

The Call's Real Estate Section

PEAKS TUNNEL AN IMPORTANT FACTOR

Urban Realty Head Predicts Changing Conditions Subsequent to Opening

ALL PROPERTY TO RECEIVE BENEFITS

History of Other Cities to Repeat Here in Advancing Values

TWIN PEAKS TUNNEL	
Length of tunnel, 12,000 feet, of which 6,250 feet will be through solid rock.	
Estimated time for completion of tunnel, 900 calendar days.	
COST	
For construction of tunnel	\$3,347,823.23
Incidental expenses	125,000.00
Lands taken in fee	511,098.00
Assessments acquired	6,528.00
Leaseholds taken	3,546.00
Total	\$3,994,280.23
ASSESSMENTS	
On S.E. district	\$98,487.63
On S.W. district	3,285,801.60
Total	\$3,994,280.23

By JOSEPH A. LEONARD

One of the most important factors in San Francisco's realty market right now is the Twin Peaks tunnel. There is neither valid reason nor any measure of sound argument against the construction of this tunnel. Owing to water limitations San Francisco can extend in but two directions along the peninsula—south and west. In the chain of hills of which Twin peaks stand out picturesquely nature has presented a barrier, but thanks to engineering skill this barrier is not insurmountable, for while we can not run a railroad over the hills, we can run one under them.

The tunneling under this chain of hills was not proposed or inspired by any selfish motives upon the part of any man or any body of men for the purpose of exploiting realty tracts beyond the peaks, but the project was born of necessity to meet the requirements of San Francisco's normal growth and development.

While the great benefits which are to accrue as a result of the building of the tunnel, together with the extension of Market street, which is included in the proceedings, will be enjoyed by the city as a whole, these benefits will be of a potential nature, while the benefits to be derived by the property adjacent to the tunnel, and to the portals and extremities of the tunnel, and which come within the compass of the assessment district, will be real and substantial.

In fact, very material benefits have already accrued in advancing the value of property within the assessment zone on both sides of the twin peaks. The enhanced value has been applied in proportion to the volume of corporate or individual holdings.

While it is accepted as a matter of course that property owners, big or little, are placed upon the same equal footing in the proceedings, when it comes to a matter of fact, the fact remains that the property owned by the 2 per cent of protestants in the district has substantially increased in value since the tunnel project assumed definite form.

As City Engineer M. M. O'Shaughnessy, who has carefully and skillfully drawn the plans and specifications for the big engineering feat, has said, San Francisco has received a great gift from the property owners on the southwesterly side, who practically donate, without cost to the city, 85 per cent of the entire project.

Property within the assessment district on the city side, which stretches fanlike from the easterly portal of the tunnel, contributes 15 per cent of the \$3,994,289 which the city engineer estimates the tunnel and the extension of Market street from its present terminus at Seventeenth and Castro streets to Eighteenth and Hattie streets, will cost.

Owing to restrictions placed upon the big residential tracts which are now being opened up beyond twin peaks, and which will provide homes for many thousands of families, stores and other enterprises are barred, it is obvious that the business houses nearest to these resident parks are going to enjoy very substantial benefits from their customers on the other side of the hills.

If this does not follow it will be very much of an exception as compared to the commercial and real estate advantages which have come to comparatively the same localities in other cities where tunnels have been built.

Let us take one specific case, for instance. The property adjacent to the west portal of the Third street tunnel in Los Angeles was of little value, being inaccessible and unsalable. The best of it could be bought for \$500 for a 50 foot lot.

Upon the completion of the tunnel the western extension of Third street for three or four blocks immediately became retail business property, and the adjoining blocks became hotel and apartment house property, and values climbed skyward.

In New York, Boston and other cities, where tunnels have been built extensively in the last 10 years, tremendous development has followed the opening up of new lines of transportation through the subways.

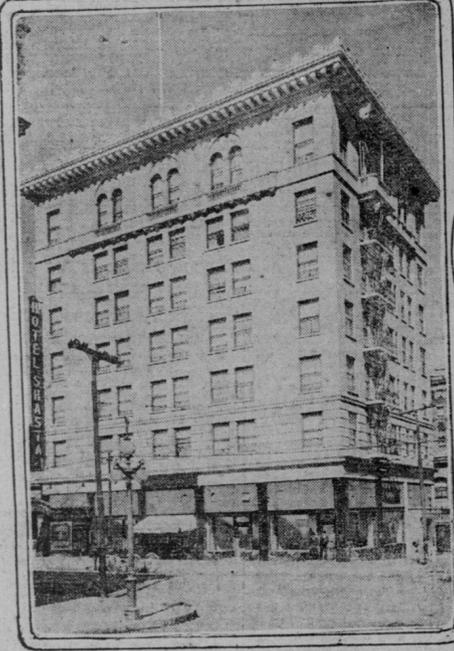
It is obvious that Market street, the main artery of San Francisco, will get the lion's share of business from the dwellers beyond the peaks, but it also follows naturally enough that the diverging business streets will get their commensurate share.

