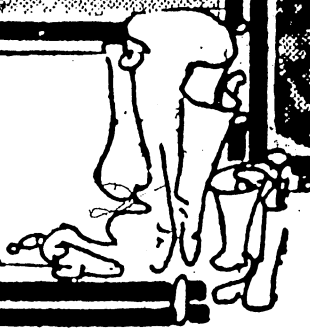
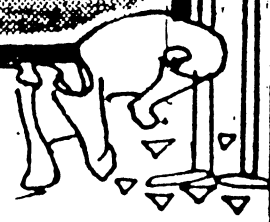


HOUSE,
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**APARTMENT HOUSE FOR
MRS. MARY McDONEL, NORTH
SIDE, FELL ST. WEST OF LAGUNA**



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style, which embodies something of the Spanish. A commodious lobby is a feature, while the interior decoration is to be artistic in the mission style. The cost will be about \$25,000.

Another apartment house of the same class is the building designed by Joseph Cahen for Adolph Schenfeld, to be erected on the north line of Clay street, near Taylor, upon a lot 28x98 feet. It will contain six apartments of four rooms each. The interior will be handsomely finished, and the front will be in classic style. The cost is about \$15,000.

Two typical residences for the new West Clay Park, north of Lake street, between Twenty-second and Twenty-fourth avenues, have been designed for buyers in the park. They are constructed in accordance with building restrictions as to cost, style and height, the last limitation being to assure an unobstructed marine view from

the upper terraces of the park. The brick Colonial residence is in course of construction on the southwest corner of Twenty-second avenue and West Clay street. It will contain nine rooms, two baths, a large entrance hall, hardwood floors and similar costly finish, and the principal rooms are to be done in hard woods. The Italian villa is going up on West Clay street, near Twenty-fourth avenue. It will have eight rooms, finished in hard woods. The homes are set in large lots so situated that the superb marine view across the Golden Gate cannot be shut off.

Dr. Charles F. Bauer is building a two-story and basement brick building on a lot on the south side of Mission street, between Seventh and Eighth streets, with a frontage of 25 and a depth of 165 feet. The architect is Albert Schroeffer. The building has been leased to a Los Angeles candy company for five years.

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already been disposed of, and already several sets of flats have been erected by the new purchasers. The terms of sale have generally been one-half cash and the other half on bank mortgage.

Kahn & Feder report that they have had more inquiries for these lots within the last week than for a long time past. The attention of the public seems to be directed in that direction, which seems to be one of the most thriving sections in the city.

AUCTION BY UMBSEN & CO.

An executor and miscellaneous sale of city real properties at auction will be held next Monday by G. H. Umbesen & Co. A catalogue comprising fourteen pieces of property in different districts of the city has been prepared for this sale, as follows:

B. J. Taylor estate—3124-3126 Point Lobos avenue, between Twentieth and Twenty-first avenues; improvements consist of store and flat of 7 rooms and bath; lot 25x100 feet.

M. Robl estate—Golden Gate avenue, south line, 181:3 east of Larkin street; lot 25x137:6, with rear exit.

445-447-449 Divisadero street, west line, between Fell and Oak streets—New improvements, consisting of store, concrete basement with baker's oven, and two flats of 6 and 7 rooms and bath each.

Apartment-house—135 Oapp street, east line, close to Sixteenth and Mission streets; twelve apartments of 8 rooms, bath and reception hall each; nine apartments completely furnished, wall beds, etc.; lot 30x105.

selling it three months later at a profit of nearly \$1000. George Underhill, the Redwood City fruit merchant, is the purchaser.

NEW VILLA TRACT.

A new tract down the peninsula has been purchased and subdivided into large sites for country villas. The property is known as the Drexler tract. It is situated west of Menlo Park, on Valparaiso and Santa Cruz avenues. The lots range in size from 1 1/4 to 4 acres each, and all of them face a winding macadamized roadway running through the center of the tract. Bear gulch water is piped to the lots, and a feature of the land is its abundance of fine oaks. R. H. Brotherton is the agent for the property, which he expects to dispose of to buyers who can afford to build pretty suburban homes.

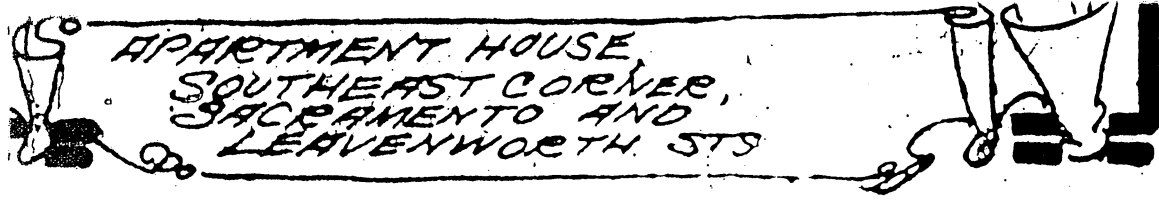
SUNSHINE VALLEY.

