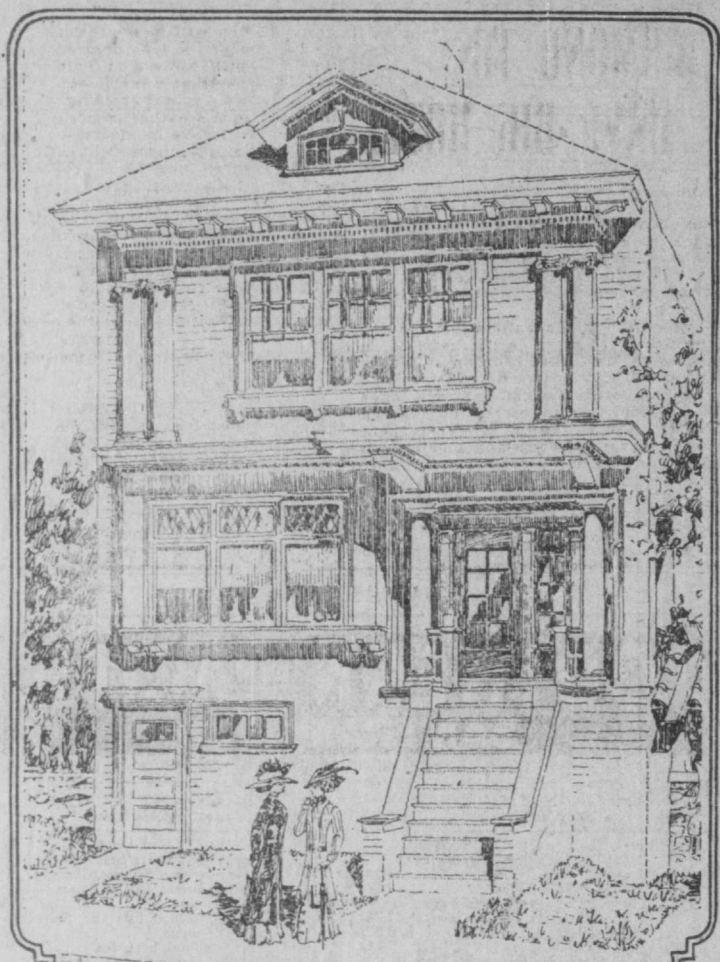


FINE HOMES AND APARTMENT HOUSES ARE GOING UP IN ALL PARTS OF THE CITY



RESIDENCE BEING ERIGED BY THE URBAN REALTY COMPANY IN 37th AVENUE BETWEEN ANZA AND BALBOA STREETS.

NEW RESIDENCES ARE MODELS OF GOOD TASTE

Western Addition and Park Districts Share Alike in General Upbuilding Along Improved Lines

Home building and apartment house construction have taken on a new impetus with the approach of spring and the assurance of the fair.

This activity is not confined to any special section but embraces nearly all parts of the city.

At the southwest corner of Waller and Devisadero streets is now being erected one of the finest residences in that district for Robert R. Russ, according to plans of Arthur T. Ehrenpfort, the architect.

The building is a two story frame structure, with a 14 foot reinforced concrete basement. The exterior has a classic treatment and is the outgrowth of the wishes of the owner and also of the location. The house is built on a bluff and the first story is 25 feet above the sidewalk at the corner. Through a clever arrangement access to the garage, which is a sort of subway located under the rear of the building, is gained by means of a concrete tunnel which extends under the terraced lawn.

The social hall will be located in the front part of the basement, and the garage, furnace room and laundry at the rear. The lot and improvements will represent an investment of \$25,000.

FINE COLONIAL HOME
A beautiful Georgian colonial home is being built by the Urban Realty Company and designed by Joseph A. Leonard. A decided advantage of the colonial style is the roominess of the interior.

The home has a large reception hall, out of which rises an ornamental staircase. The living room is the feature of the house, with a large open fireplace, the mantel built of pompeian tile, with an art panel of faience tile, supported by a base shelf. On either side of the mantel are book cases and seats harmonizing with the general design and adjacent to the large window seats.

Several fine residences will be built on the 150 foot frontage recently sold by Lyon & Hoag at the Bakers beach tract. This property lies on the bluff at the north end of Thirty-second avenue and commands an unobstructed view over the Golden Gate. The view includes in its scope both shore lines and the islands within the harbor.

S. A. Born has plans prepared for four artistic residences which he will construct. The exterior design of one of the houses is shown on this page. The treatment is simple and depends on its broad lines and overhanging eaves for effect. The plaster finish harmonizes nicely with the red brick of the foundations and bay window.