By means of Twin Peaks tunnel an

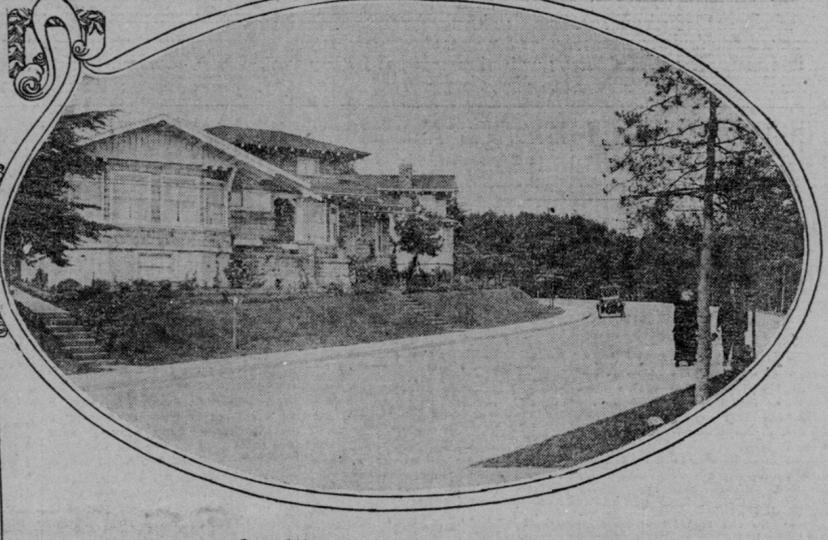
The imposing Entrance Court at Beautiful Forest Hill



SOUTH ENTRANCE TO FOREST HILL



New hotel at Bush and Kearny streets. E. P. Antonovich, architect.



One of the curved boulevards in Ingleside terraces.

MARIN'S BEAUTIES ARE POINTED OUT

S. M. Snyder Enthuses Over Fivebrooks Property—Residence Subdivision

By S. M. SNYDER

Marin County, with its great diversity of attractions—scenic, climatic, aquatic—is a cool, restful retreat in the summer and a balmy, delightful playground in the winter time.

The peninsula comprising the county of Marin is one great natural park, with every variety of scenery and landscape—mountain, marine, forest, valley and stream. It is San Francisco's recreation resort.

Among its many points of beauty and interest, where game and fish abound amid nature's choicest enchantments, none is more charming than Fivebrooks. This beautiful tract of wooded land, well watered with many crystal brooks, has been prepared at a very great expense for the country homes, summer bungalows and shooting lodges of nature lovers.

Topographically, Fivebrooks is ideally situated so as to enjoy the mildest winter climate and the most salubrious summer weather to be found in the bay region. From the northward Tomales bay, like an index finger of Neptune's great hand, points to where Fivebrooks reposes among the beautiful low-lying Coast range hills; to the southward Bolinas bay, like a finger, points the direction to Fivebrooks; while the graceful curve of Drakes bay sweeps the western confines of this favored summer home.

Beautifully wooded with fir, pine, oak, madrone, laurel and the flowering shrubs of that locality; watered with many sparkling springs and purling brooklets; carpeted everywhere with grasses, ferns and flowers; cooled in the summer and tempered in the winter by the gentle, balsamic mountain breezes of the three bays, there is a healthy joy and charm at Fivebrooks which grips the nature lover as no other spot within equal distance of San Francisco.

Many Attend Band Concerts in Marin

While more Marin county people were present last Sunday than at any of the previous concerts at Fairfax manor, the San Francisco and bay cities crowds were prevalent.

The operation of the new line is arousing the curiosity of those in the big cities to the extent that several hundred made the advent every week to see and ride on the new Funicular road.

Building operations are evidenced in that section of Fairfax manor which is served by the new railroad. M. M. Norton has completed and moved into a four room bungalow in Tamalpais road. J. W. Wolfreling broke ground this week for a Queen Anne home in scenic road.

An interesting feature in the construction of this building is the number of sleeping porches provided. Every member of the family will sleep out of doors. Jesse Scott is building a bungalow in Oak road, situated at the rear of the Funicular station. Scott is a rose enthusiast and intends to grow roses extensively on this holding. The place will be known as Rose Villa. The front porch of this home commands a view of upper Ross valley, with hills, mountains and bay in the distance.