Nowhere in California is the best type of irrigated farm seen to better advantage than in Sunshine valley, Butte and Sutter counties, the project of the California Irrigated Land Company, 23 Montgomery street. In the heart of California, inclosed by mountain ranges and traversed by two rivers, gridironed with irrigation ditches, lies Sunshine valley, a vast, level plain, a land of alfalfa, peach, prune, fig, pear and olive. Here are thousands of fertile acres awaiting settlers; assured markets; abundant water and typical California climate.

LEASE BY BRADY, STURGES & CO.

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Long List of Class Proper Annou

TIAL business building erected on the westerly Stockton street, adjoining Investment Company's building at northwest corner of Stockton streets. The building will be by the Hornlein Investment under the supervision of Toepke, the architects. It is a steel frame with re-entrant walls, and while the structure of five stories, the first two stories will be put in. The frontage is 72½ feet, the depth of the building 90 feet and floor will be arranged and the upper floors for finished in the best style. Prior finish white cement of sandstone will be used, and of the front will be in and ornamental ironwork. Estimated at \$60,000. Construction begin August 1st.

Houses of the smaller size stories in height are all architects busy. An example of this class of houses designed by T. Pater-A. W. Burgren, the architect. Crane Investment Company erected on the north side of Polk street, between Polk and Green avenues. Contracts for five have been let. The front is of brick pressed, laid in and struck with white and entrance will be of white cotta and marble wain-cotta in the colonial style. The reception hall, is to be carried through- out. There will be eight- rooms, elaborately equip- ped. The building will be \$35,000. The neighborhood, at the corner of Sacramento and streets, Architects Charles

M. and Arthur F. Rousseau will immediately erect a similar apartment building of three stories. There will be seven apartments of three and four rooms each in this building, with private halls and bathrooms. The interior finish will be in Douglas fir, with paneled effects and beamed ceilings. The exterior will have a touch of the classic style. The cost is placed at about \$15,000.

An apartment house for George W. Dickie is being erected at the north side of Pine street, between Hyde and Larkin streets. William Beasley is the architect. This building will be three stories high and of frame with cream colored pressed brick front, and a marble entrance. It will contain ninety rooms divided into suites of three and four rooms for apartments. The cost will be about \$39,000. The frontage is sixty feet and the depth of the building 127½ feet. A lease has been closed on the building, although the work of construction has just begun.

George E. Billings, the insurance man, has plans completed for a handsome residence on the west line of Twenty-fourth avenue, opposite West Clay street, and in West Clay Park. The house will have eight rooms, two bathrooms, a sleeping porch with a pergola, a servant's room, laundry and heating plant. It will be faced with pressed brick to the first floor and carried up in shingles. The reception hall will be 24 by 16 feet. The entire interior is to be paneled in selected woods to the exclusion of plaster. The floors in the dining, living rooms and reception hall will be of Eastern oak. The residence is to be ready for occupancy September 15th. It is one of the several costly homes now being erected in the Richmond district north of Lake street, which has become the Mecca of home seekers looking for exclusive sites for their homes.

For several weeks estate agents of San Francisco are announcing lists of city properties, with really satisfactory results in the real estate market. The encouraging reports from the middle of the summer, which was proverbially dull in the circles, is a subject of comment among brokers. Medium-priced holdings are frequent in the sales reports. It is also the usual proportion of purchases, such as the lots near Golden Gate and Sunset districts, have been, too, a steady leasing business proportion. The reports from agents are as follows:

LANDGREBE, MACNEVIN
Landgrebe, MacNevin has an unusually brisk week in real estate leases. The following are the account of Della F. realty on the easterly line northerly from the north street. The lot has a frontage on Jones street by a uniform purchasers are August Schaefer. The new owner has the erection of a three apartment-house to contain of two rooms and bath will be modern in every with steam heat, circular. The cost will be in the neighborhood of \$10,000.

For the account of S. proved realty on the Twelfth street, 182 feet southeasterly line of Polk has a frontage of 71 feet irregular depth. Terms \$10,000.

For the account of Thomas and Margaret Johnson, the owner of the westerly line 275 feet south of Geary street, frontage of 50 feet on Polk street, depth of 125 feet. of three cottages. Terms \$10,000.

The following leases are from the same firm:

For the account of F. Brengel, lithographing company, re-enforced concrete building southeasterly corner of Polk and Green streets. The lot has a frontage on Battery street by a uniform Green street. The lease is for a total of \$36,000.

For the account of W. J. Hayes, the entire up- per part of the lot on the corner of Polk and Green streets, is to be used for a three-story building.

half year period in the San Francisco, with the exception of the last six months of 1905, the total of sales in this section was 3,638,883.

