SUN DIAL AND OTHER IMPROVEMENTS ATTRACT CROWDS

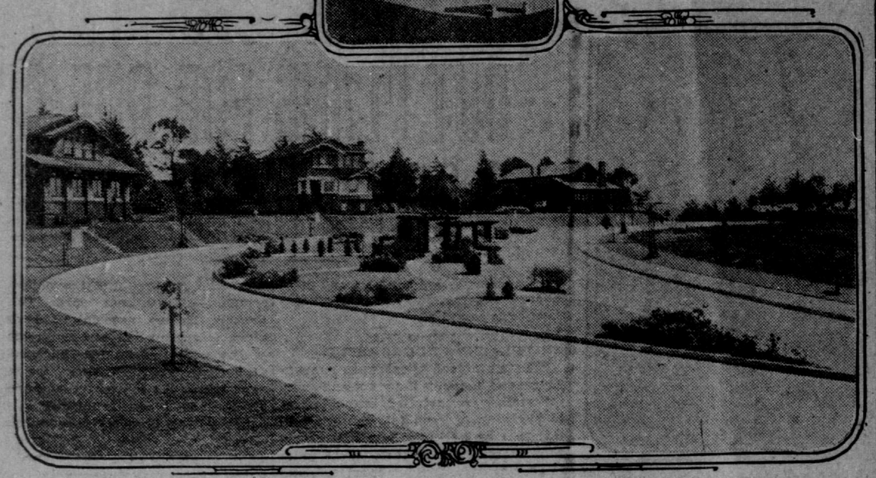
Three Thousand Attend Affair at Night

The portals of Ingleside Terraces welcome you. The Urban Realty Improvement company, through its general manager, Joseph A. Leonard, most sincerely congratulates The San Francisco Call in its original and laudable enterprise in affording the people of San Francisco an opportunity of visiting the splendid dis-

Residence Tract Is Scene of Pageant

with the main supply pipe coming into the city of San Francisco, which lead water to the tract.

A double system of water mains, one on each side of the street, has been completed throughout the entire tract, laid between the sidewalk line and property line so that all water



Beauty spots at Ingleside terraces. The upper picture shows the sundial.

trict west of Twin peaks, and especially Ingleside Terraces, which will be brought within 20 minutes' comfortable ride of the civic center when the tunnel authorized by the board of supervisors is completed.

Ingleside Terraces, although a comparatively new residence park, has long since passed the pioneer stage. All permanent improvements are completed and there are more than 50 houses built in the tract, ranging in value from $6,000 to $20,000. Forty-two happy and contented families are now living in this high class, restricted residence park.

A man from Missouri coined the expression: "Show Me!" but Manager Leonard has copyrighted the Ingleside Terraces slogan: "Come See—That's All!"

Manager Leonard goes on the theory that if a prospective purchaser will come to see Ingleside Terraces he will invest in a homesite. The records of his company in point of sales during the last two years bear out his theory.

CITY ENGINEER PAYS TRACT HIGH TRIBUTE

Perhaps the highest compliment ever paid to a San Francisco resident park came from City Engineer M. M. O'Shaughnessy a short time ago when in a public address he referred to the extremely high character of improvements in Ingleside Terraces, and especially the superior street work.

On the evening of October 10 last, more than 3,000 persons went to Ingleside Terraces and witnessed the most artistic outdoor pageant ever enacted in San Francisco when the world's largest sun dial was dedicated.

Ingleside Terraces, owned, developed and improved by the Urban Realty Improvement company, contains 148,000 acres, in which are five small parks or parklets, and has on its western border, adjoining Junipero Serra boulevard, a parking 30 feet wide and three-quarters of a mile long. All of these parks are being highly improved, which, together with eight miles of fully improved streets are to be dedicated to the city and county of San Francisco for public use. All of the streets, parks and parking will be cared for wholly at the expense of the company, until December 31, 1915.

At about the center of the tract there is located a new and novel feature, consisting of a sun dial and sundial park 150 feet in diameter, altogether constituting the largest sun dial in the world. In the center of the park is the dial proper, 24 feet in diameter, in which a marble gnomon rises 28 feet in height, casting such a shadow that the hour of the day may be read a block away. The walks in the park are so arranged as to form at the entrance the main points of the compass, and the intermediate points are occupied each by a column, the four columns portraying the four classes of architecture. Each of these four columns supports a large urn ornamented on the side with allegorical figures in bas relief, representing the four ages of man, the four seasons of the year and the four periods of the day.