Another building which was completed in the last 10 days is the scenic cafe, an outdoor refreshment parlor, situated at the terminal station of the Funicular road. This establishment is one of the most elaborate in the county and is proving popular with the crowds.

OAKLAND TENTH CITY IN BUILDING PROGRESS

Great progress in Oakland's building operations for the month of August is shown in the Construction News of Chicago, received by the Wickham Havens Incorporated Oakland realty firm. Oakland reaches the highest point it has ever stood in the list given of principal cities in the country, being tenth.

San Francisco stands just ahead of Oakland, being ninth, with but \$200,000 more spent on building. The east bay city has excelled such cities as Minneapolis, St. Louis, St. Paul, Kansas City, Rochester, Seattle, Baltimore, Washington and New Orleans.

The list includes 75 cities, few of which exceed Oakland in percentage of gain, the latter showing 100 per cent increase, a greater percentage than any other city on the coast.



MODERN TYPE HOMES

Belgium Colonies California Bound

That people in foreign countries are interested in California to no little extent is evidenced by the number of colonists who are coming directly to this state each year. The fertility of the soil and climatic conditions appeal to the European as well as to those in this country who live beyond the Rockies.

While some publicity has been enjoyed through European world's exhibitions, California, with the foremost state exhibit at Ghent, Belgium, is getting more favorable advertising than has been enjoyed at the former fairs.

Stine & Kendrick are maintaining an exhibit from their various properties in connection with the state display at Ghent. This action has gained widespread publicity for the concern, and in consequence comment has been published by various foreign periodicals regarding their display.

Advertising literature printed in several languages is passed out without restriction daily. Most of this printed matter is devoted to facts concerning their lands. Three gold medals and a diploma of merit have been awarded their individual exhibit.

As a result of the efforts of Stine & Kendrick's representatives at the fair, two Belgium colonies have been organized and are en route to California at the present time. Each colony, according to Sales Manager W. F. Sandercock, constitutes 10 families, every one of which has bought and paid money on individual farms in River-garden Farms subdivisions. Immediately upon arrival they will take possession of their holdings.

Wall's Harbor Center Richmond

It is business property that makes the Real Fortunes for investors. That's the kind we offer you in

Harbor Center

Where Business Houses Rise Values Will Go the Highest.

New Richmond Land Co.

801-803 Monadnock Bldg., SAN FRANCISCO, CAL.

Fill This Out and Send for Free Booklet: New Richmond Land Co., 801-3 Monadnock Bldg., S. F. Please send map and "Text Book on Land Values" to

Name..... Address.....

Children's Common At St. Francis Wood

Youngsters of St. Francis Wood will be well provided for. The Mason-Duffie company, from long experience in developing and marketing exclusive residential tracts, looked well to community features in laying out St. Francis wood, which will be brought within from 15 to 20 minutes' ride of the heart of San Francisco when the Twin Peaks tunnel is completed.

One of the attractive features of St. Francis Wood is the children's common. It is enclosed in vine hung lattice fenced with old fashioned flowers, summer houses and comfortable benches. The outdoor school for bright children at 1300 Wawona street is within convenient distance from St. Francis Wood.

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NEW FOREST HILL ANNEX OPENS TOMORROW

Sister Tract of Beautiful Twin Peaks Property to Have Sunday Christening

The work of improving the 23 acre tract recently purchased by the Newell-Murdoch company, and which adjoins Forest Hill on the north, has progressed to such an extent that the developers of the property have subdivided it and have invited public inspection. The new addition to Forest Hill is known as Forest Hill court.

The protective regulations which apply to Forest Hill will cover Forest Hill court. The Newell-Murdoch company gives assurance that the same high standard of street improvements and art work will be installed. Forest Hill court is situated at the end of Eighth and Ninth avenues, between Forest Hill and Golden Gate park, overlooking not only San Francisco bay, but the park, the Presidio, Mount Tamalpais and the Marin hills.

The grading of streets from Forest Hill proper to connect with Eighth and Ninth avenues are nearing completion. As it is now the Hayes-Market street cars run direct from the ferry to the tract was purchased from Walter H. Leimert, and subdivided and improved because of a public demand for such highly desirable lots as are now laid out in this addition to Forest Hill. Tomorrow is to be the opening day of Forest Hill court, and it is expected that a large number of people will avail themselves of the opportunity of not only visiting the addition, but will spend the day walking around the beautiful boulevards and viewing the scores of elaborate stairways and other works of art in the rugged and classic residence park.

With its eight miles of splendidly paved streets and its many attractive features, Ingleside terrace is daily being visited by sightseers and prospective purchasers of lots and homes in the restricted residence park which is so well advanced in the way of permanent improvements. Automobiles by the scores pass in and out of the massive gateway at the main entrance. Automobile parties along the scenic boulevards find the trip incomplete without motor through Ingleside terraces, where every prospect pleases. As there are more than 40 beautiful homes now completed in Ingleside terrace, the place is rapidly becoming a high class suburban resident neighborhood.