\$396,585; the Central Trust Company made four loans for a total of \$300,250; the Columbus Savings and Loan Society made eighty-two loans for a total of \$234,700; the Swiss American

GREAT VARIETY IN RICHMOND DISTRICT

Burlingame Also Scene of Fine Home Building in Vicinity of Fashionable Show Places

For variety of architecture and artistic effect in home building the Richmond district is already noted. One of the most distinctive new homes recently built in this popular residential section is that belonging to Dr. Adelaide Brown at Lake and Sixteenth avenue. It is in mission style with rough plaster walls. In front is a garden with fountain, lawn and flower beds inclosed by high walls. Opening upon this garden court is the large living room. A pergola over which vines will be trained gives a touch of beauty to the rather severe lines of the building. At the rear is another pergola on the second floor and beneath is the garage. The rear commands a fine view of the Presidio. The house was designed by Henry Smith, architect.

An idea of the beautiful homes in West Clay park is conveyed by an illustration on this page. It is interesting to note that while this house is in West Clay park it was built several years before the idea of a marine view residence park in this city was conceived. At the time this house was constructed not only was West Clay park unimproved, but there were no paved streets and no sidewalks. There was nothing to warrant the building of a fine home here except the wonderful views that the site commands, the sheltered climate which the ridge to the west produces and faith in the future extension of the Presidio heights residence district westward over the scenic slope between Lake street and the Presidio wall.

But E. H. Adams wanted a home in this city, where he could enjoy all of life that may be found in the country and the had faith in the future. He believed that San Francisco would grow in accordance with the principles that have determined the development of all other cities. He believed that the best residence section would seek

the points of greatest natural beauty, and so he pioneered it, and it was not until within the last eight months that even the street work through this district was done.

About this time also work was finished on West Clay park and the house which he had constructed now overlooks this beautiful residence park in addition to the Presidio military reservation and the Golden gate straits.

The house is of Spanish highland type. It is finished throughout in selected woods; it contains eight rooms, with two baths and all the modern conveniences.

The Urban realty company has done much to popularize the Richmond heights district between Ninth and Eleventh avenues and from Anza to Balboa streets, near the park. A new community of model homes has grown up there this year during the dulllest period that has ever been known. So well has Joseph A. Leonard, the veteran architect and home builder, anticipated the wants of families for something a little out of the ordinary that this company is able to sell its houses faster than it can build them. A stroll through this district reveals a wonderful variety of architecture with old English and French chateau styles predominating.

With the new trend of city architecture tending toward the French chateau and mission styles, popular Burlingame is not to be outdone. In the Easton addition is a quaint little gem of architecture of this type. It is one story, plain on the outside except for a pergola, but with that indescribable charm that this antique style carries with it. There are larger and more ornate homes in the neighborhood, but this very contrast and variety is one of the features that make Burlingame and its environs so enticing as a residence section.

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AMONG the interesting announce-
ments made this week by archi-
tects concerning the construction
of new buildings is the presence of
Eastern capitalists in San Francisco,
who have made all preliminary ar-
rangements for acquiring a large lot
and erecting thereon a first-class hotel
which is to rank among the best fami-
ly hosteleries in the city. In connec-
tion with the purchase of a corner on
Geary street, the agents negotiating
the deal said that the buyer is having
plans prepared for a costly apartment
house upon the lot. A similar report
was made regarding the purchase of a
lot on Market street, and plans are
completed for a big apartment house
at Larkin and Turk streets and like
buildings in other parts of the apart-
ment-house section.

BIG HOTEL IS PROMISED.

The Austin Urn Hotel Company,
composed of five leading hotel men and
financiers of the city of Philadelphia,
has instructed its architects, Righetti
& Headman, to proceed with working
drawings for its seven story and
basement class A hotel building to be
erected by it within the next few
months. The structure is to be strictly
fireproof throughout, and the steel
work has been designed heavy enough
to carry three additional stories. The
lot has a frontage of ninety feet on
O'Farrell street and a depth of 137:6
near Jones street.

The first floor will contain stores
and a spacious entrance lobby. The
upper floors will contain a total of
250 rooms and 215 baths. The plan
selected is the U style and shape, both
front and rear, providing for excellent
light in every room. The interior will
be finished in white enamel and hard-
wood, and marble will be used on the
first floor lobby, ballroom and dining-
room. The exterior has been de-
signed in the Italian Renaissance
style of architecture and will be
constructed of stone, brick and marble.
The architects estimate the cost of the
building to be \$200,000.

WEST CLAY PARK HOME.

James B. Crowley is erecting a pal-
atial residence in West Clay Park.
This building is to be situated on a
picturesque lot of the restricted resi-
dence section, commanding an unob-
structed view of the ocean, bay and
hama streets, sold at auction, 30 by
87:6 in size.

In the Western Addition: The
southeast corner of Van Ness ave-
nue and McAllister street, 70 by 100,
sold to the city and county of San

the Golden Gate. It has been designed
by Architects Righetti & Headman,
and is mission in character. The first
floor has been planned so that vistas
are secured from every important
point on the floor. The entrance leads
into a Pompeian court, thence into
the living-room, dining-room, con-
servatory and breakfast room. The
upper story contains a charming stair-
case hall, principal chamber, dressing
rooms, guests' chambers and library.