STONE AND IRON ENTRANCES FEATURE INGLESIDE TERRACES

Street lighting is one of the distinctive features of Ingleside Terraces. To the end that the residence park shall be one of the most brilliantly lighted places to be found anywhere, graceful metal frames are plentifully distributed along each street, upon which are trained climbing roses and vines, while from them are suspended brilliant electric lights. At each entrance to Ingleside Terraces are massive electric lighted portals of stone and wrought iron, serving at once to give the place an air of refinement and exclusiveness.

Light, air and sunshine and a place for the children to play, have been among the chief considerations in connection with the beautiful suburban homes already built in Ingleside Terraces, and are conserved in all plans and preparations for building.

As the apartment house is forever barred from Ingleside Terraces, the "No Children" sign will never appear in this residence park. Manager Leonard says that in the development of Ingleside Terraces as a home community, one of the chief aims has been to give the children pleasant surroundings which will themselves exude good taste, culture and refinement. In carrying out this important and wholesome feature of the residence community it was necessary to make restrictions which will stand as a covenant between the Urban Realty Improvement company and the dwellers within the tract. Numerous forms of cultured amusements will be provided. The Farragut primary and grammar school, one of the best in the city, is on one side of the tract, and the Paul Revere school on the other side.

Ingleside Terraces, a place of beautiful homes, offers all the attractions of a well ordered private park, in addition to all those conveniences and facilities demanded by the confirmed dwellers in cities. It is well within the city limits, about two miles inside the county line, yet its tree bordered streets, its large lots, its extensive views, including the wide expanse of the Pacific, with Lake Merced in the foreground, its pure air and sunshine, inspire a sense of freedom impossible in cramped city quarters. It is now within 35 minutes of the civic center of San Francisco. The Twin Peaks tunnel will reduce this one-half.

Ingleside Terraces is exceptionally located. On the north it faces on Ocean avenue, the only thoroughfare south of Haight street reaching the ocean, and on the west it is bounded for its entire frontage by Junipero Serra boulevard, the fine automobile drive down the peninsula. Ocean avenue is about to be opened through direct to Mission street, and will be bituminized and put in the best possible condition. The projected extension of Market street on an easy grade for vehicles around Twin peaks will afford a fine scenic approach. Junipero Serra boulevard will also be greatly improved, and continue to be the favorite route to San Mateo county.

To preserve the beauty of the tract and its desirability as a residence park, certain wise restrictions will be enforced; regulating the distance between houses and the distance at which they must be set back from the street, fixing a minimum cost of homes, and requiring the indorsement by the company's architects of all plans for houses to be built on the tract. Ingleside Terraces is to be essentially a park of homes, and all business will be excluded. There will be no hotels, boarding houses, apartment houses, stores or saloons. The homes will be real homes, even flats and duplex residences are prohibited. Other restrictions regulate the distance at which private stables, garages and other buildings must be set back from the lot lines. Purchasers are fully protected against the injury occasioned by their neighbors in diverting their property to other uses than that of maintaining a home, which is a great guarantee against depreciation in value.

INVESTORS SAVE BY MODERN METHODS

The Urban Realty Improvement company purchases all materials at wholesale, and has them delivered on the property by rail direct. Lumber is bought by the trainload, and a fully stocked lumber yard is maintained. Plumbing and other building materials come in carload lots, and are delivered to a warehouse on the tract. Those for whom the company builds homes, or who purchase homes already built, benefit by this saving, the company being able to construct houses at much less cost than any retail builder. That efficiency may be carried to the highest point, the company has in constant operation a fully equipped planing mill, cabinet shop, paint shop and plumbing shop, and employs a permanent force of men connected with every branch of the building trades.

All these features combined—the purchase of the tract at acreage prices, the development of the tract by its own organization, the purchase of materials at wholesale, and the maintenance of its own building plant—justify the company in its statement that it can do more for purchasers at less price than any of its competitors. These statements are further guaranteed by ample capital—$1,000,000, of which $800,000 has been subscribed—and by the high character and standing of its officers and board of directors. To further the building up of Ingleside Terraces, the company contemplates the erection of 100 homes each year, in addition to those which they will build to suit purchasers. This insures a quick advance in values, due to the settlement of the tract.