The apartment house for A. Tonn and Joseph Cahen, in the north side of Pine street, 141 feet west of Jones, with a frontage of 41 feet, is to be one of the handsomest buildings in the locality. Excavating for this structure has already begun. This building is to contain 18 four and three room apartments with the latest improvements. It is to be equipped with electric elevator, vacuum cleaning system, steam heat and circulating hot water, and is to be entirely finished in white colonial style.

The vestibule will be finished in marble, leading into a lobby, 25x30, which will be elegantly finished with ornamental ceilings and plaster walls.

The building will cost \$22,000 and was designed by Joseph Cahen, the architect, who is one of the owners.

The opening and extension of Garfield, Shields, Sergeant, Randolph streets, Palmetto and Belle View avenues to Junipero Serra boulevard, is being urged by the Ingleside and Ocean View Improvement clubs.

TEWKWA

Surrounded by Rich Deposits of GOLD SILVER COPPER LEAD

TEWKWA, THE BUTTE OF BRITISH COLUMBIA, is a townsite or paper town, but is a thriving, established town in Bulkley Valley, located not only near rich mining deposits, but TEWKWA is in the center of a famous

Farming Country
TEWKWA also adjoins fifty thousand acres of the richest COAL FIELDS in British Columbia.

TEWKWA, besides these advantages, is a live town, with good hotels and bath, good general stores, laundries and bakeries, and is on the route of the GRAND TRUNK PACIFIC TRANSCONTINENTAL RAILROAD, and is also at the junction of the Bulkley and Bulkley Rivers, making TEWKWA the metropolis of this country.

WHAT MORE CAN WE OFFER? GOOD LOTS

\$100 to \$500
10 Per Cent Down, 10 Per Cent Monthly.
NO INTEREST—NO TAXES.
Titles Absolute.
Don't Forget the Name—

TEWKWA

NORTH COAST LAND CO., Ltd., Vancouver, B. C.
Capital Paid In, \$1,000,000.00.
Full particulars and prices from

J. C. SPAULDING
SELLING AGENT,
215 Montgomery Street,
San Francisco.



RESIDENCE FOR ROBERT R. RUSS SOUTH WEST CORNER, WALLER AND DEVISADERO STS.

BUENA VISTA PARK PROJECT SUCCEEDS

Plan Meets With Favor When Placed Before the Board of Public Works

At the regular meeting of the board of public works yesterday, the board in conjunction with Assistant City Engineer Connelick recommended practically everything asked for by the Haight and Ashbury District Improvement club, through its street committee, who have worked the park improvement plan out in fine detail.

On last Saturday The Call published an illustration of the park as it will look when completed. The plan on which this was based was prepared by William J. Drew, chairman of the street committee.

Among those present at the meeting yesterday, all of whom are both property owners and enthusiastic members of the improvement club were William Rahey, William J. Drew, George Brooks, Rolla V. Watt, William Corbin, John A. Cussen, T. E. Tracy, Leo J. Devlin, George de Urrioste and Dr. S. R. Long.

The committee feels that in securing the endorsement of the board of public works on their project they have made a long step in advance. On Monday they will meet the park commission, all of whom are favorable to the proposition so that the prospects are bright for securing this long needed improvement.

BUNGALOW AND CAMP SITES ARE IN DEMAND
In accordance with a report from Lapachet & Co., 407 Pine street, Muir Woods park, Mill valley, is the scene of great activity. Thirty lots were sold on Washington's birthday, which is a strong indication that the spring selling season has started.

G. H. Umbens & Co. announce an auction sale of residence, investment and unimproved properties to be held at their salesroom Monday, March 6, at 12 o'clock noon.

OPPORTUNITIES IN CENTRAL BRITISH COLUMBIA

(THE LAST NEW WEST)

TO THE CAPITALIST—The most profitable field of investment in the world.

TO THE MANUFACTURER—A wealth of raw materials, and with the advent of railroads, unsurpassed shipping facilities and a rapidly growing market at home and abroad.

TO THE LUMBERMAN—Millions of acres of the finest timber and an ever-increasing demand for lumber.

TO THE FARMER—Millions of acres of arable land at low prices, and large profits from mixed farming and vegetable growing.

TO THE STOCK AND DAIRY MAN—Splendid pasture and high prices for products.

TO THE FRUIT GROWER—Thousands of acres of land adapted to the raising of the hardier fruits.

TO EVERYBODY—A healthful climate, inspiring surroundings, undominational schools, just laws, health, peace, contentment and happiness.

We own 60,000 acres of the best land in British Columbia, and are selling at \$4.00 per acre cash, and balance in five years.

Near Fort George—the center of railroad activity. Railroads will be completed by end of this year.

NORTH COAST LAND CO., LTD.
Vancouver, B. C.
PAID UP CAPITAL, \$1,000,000.
Call or write for full particulars.