The entire interior finish is to be of
selected hardwoods. The majority of
the rooms on the first and second
floors open into a pergola and con-
servatory, commanding a view across
the entire rear portion of the house.
The ground floor contains a social hall,
garage, servants' quarters, laundry
and all other conveniences that help
to make up the ideal home. This resi-
dence and property will represent an
investment of \$25,000.

ATTRACTIVE LITTLE FLATS.

Six attractive flats of four rooms
each are being constructed for Wer-
ner Bros., on Filbert street, near La-
guna, from the plans of Architect
William A. Newman. The exterior is
to be finished in cement, above the
basement story, which will be laid up
with light buff pressed brick, while a
touch of mission red tiling in the cor-
nice lends added interest to the facade.
The entrance steps are finished in ter-
razzo marble.

In this building the architect has
successfully incorporated the maxi-
mum number of conveniences for the
lowest cost. This should encourage
other owners to improve their vacant
lots, when six modern four-room flats,
finished as these are, can be completed
for less than \$3400.

ANOTHER HILLSIDE PROBLEM.

A. H. and G. R. Babcock are the
owners of a lot on the south side of
Clay street, east of Mason, sloping
sharply to the north, with a drop of
thirty-eight feet in the run of the lot.
The architect, John Davis Hatch, took
advantage of a small street running in
from Mason street and hitting the lot
about half way up. He has continued
this street across the lot, making a
private court and cutting the lot in
two parts. On the lower or front part
he has planned an apartment house
containing ten apartments of three
rooms each. Six of these apartments
have their main entrance off of Clay
street and four off of Dawson court.
On the rear part is a building contain-
ing six apartment flats of four rooms
each, with their entrance off of Daw-
son court. In this way the second
floor of the front building is on a level
with the court, and the first floor of
the rear building on a level with the
rear or highest point of the lot. The

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s inspiration that has been by the landscape engineers. They have been respected in the roads, so that the aspect of the roads, with the villas through the natural forest and knolls, will be almost as the outlook from the hills, going over the silhouette of the sea, or back upon the hills, or down upon the sea of Lake Merced."

builders have caught the new order of things and their ideals in other sections. This is particularly in the residential parks in the district, as well as in and at Ingleside.

OR ETTERMENT ne Amendments nprovements

able the plans for the widening and improving of these streets which have been presented to the committee in conjunction with the engineering department of the city of public works. This has been long agitated by the city because it is felt that the present condition of these streets has been a drawback to the development of the district. Vehicular traffic over the main street, one of the principal streets of the county, has been most impossible during the winter on account of the condition of the road. The approval of the plans by the works commissioners and the motion picture association will require of supervisors to appropriate funds for the pavement and improving of these streets.

ARK CLUB

ce Park and Haight Street club discussed proposed plans for Haight street and vicinity at its last meeting, including a meeting Haight and Fillmore. President Harry I. Mulcrevy addressed the members. Addresses were made by the superintendent of streets and Edward L. Nolan, chairman of the lighting committee of the club.

TE VALLEY

Gate Valley Improvement association met at its meeting on Wednesday, December 13, decided to petition Postoffice for three mail deliveries to the district, instead of two. The association has sent thanks to the police commissioner for closing the dance hall at the hotel in Union street. Members of the board of directors will discuss the bond of the association Wednesday, December 13.

RESIDENCE
IN WEST CLAY
PARK
J. E. KRAFT & SONS
ARCHT.

SPACIOUS RESIDENCE BUILT ON FINE SITE

Milton Getz House in West Clay Park Has Many Attractive Features

Milton E. Getz, one of the early buyers in West Clay park, secured a corner of more than 70x125 feet at the Lake street and Twenty-fourth avenue gate. It is here that J. E. Kraft & Sons, architects, are constructing for him the most expensive residence yet attempted in that park.

The house is designed in the modern French architecture. It is a pressed brick structure. The exterior design depends wholly on straight structural lines for the effect.

The house contains 12 rooms and five baths in addition to servants' quarters. The library is 28x19 feet and is finished in solid mahogany. The reception hall, 15x17 feet, and the dining room, 25x18 feet, are in quarter sawed oak. The kitchen is arranged with butler's pantry, servants' dining room, pantry, inclosed porch, etc. The reception hall has its coat closet and lavatory opening from it.

On the second floor is a main bedroom, 28x16, with connecting bath and separate dressing room, equipped with wardrobes and full length mirrors all around the walls. In addition there are three bedrooms, each with private baths and commodious closets.

The attic contains three servants' rooms, with bath, large spare room and nursery. On this floor is one of the most interesting features of the house—a large room with connecting pergola porch that commands an unsurpassed view over the Presidio, the bay and the ocean. A garage for three machines is in the rear, equipped with a gasoline outfit, workbench and wardrobes.

REAL ESTATE TRANSACTIONS

Charles Varni to William Varni, lots 18 and 19, block 3, Syndicate's first addition; \$10.
Crocker Estate company to Joseph D. Fraser, lot 4, block J, addition to Castro street addition and Glen Park terrace; \$10.
August F. Schuppert and wife to Excelsior

Realty and Investment company, lot at NE corner of Jackson and Stockton streets, N 34.8 by E 99.8; \$10.