GREAT PROJECT ASSURED WHEN GRADING BEGAN

The grading was commenced on October 9, 1911, and completed on September 1, 1912. There were 302,000 yards of dirt moved—an amount greater than will be necessary to complete the Twin Peaks tunnel.

A 3½ foot by 4½ foot reinforced concrete main sewer, through the center of the tract, is entirely completed and in perfect condition.

The side sewers leading into the main sewer are from 10 to 24 inches in diameter, and are all completed and in perfect condition. Total length 48,891 feet.

Every lot in the tract has been connected with the sewer by a 6 inch lateral, so that the streets will never have to be torn up for sewer connections.

A 6 inch high pressure gas main three and a half miles in length has been constructed to bring an abundance of gas into the district.

A double system of gas mains, one on each side of the street, has been completed throughout the tract, laid between the sidewalk line and property line so that all gas connections may be made without disturbing the street.

Owing to the excellent system of governors, the most even gas pressure in any part of San Francisco is maintained.

Two large mains are connected connections may be made without disturbing the street. The pressure is more than ample, ranging from 50 to 80 pounds per square foot.

The electric lighting wires for all houses are brought in from the rear of the house, so arranged that no wires cross the streets at any place, all in perfect working condition.

The electric lighting of the streets, made by an underground conduit between the sidewalk and the property line, so that no street will ever have to be torn up.

The electroliers are a combination of a light frame and rose trellis, so that the lights will hang from a cluster of roses hanging out over the streets instead of the old conventional lamp posts.

The curbing consists of a combined curb and gutter, reinforced and armored with steel on the edges, and is the best job of combined curb and gutter ever made in San Francisco.

The paving between the curbs consists of a 6 inch hydraulic concrete bed, and a full 2 inch bituminous wearing top, not only fully up to the city standard specifications, but better, so that it will be accepted by the city for maintenance.

The sidewalks are all artificial stone laid next to the curb, three inches thick and of the best construction.

TREES WILL NOT INTERFERE WITH LIGHTS

Trees have been set out between the sidewalk and the property line, far enough from the curb so that horses can not injure them, and far enough back so as not to obstruct the light along the sidewalks.

Parking between the building line and the sidewalk has been done on many of the blocks, some with grass and flowers, others with mesenbryanthemum.

The parks or parklets, five in number, are ornamented with grass, flowers and shrubs, also statuary, flower basins, drinking fountains and pergolas.

Forty elegant homes have already been constructed, ranging from $6,000 to $20,000, and plans for many more are in course of preparation, and the construction of buildings continuously is progressing.

A clubhouse and grounds worth about $30,000 are already constructed and have been set aside for the use of the purchases of residence property in the tract.

One of the finest tennis courts in the city is dedicated to the use of the residents of the tract, being in demand on various occasions.

A site has been set apart for a high class nickelodeon in that part of the tract to be dedicated to business purposes.

On the tract is the San Francisco Golf and Country club, one of the high class amusements, with its links just across Junipero Serra boulevard, on the Spring Valley lands.

PATRON SAINT COMMEMORATED

Continued From Page 5

prize of Mr. Treidler of New York and the fourth prize of Mr. Mackey of San Francisco, have been reproduced on a smaller scale as souvenirs.

The judges of this contest who awarded the prizes were as follows:

Caroline Rixford Johnson, president San Francisco Sketch club.

John Galen Howard, chairman San Francisco's Architectural commission.

J. E. D. Trask, director of fine arts, Panama-Pacific exposition.

Jules Guerin, painter, director color scheme of the exposition.

Arthur Putnam, sculptor, San Francisco.

Eugen Neuhaus, painter, Berkeley.

Duncan McDuffie, president Mason-McDuffie company.

A list of 50 posters selected from the whole number submitted at the competition:

Florence Lundborg, San Francisco; William A. Wilke, Berkeley; Lester D. Boronda, New York; Anne M. Bremer, San Francisco; Eleanor B. Mitchell, San Anselmo; Laura Adams Armer, Berkeley; Florence Lundborg, San Francisco; Edward L. Dunand, San Francisco; Fred W. Koch, San Francisco, and Adolph Treidler, New York.