J. C. SPAULDING
SELLING AGENT,
215 Montgomery Street,
SAN FRANCISCO, CAL.

Choice Home Sites in BAY PARK TRACT
Located along South Bay Shore of Alameda. Nothing to compare with them on San Francisco Bay. Only 25 Minutes From Ferry. For information apply to

W. F. CHIPMAN,
656 Market Street, S. F.

Cows Furnished Settlers
Who buy our Sacramento Valley Irrigated Lands. Dairy cows to be paid for out of half the cream sold.
For full information and specimen product call on

H. I. HOLLISTER & CO.,
412 Market St., San Francisco

NEW ALAMEDA TRACT IS PUT ON MARKET

Restricted Subdivision at Beginning of Boulevard System

After extensive improvement work the Bay Park tract in Alameda has been placed on the market. This new residential district is at the beginning of the south shore boulevard system. It lies next to Washington park, and faces directly on the water. Over \$25,000 has been spent building bulkhead and in making the water front ornamental. Cement steps lead down to the beach.

FIVE ACRE TRACT SOLD ON PENINSULA

R. H. Brotherton of 660 Market street reports the sale of a five acre wooded lot in the Quillota tract near Menlo Park. The property was sold for \$10,000 by R. Kavanagh, and purchased by a San Francisco client as an investment.

During the past year most purchases in the Menlo Park and Fair Oaks district have been for immediate building purposes, but during the past month an active inquiry has developed for peninsula properties on a purely investment basis.

LOTS FOR BUSINESS AND RESIDENCE SOLD

Rhine & Co. report the following sales for the past week.

For the San Francisco land company to a client of the office, lot 25x120, in the west line of Eighth avenue between California and Lake streets, for the sum of \$2,500.

For Hattie Grimmer to J. Ellis, lot at the southeasterly corner of Ninth and Tooma streets, 20x80 feet, for the sum of \$8,000.

For L. Schuch to William Fletcher, 10 room house in the north line of McAllister street, 27.5 feet west of Pierce, lot 27.5x100 feet, \$7,500.

For Milton Elster to Frances Steiner, 27.5 Boulevard garage, in the easterly line of Baker street, 100 feet south of Hayes, lot 50x100 feet, price \$10,000.

Rhine & Co. also report leasing restaurant at 26 Ellis street, for the account of I. L. Hoffman to a client of the office at a total rental of \$2,500 for seven years, purchaser paying very good bonus for lease.

For Dr. W. R. F. Voorsanger to a client of the office, rooming house at 1316 Stockton street, graduated lease for five years at a total rental of \$7,800.



RESIDENCE BEING BUILT BY S. A. BORN AT BAKERS BEACH TRACT EDWARD G. BOLLES, ARCHT. EDWARD G. BOLLES, ARCHT. EDWARD G. BOLLES, ARCHT.

RECIPROCITY WILL OPEN NEW FIELD

British Columbia's Opportunities for Trade Extension and American Development

"The prospect of a reciprocity treaty with Canada has a great significance for San Francisco," says J. C. Spaulding, manager of the North Coast land company, with offices at 245 Montgomery street.

"It will bring all of British Columbia into direct commercial relations with this port. The immensity and richness of that region is hardly appreciated here. This year will witness the opening up of the whole country."

"The Grand Trunk Pacific railway, subsidized in a measure by the Dominion government, is the chief trail maker. The Canadian Northern is also pushing toward this expanse of virgin territory and there are definite plans for other lines. In addition to the steel pathways there are the waterways provided by the Fraser, the Skeena and other rivers, and by the Pacific ocean. Thus it will be seen that new British Columbia will be in easy touch with all the big centers of the world. There will be plenty of means of transportation for bringing people in and for carrying products out."

"With the development of these facilities of transportation myriads of opportunities will arise in a region which, until these early years of the twentieth century, has been, for all purposes of general commerce, as inaccessible as the desolate wastes of the polar regions."

"As recently as the autumn of 1909 there were only seven white men in this vicinity. Now there are between 500 and 1,000. As the result of the announcement of the route of the Grand Trunk Pacific Fort George has risen suddenly in the wilderness with a good hotel, a newspaper, school, churches and other features of civilization. All the indications are that Fort George will develop with unusual rapidity into a big and thriving community. It has the same relative position as Spokane in the American northwest. The progress of this new country is worth watching."



Our Groves Are 3 Years Old

The Fourth Year They Produce \$75 Per Acre

and from that to \$1,500 per acre, according to age.

In Nature's Walnut Nursery

The fertile Mount Diablo Country, just 21 miles back of Oakland, lies the Town of Concord, where the Walnut Groves are located.