ENORMOUS OLIVE CROP
The Sharon Plantation company is planting 3,340 acres to olives at Sharon, Madera county, where the climatic conditions are ideal and the soil is particularly well adapted to the growth and culture of the finest varieties of olives, among which are the Mission Manzanillo, Nevadillo and Obispo. The olives here do not penetrate. The olive trees grow clean and free from many pests so obnoxious in many districts, and the soil is particularly well adapted to the growth and culture of the finest varieties of olives, among which are the Mission Manzanillo, Nevadillo and Obispo. The olives here do not penetrate. The olive trees grow clean and free from many pests so obnoxious in many districts, and the soil is particularly well adapted to the growth and culture of the finest varieties of olives, among which are the Mission Manzanillo, Nevadillo and Obispo.

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BUSINESS MEN TO TALK OF INNER HARBOR

Money With Which to Begin Work Available in City Treasury

RICHMOND, Sept. 20.—A conference is to be held here within a few days between business men and the city council relative to making a start on the work of building the inner harbor. Money to begin the work is lying in the city treasury, but there have been numerous preliminaries to get out of the way. They have not all been cleared up yet, but matters are in a shape where a good start on the work can be made on portions of the site where tideland ownership can not interfere.

One of the propositions yet before the city is to clear up titles to all tide lands. The city attorney is proceeding in this matter as rapidly as possible. The first work to be done by the city probably will be that of constructing the outer retaining wall. This will be a mud fill with a rock cap. There is little wave action on the harbor site, and construction of the walls will not be as expensive as at places where rough water has to be contended with. The mud for the wall will be dredged from the channel and basin sites and the rock is close at hand on Potrero point and Brooks island.

Dredging to construct this wall and the inner bulkhead will at the same time construct a channel that will be of considerable service. Richmond could have this new harbor half done by this time if it cared to turn the project into the hands of private investors. One cohort of capitalists is ready at any time to form a \$2,000,000 syndicate to construct the harbor, providing it can control it and acquire the adjacent lands. This the city will not consent to. Richmond will own the new harbor and control it.

of an olive plantation within the reach of any person desiring such an investment. They claim these olive groves should pay a profit of from \$200 per acre up in five years.

FAIRFAX MANOR

At the Cable Incline R. R. WONDERFUL SCENIC ROUTE—RISING 1,500 FEET. Take Sausalito Ferry and N. W. P. Electric from San Francisco to Fairfax. 50c Round Trip—Monthly Rate \$5. Special Introductory Prices. FAIRFAX MANOR—Lots from \$50 to \$3,000. BOTTIN PARK—Restricted Wooded Villa Sites, 1/2-acre lots. MANOR TOWN—S. F. 18 miles; 20 Electric Trains. TERMS—20 per cent cash, balance \$10 per mo.; int. 6 per cent. Actual values exist in our properties—no inflation. Fairfax Development Co., 110 Market St., Phone Kearny 2380, and FAIRFAX, MARIN COUNTY, 1000 Sausalito Ferry, San Rafael 6793. SEND FOR HANDSOME BOOKLET

OPENING SALE SUNDAY—TOMORROW

Our new tract adjoining and rounding out Forest Hill on the north, FOREST HILL COURT

Situated between Forest Hill and Golden Gate Park, with restrictions and improvements exactly like Forest Hill. Restricted property is always worth double the value of unrestricted tracts for residence purposes.

The demand for view lots is enormous—the supply is limited. COME EARLY TOMORROW and make your selection before the choicest lots are sold.

There are beautiful building sites only 3 minutes walk from Laguna Honda Station of Twin Peaks Tunnel, with a view of Golden Gate Park, the Bay, Tamalpais and the Marin county mountains. These sites will be sold, covered by protective regulations, at less than one-half the price of bay shore view lots which are not protected by such regulations. Very easy terms make buying easy.

THE NEW BAY VIEW TRACT

Such a combination of VIEW, RAPID TRANSIT and PROTECTIVE REGULATIONS has never been offered in San Francisco before, and can never be again. Forest Hill Court is a small, select addition to famous Forest Hill. You can, if you act at once, still locate your home among the representative San Franciscans who compose our list of purchasers, but you must come early.

There are only 180 lots in the whole tract and, knowing what we all do of the popularity of view property, we emphatically state that to get the choice you must come Sunday—Sunday morning if possible.

Take Hayes-Market Car No. 6 direct. Autos take 7th Avenue to south entrance of Forest Hill.

NEWELL-MURDOCH COMPANY
30 Montgomery Street