First prize—St. Francis and the birds, placed in a delightful way against a typical California background.

Albert F. Mackey, San Francisco; Emil Grebs, Berkeley; Herbert Morton Stoops, San Francisco; G. M. Haushalter, Rochester, N. Y.; David B. Hills, Brooklyn, N. Y.; Dana Bartlett, San Francisco; Helen R. Brown, Minneapolis, Minn.; Sidney Armer, Berkeley; Dana Bartlett, San Francisco, and Elmer Edward Taflinger, Indianapolis, Ind.

Second prize—A straightforward, highly decorative color scheme of great simplicity.

David B. Hills, Brooklyn, N. Y.; Dan Sweeney, San Francisco; Lucile Douglas, Oakland; Casimir Mayshark, San Francisco; Percy Gray, Palo Alto; Francis Todhunter, Boulder Creek; J. W. Rennell, San Francisco; Isabelle C. Percy, Oakland; Theo. E. Coester, Brooklyn, N. Y., and Perham Nahl, Berkeley.

Third prize—Telling in most interesting fashion the story of St. Francis and the wolf of Gubbio.

Harriet H. Parsons, Oakland; E. V. Williams, San Francisco; Olive M. Cutter, Oakland; Elmer Edward Taflinger, Indianapolis, Ind.; Edith D. King, San Francisco; Lawrence Beverly Haste, San Francisco; Roubaix de l'Abrie Richie, San Francisco; Miss Breeze, Palo Alto; Harold von Schmidt, Alameda, and E. Spencer Mackel, San Francisco.

Fourth prize—A very fine figure of St. Francis in an extremely well drawn attitude of repose.

Charles David Crolle, Oakland; McLeod Batten, Mill Valley; Ormond Nelson, San Francisco; Worth Ryder, Berkeley; Alice M. Best, San Francisco; Isabelle C. Percy, Oakland; John C. Terry, San Francisco; James Frederick Rudy, Los Angeles; Harold N. Crawford, Milwaukee, Wis., and A. S. Dudek, Braddock, Pa.

TWIN PEAKS TUNNEL will treble values in Ingleside Terraces

Before TWIN PEAKS TUNNEL starts, Ingleside Terraces offers the best value for the money of any place in San Francisco

TWIN PEAKS TUNNEL completed will bring Ingleside Terraces within 18 to 20 minutes of the business center of the City

Ingleside Terraces

IS truly a Home Park of terraces so arranged that each residence has a fine view.

HAS eight miles of the best improved streets ever constructed in the State.

HAS the best completed sewer system in San Francisco.

HAS the best double system of water mains, all completed throughout the tract, of any place in the State.

HAS the best and most up-to-date double system of gas mains, giving an absolutely even pressure, ever constructed in the State.

HAS the most modern and best street lighting system of any suburban Home Park in the United States.

HAS a splendid, up-to-date electric lighting system for lighting residences.

HAS adequate telephone service, ready for connection to each house.

HAS already many fine residences, either occupied or ready for occupancy, ranging from $6,000.00 to $20,000.00.

HAS a $30,000.00 Club House and grounds dedicated for the use of the residents of the tract, such a feature as no other residence park offers.

HAS one of the best, standard size, Tennis Courts in the City.

HAS the largest sun-dial and most unique sun-dial park in the world.

HAS nine elegant, massive, sandstone approaches, electric lighted.

HAS the best restrictions for a Residence Park on the Pacific Coast, absolute protection guaranteed against anything objectionable.

HAS now two car lines with through cars, no transfers, to the City Civic Center in thirty-five minutes.

WILL have two car lines direct through Twin Peaks Tunnel to the heart of the city, 18 to 20 minutes.

WHEN Twin Peaks Tunnel is completed lots will be trebled in price.

HAS lots with all of the most complete and up-to-date improvements, now at $40.00 per front foot.

HAS Best value for the money anywhere in San Francisco.

Ingleside Terraces

IS the Finest, Best Restricted and Choicest Residence Park in San Francisco.

Come---See "That's All"

Urban Realty Improvement Co., 903 Phelan Building. Main Office, tel. Sutter 436. Ingleside, tel. Mission 4077.

TWIN PEAKS TUNNEL construction work will be started within 90 days