. As these improvements progress the value of the land climbs steadily higher. The property at the southern end of WEST SACRAMENTO has already been sold. That which is now offered on sale is three miles nearer Sacramento. Yet the price remains the same.

The subdivision now offered is the last that will be sold at the present low price. If you know how Sacramento has developed in the last few years you will know how certain it is to reach over into WEST SACRAMENTO. It has already started.

## West Sacramento Co.

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MAIL US THIS COUPON TODAY Fred T. Moore, Manager Land Sales Department, 208 Nicolaus Bldg., Sacramento, Cal. Dear Sir—Kindly mail me a copy of your illustrated booklet, "Country Life in the City," and give me complete information as to prices, etc. It is understood this will not obligate me in any way. Name \_\_\_\_\_ Address \_\_\_\_\_ P. O. Box \_\_\_\_\_ Call 5-24