Uhl Estate company to Adolph Uhl, lot in S line of Geary street, 165 E of Powell, 111.55 by S 137.6; \$10.

J. C. Cleveland and wife to George F. Voight, lot in S line of Valley street, 130 W of Castro, W 25 by S 114; \$10.

Rivers Brothers to W. H. Millholland, lots 29 to 32, block 30, Lakeview; \$10.

John Wallace to Kate Wallace, lot in N line of Noriega street, 57.8 W of Seventeenth avenue, W 50 by N 100; \$10.

Egon A. Well and wife to Alfred Solari, lot in E line of Parker avenue, 125 S of Geary street, S 25 by E 103; \$10.

William Cooke to William T. Rowley and wife, lot in SW line of Girard street, 125 NW of Dwight, NW 25 by SW 120; \$10.

Mary E. Volz to Edwin D. Bennett, third interest in lot in W line of Valencia street, 75 N of Ridley, N 25 by W 90; \$10.

Samuel J. Symon and wife to William Muir, half interest in lot in W line of Battery street, 100 S of Union, S 25 by W 120; \$10.

George Nielsen to David W. Cronin, lot 7, block 6, Reis tract; \$10.

Joseph H. Mosser et al. to Mary J. Mahoney, lot in S line of Filbert street, 100 W of Parkin, W 87.8 by S 50; \$10.

Harry O'Donnell to Lena O'Donnell, lot 11, block 6, and lots 38, 39, 40 and 41, block 52, Reis tract; \$10.

Frank Loco and wife to Knut Anderson, lot in NW line of Naples street, 150 NE of Russia avenue, NE 123 by NW 100; \$10.

Sam R. Yelich to Frank Agnew, lot 11, block 48, Reis tract, and one other piece; \$10.

The Greater City Lumber company to Clarence W. Schull and wife, lot in W line of Fortieth avenue, 275 N of B street, N 25 by W 120; \$10.

Albert Meyer to same, same; \$10.

Edward V. Allen to Mary Allen, lot in S line of Liberty street, 100 E of Castro, E 25 by S 114; gift.

O. G. Sage and wife to Franklin L. Colton, lot in W line of Ninth avenue, 150 N of California street, N 25 by W 120; \$10.

Dinah Phillips et al. to Allie Haines, lot in E line of Broderick street, 100 S of Fulton, S 25 by E 112.8; \$100.

Grace E. Auger to Abraham Pensiner, lot in S line of McAllister street, 220 W of Broderick, W 27.8 by S 137.6; \$10.

Estate of Rosa Kawalek (deceased) to John F. Comyns, lot in NW line of Naboma street, 200 NE of Seventh, NE 25 by NW 75; \$2,900.

Celia Cor to same, same; \$10.

John F. Comyns to Joseph R. O'Donnell, same; \$10.

William Sharpe and wife to Selma Bishop, lot in E line of Ninth avenue, 175 S of Noriega street, S 25 by E 120; \$10.

Emily R. Kilmann et al. to Charles F. Bayer, lots 543 and 545, gift map 1; \$10.

Charles H. Hammond to Edith H. Williams, lot in NW line of Tehama street, 325 SW of Fifth, 28.1x75; gift.

Same to same, lot in E line of Thirty-second avenue, 275 N of Taraval street, N 50 by E 120; gift.

Academy of Sacred Heart to Roman Catholic archbishop, lot at SW corner of Ellis and Francisco streets, W 275 by S 120; \$80,000.

Estate of Celestia Hyatt (deceased) to John J. Ford, lot 12, block 13, Sunnyvale Homestead association, and one other piece; \$325.

Jacob Kamm to Caroline A. Kamm, lot in SE line of Market street, 125 SW of Third, SW 50 by SE 170, NE 80, NW 70, S W 30, NW 100; gift.

Clinton E. Worden company to Towne Realty company, lot at SW corner of California and Taylor streets, W 137.6 by S 137.6; \$10.

Whitten Realty company to same, lot at SE corner of California and Jones streets, S 137.6 by E 137.6; \$10.

Anna C. Galbraith to Sarah A. Hellemann et al., lot in N line of Grove street, S 113 E of Cen-

tral avenue, E 65 by S 114; gift.

The president and Ignatius college with Engineering and Electrical plastering and electrical ing at NE corner of avenue; \$50,133.

The Board Realty Stevens—All work of story and basement of Ellis and Jones streets.

Susan C. Palmer for a story garage on Ness avenue, S 15 S of.

The S. & G. Gump W. Coburn, Inc.—To basement class C lodge Geary and Jones street.