Excursion, March 5th, 1911

For those wishing to provide for the future a home that will protect them from further want, we invite you to join our excursion on March 5th and select a few acres of our 3 year old Walnut Groves.

The Oakland and Antioch Railway has made this a suburb of Oakland and San Francisco, with a commutation rate and a forty minute ride. Many of our prominent Bay Cities businessmen have already taken advantage of a suburban home among the Walnut Groves, which insures their future.

WHY NOT YOU?

Excursion ticket, including lunch, will cost \$1.00, which will be refunded if a purchase is made. Write or call for maps and tickets.

R. N. BURGESS COMPANY
907 First National Bank Bldg. San Francisco
1172 Broadway OR 113 Montgomery Street, Oakland

MUTUAL SAVINGS BANK

706 MARKET ST. OPP. THIRD SAVINGS ACCOUNTS—CHECKING. Open Saturday evenings from 5.30 to 8 o'clock, for deposits only.

HOMES IN RICHMOND DISTRICT
New 6 room and bath cottages; marine view; rent money terms.
OSCAR HEYMAN & BROTHER,
113 Montgomery Street.

WALNUT CULTURE IS PROFITABLE

Large Enterprise at Concord Expected to Centralize Nut Growing Industry

Planting of several hundred acres to walnuts near Concord by the R. N. Burgess company is one of the largest enterprises of the kind undertaken in recent years near this city. In explaining the reasons for this expensive project, E. J. Hermans, manager of the real estate department, says:

"There is probably a greater future in the growing of English walnuts than any other orchard product to be found in California."

"The importation of walnuts from foreign countries has tripled during the last eight years, in the face of the fact that the production in the United States has doubled."

"The walnut can be grown and marketed without loss, while other orchard products are perishable and have to be handled with great care and expense, but the English walnut can be gathered at leisure, without loss to the grower."

"The cost of production is very light, as the trees, after reaching a certain age, require scarcely any care, it being only necessary to keep the ground clean and well stirred. It has been estimated that the cost of production and harvesting is about 1 cent a pound."

"This industry in the state of California and especially where black walnut roots have been used, grafted with the English walnut, is practically in its infancy, as there are but few of these trees over 18 or 20 years of age. The results above stated were taken from trees in the Mount Diablo country of Contra Costa county and are figured conservatively. We expect to centralize the nut growing industry of the state at Concord."

The R. N. Burgess company has made arrangements to open for sale an exceptionally fine piece of ground of about 800 acres at Concord on March 5. About 200 acres of this is set to 3 year old grafted English walnuts. The Oakland & Antioch railway will make this a suburb of the bay cities. As this property lies adjacent to the town of Concord, a certain portion has been attractively laid out in town lots, with parked streets and the improvements will consist of cement sidewalks, curbs, rocked streets, water and sewer.

LOTS FACING Golden Gate PARK

We have 150 lots opposite the Stadium on the south side of the Park—opposite the center of the proposed site for the Fair. Fronting directly on the Park.

\$1,500

\$250 cash, \$20 monthly

This price includes the grading of the land, macadamizing and curbing of the streets, stone walks and water mains. Most of this work is done, the balance is being done and is guaranteed.

There are no better lots in the city for the money. No matter where the Fair goes, these lots are money makers—if the Fair is placed in the Park, tremendous advances in prices are certain.

Don't wait for prices to advance. You cannot lose in buying first class property—let "wildcat" investments alone—buy good real estate right on the Park at above prices and you cannot go wrong. Be sure you buy where the grades are established—these lots are ready for the builder now.

Take Ellis and O'Farrell Street cars to the Stadium entrance.

LYON & HOAG

636 Market St.

SOIL GETZ & SONS

328 Chronicle Bldg. CHOICES! CHEAPEST LOTS SUNSET, RICHMOND AND OCEANSIDE

On Very Easy Terms! Branch Offices: Cor. H St. and 24th Ave., Sunset Dist. and H St. and 47th Ave., Oceanside Dist.

IRRIGATED LANDS!

10 AND 20 ACRE TRACTS Sold on CROP PAYMENT PLAN

CO-OPERATIVE LAND & TRUST CO. "Lands That Produce Wealth" 305 MARKET ST., SAN FRANCISCO

Savings Union Bank of San Francisco

Whose Former Name was SAN FRANCISCO SAVINGS UNION and which was located on California st. for nearly half a century, is now permanently located on Market st. at Grant av. O'Farrell st. and Savings Union place.

See California in a Day

By visiting the Wonderful State Exhibit in the Ferry Building (top floor). Great display of farm and industrial products, maps and literature. Stereopticon Lectures Every Afternoon. Reliable information on all parts of California. Everything free. Open 9 to 5. CALIFORNIA DEVELOPMENT BOARD Ferry Building, San Francisco, Cal.