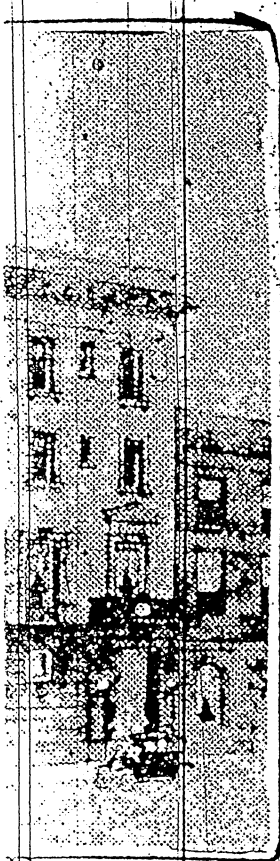
The Roman Catholic closed with Central for church building in of Chatham place, S.

Adelaide Brown with a three story and corner of Sixteenth and

100 by W 57.6; \$3,775.

DESIGNED BY HAVENS & TOPPE

Richmond:



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in the latest de-

MODEL HOME PLANNED FOR COMMANDING SITE

Spanish Architecture Em- ployed in Mansion in West Clay Park

A Spanish Renaissance residence which is being constructed by S. A. Born in West Clay park is attracting much attention and favorable comment. The corner on which this structure stands is bounded on two sides by the Presidio military reservation and the house is designed to take advantage of the wonderful view of the Presidio and the outer bay.

A feature of the house is the pergola roof garden opening from the upper hall. This view balcony measured 25 feet by 10 feet. On this same floor is a social hall 27 feet by 18 feet and two bed chambers and bath. On the first floor a conservatory connects through French doors with the living room, forming a floor space 33 feet by 20 feet. The dining room and breakfast room extend across the full front of the house. Between these two suits is a spacious reception hall. Circasian walnut and jénisero panels and beams, oak floors, beautiful tapestry wall coverings and handsome colonial fixtures in solid bronze lend to the beauty of this floor.

On the second floor are two front chambers finished in mahogany and with bath. A side chamber opens to the morning sun, while the main bedroom, with connecting sun porch and private bath and shower, lies across the full width of the house and overlooks the wonderful view. This entire floor is done in hardwood.

In addition there are three servants' rooms and bath and a spacious billiard room. The garage has an adjoining chauffeur's room with shower bath attached. The house is equipped with a vacuum cleaning plant, room-to-room telephone, furnace and hot water system.

REAL ESTATE TRANSACTIONS

Bertha Bridge to Edward C. Rogers, lot 12, 13

built in this frontage have been sold during the course of construction. Another sale of some note has been made to Captain John Barneson, who has purchased a lot approximately 100 feet by 350 feet on the Baker's Beach bluffs extending from Thirty-second avenue to the water's edge. Captain Barneson is arranging to build on this lot an Italian villa residence similar to the beautiful villas overlooking the bay of Naples. The plans call for a sunken garden which involves the expenditure of a large amount of money. Another sale was that of the northwest corner of Broadway and Octavia streets on private terms. This lot is 37.6 feet on Broadway by 100 feet on Octavia street. The purchaser is Mrs. Mary J. Depew, who intends to erect a handsome residence building at once. These brokers have also sold a large corner residence near Steiner and Pacific avenue. The name of the purchaser and the price paid for the property are withheld for the present. Another sale of business property has been made for upward of \$31,000—the particulars of which are withheld for the present.

For the account of Pockman & Rosenshine, a residence in the frontage on Thirteenth avenue between Anza and Balboa streets has been sold to a client for \$10,000. For the account of Alice Emily MacCormac, a residence at 4742 California street has been sold to Mrs. Della Kavanaugh.

For the account of Mrs. Elizabeth Malone the lot 50 by 100 feet on the south side of Lake street, 8216 feet east of Twenty-fourth avenue, has been sold to G. C. Sargent, who intends to erect a residence there. Henry N. Wolff, who resides in West Clay park, has purchased another lot in this park on the north side of West Clay street, near Twenty-fourth avenue, for \$7,000. The owner of the northwest corner of Twenty-fourth avenue and Lake street has enlarged his holding by the purchase of an additional 10 by 100 feet. M. R. Carey has purchased a lot on the east side of Thirty-second avenue from the Baker's Beach Land company for \$4,900. A. D. Frentice also has purchased a lot in Baker's Beach Heights.

There is an active demand for residence lots in Ashbury Terrace. Fredrick B. Moss has bought in this residence park a lot 31 by 108 feet for \$4,000. Mrs. A. A. Morris has purchased the adjoining lot, 31 by 107 feet, for \$4,000. J. F. Brennan has also bought a lot in Ashbury Terrace 32 by 18 feet for \$2,200. Mrs. Jeanette H. McCarthy has purchased a lot 33 by 105 feet for \$4,000. These lots all command magnificent views of the city and the outer bay and enjoy building restrictions that call for garden space in front of the house and side exposures. Ashbury Terrace is restricted exclusively to residences.

For the account of John Raube, Lyon & Hong have sold to E. Burley a lot 35 by 37.6 feet on the north

THE WEEK

Release	Building Contracts.	
	No.	Amount.
18	6	\$29,276
17	6	8,710
17	6	48,825
22	4	14,040
20	4	33,545
17	6	18,438
111	31	\$162,934

be witnessed in the Sunset districts and the city. A feature of the present in San Francisco is the demand for houses and the best ideas for appointments, conveniences and the best effects can do in designing to the beauty of the aggregate, money in the outlying districts high figures, more, imagined by people who are interested in the movement.

struction downtown is the apartment-house many large buildings preliminary work is being or more big office is reported that actual begin in the fall of for the present the money market. the policy of local saving in numerous small ences to a few large lding up buildings for have been awarded or leted. Interest rates per cent for the larger per cent on smaller mortgages on city a private lenders are 7 per cent, but as realty has a tax rate which der, such interest is not in case of a pinch lower must get money th a building or realty

SPECIAL RECORDS.

230 deeds of all kinds the week ending Friday. McEnerney act mortgages aggregated ed to \$549,109, and with rust amounting to \$102, und total of loans and lty realty of \$661,559 which is regarded as a e showing considering tions here and eleral number of releases and reconveyances of 111.

uilding records ap- week, which amount to weak showing when recent averages.

allway, which crosses erty from east to west, to is brought within forty minutes of San that part of the prop- removed from: Sacra- ss than fifteen minutes s section of that city. permanent home of the o Company at Pine and which was just opened one of the finest land acific Coast.

BE UNDERGROUND.

has ordered all tele- h and electric light put all wires under- the district.

R. C. McELROY is completing a six-story steel and brick apartment house on the west side of Sixth street, south of Mission street, through to Natoma street. The exterior is of brown pressed brick, with a marble entrance and a tiled floor in lobby.

Owing to the shape of the lot and the excellent design of the building, a greater abundance of sunshine and light is assured to practically every room than in the average building of this character. There are 100 rooms and eighty kitchens, forty-five private baths and ten public baths.

The latest ideas in apartment-house building have been used throughout, such as an automatic elevator, composition floors in the bathrooms, wall-beds, air-ventilated shafts, kitchen cabinets, drop-tables, separate washing-trays and kitchen stoves. Steam heat, hot water and gas and electricity will be furnished free. McElroy has installed an innovation in apartment-house building in the way of a public laundry and dry-room in the basement. This room will be operated by the management, tenants being allowed to use it without charge.

Another new feature is the tradesmen's lockers. These are small lockers with a door in the hallway and a door inside each apartment. A tradesman can open a door in the hall and put deliveries in this locker, and from the door inside, the tenant can remove them. This feature is especially good, as it not only keeps the halls clean, but affords safer methods for tenants' deliveries.

The finish and decorations throughout the building have been given care as to attractiveness as well as durability. All rooms are papered. The wood-work is of Oregon pine, stained dark oak. Every apartment will be completely furnished, in every detail. It has been McElroy's idea throughout the construction and furnishing of this building to give people desiring to live in this district much more comfortable and convenient surroundings for the rent they are now paying in cheap frame flats around the same locality. The architects are William Curlett & Son.

POPULAR APARTMENT TYPES.

Work is rapidly advancing on a three-story brick building being erected for Mrs. Joan Ruddy on her lot, situated on the south line of Ellis street, between Polk and Larkin streets, from designs by Rousseau & Rousseau, architects. The building will contain twenty-four apartments of two and three rooms each. The interior is finished in Douglas fir. The living rooms will have a two-foot base with cornice ceilings, and the dining-rooms will have wainscoting of elm panels to a height of five feet, relieved with an attractive stein shelf. It will also have an attractive beam ceiling. Each apartment will have wall beds, large dressing-room closets, tile bathroom floors and modern kitchens. The exterior is finished in pressed brick, with a marble entrance. The building has been leased for a term of ten years and is expected to be ready for occupancy about the middle of next month.

Contracts have been let and work commenced on the erection of a three-story frame apartment and store building to be erected on the east side of Larkin street, between Pacific and Jackson streets, for Mme. Anna Pomme, from designs by Rousseau & Rousseau. The building will contain six apartments of three rooms each, finished in up-to-date manner such as hardwood floors, built-in buffets, paneled living-rooms, wall beds and dressing closets. The exterior is finished in cement.

WEST CLAY PARK HOME.

Having sold all the elegant residences which have been erected in West Clay Park, S. A. Born is build-

ing a typical home in that exclusive residence tract upon the last lot owned by his company there. The site of the house is the southeast corner of West Clay street and Twenty-fourth avenue, which has an area of 67 by 100 feet. The lot commands a magnificent view of the ocean and Golden Gate and the Presidio.

The new residence is arranged for fifteen rooms and four bathrooms. It will be finished in selected hardwoods—Jen'sero. Circassian walnut and southern gum—with inlaid oak floors, tapestried walls, bronze lighting fixtures, glass hardware. The first floor will contain a reception hall, living-room, dining-room, breakfast room, library, kitchen, butler's pantry, servants' room and bathroom. The second floor is arranged for four bedrooms, two baths, a main chamber and large dressing-rooms, and the third floor will have a spacious social hall, servants' bedroom and bath; also two view decks and solarium. The basement will have a billiard hall, chauffeur's room and service equipment.

This residence completes the building up of West Clay Park, and it marks the successful termination of one of the best-known exclusive home parks of San Francisco, where the houses, all built within three years, are of the same type in regard to cost, design and interior finish and luxurious appointments. Edward G. Bolles is the architect.

BUILDING IN MILL VALLEY.

That the forest fire which came within a mile or so of Mill Valley had no effect upon really interests or building of homes in that picturesque suburban community is evidenced by contracts which have been let or are about to be given out for pretty homes in the town. One of these houses is in course of construction from plans by Faich & Knoll, the architects, for J. E. Baker, upon an eminence affording a delightful view of the valley and mountain. The house contains eight rooms and two bathrooms, a sleeping porch of generous dimensions, and a breakfast nook in the east end of the dining-room. It is to be finished with hardwood floors, large open fireplaces, paneled walls and ceilings, and a wide veranda will extend across the front of the house. The exterior is to be finished with cement plaster, with a red-tiled roof. The cost is given at about \$7000 for this attractive villa.

BUILDING A NEW AVENUE TO INGLESIDE DISTRICT.

Sixteen thousand cubic yards of earth have been removed from Ocean avenue in the half-mile stretch from Junipero Serra boulevard to Arlington avenue along Ingleside Terrace.

An immense lot of work has been necessitated on account of the hazardous way in which the street car tracks were built and the sewers laid. The tracks were placed on the surface of the ungraded street in crooked lines in the most convenient levels, and the sewer pipes, as a consequence, followed the same crazy fashion, being laid first on one side and then the other. All this is being straightened out.

Two grading crews are busy leveling the avenue and a sewer crew is laying new pipe. It is estimated that the bituminizing along the terraces will be completed within ninety days.

RAISE MUCH CABBAGE.

Austria's farmers raise 1,000,000 tons of cabbage a year.

BARGAIN

Pacific Heights
Corner Residence

\$25,000

The southeast corner of Steiner and Jackson sts., fronting 65

Characteristic bit of landscape at Wood county, north of

TOURIST PRAISES TWIN PEAKS VIEW

Traveler Expresses Amazement Over Neglected Condition of Corbett Avenue.

The Twin Peaks tunnel report, which has been delayed by the rush in the City Engineer's office, is now being completed. With the return of M. M. O'Shaughnessy from Washington, where he has been looking after the interests of Hetch-Hetchy before Congress, the finishing touches are being put on this mammoth project, and it will be ready for submission to the Lands and Tunnels Committee of the Board of Supervisors in a week or two.

This definite news and the assurance of rapid progress with the formalities incident to its approval by the city have given a decided impetus to the development of the restricted residence parks on the western slopes of the peaks. Ingleside Terraces has already become a community of suburban homes. One home is almost finished in St. Francis Wood. The construction of four handsome dwellings, the first in this tract, will begin Monday in Forest Hill. In Parkside, too, work has progressed to an interesting stage.

San Franciscans are just beginning to appreciate the scenic marvels at their very door. This belated awakening has

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three and four rooms and bathroom
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 and also electric dumb waiters to all
 apartments. A large lobby, 30x40 feet,
 at the entrance will be a feature of
 the house. Bay windows as far as they
 are permitted by the building law will
 be used for the main apartments. Con-
 tracts have been signed and work will
 begin Monday on tearing down the
 walls of the old building. The archi-
 tect is Frederick H. Meyer.

West Clay Park, the exclusive tract
 opened two weeks ago in the Richmond
 district at the Golden Gate, has al-
 ready three handsome residences in
 course of construction. One of these
 is typical of the rest as indicating the
 character of homes which are to be
 erected in the park under rigid building
 restrictions. It is being erected on the
 north line of West Clay street, west of
 Twenty-second avenue and runs back
 to the Presidio fence, whence it com-
 mands a sublime view of the Presidio
 woods and hills in the foreground, the
 Golden Gate beyond, and the Marin
 hills and Tamalpais in the distance.
 The north end of the residence is pro-
 vided with a portico and veranda,
 from which the magnificent views may
 be enjoyed. The exterior is designed
 after the old English and the manner
 of a Swiss chalet combined, so that a
 very picturesque result is attained by
 the builder, S. A. Born. There will be
 two stories and basement in the house
 and ten rooms and two bathrooms. The
 exterior will be in half-timbered ef-
 fect, and the interior will be finished
 in hardwood. A spacious reception
 hall will be a feature of the interior.

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LOANS MORTGAGES

gage to the Harris Company by the
 German Savings and Loan Society on
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 of Sacramento and Larkin streets, 73
 by 100 feet, and irregular dimensions.
 Jesse D. Hannah lent \$13,569 on the
 same property to the Harris Company,
 taking a second mortgage.

The German Savings and Loan So-
 ciety lent \$70,000 to Peter F. Dunne on
 the property at the west line of Mason



May L
 Anniversary