

SHOWS MARKED

LOTS SOON WILL BE SOLD IN PRETTY WEST CLAY PARK

Owners of Tract Announce the Property
Will Be Put on the Market.

The agents for West Clay Park announce that they are ready to place the lots on the market.

West Clay Park, formerly known as the Bunker property, is located between Twenty-second and Twenty-fourth avenues and runs from Lake street north to the Presidio wall.

The owners of this land have spent a year and a half and a very large sum of money to make it a high-class residential park.

Preparatory to announcing the sale the land has been graded and laid out in large lots, the average size being about forty feet front by 115 feet in depth.

There are two entrances to the park, one at Twenty-second avenue and one at Twenty-fourth avenue, at both of which points have been erected impressive gates built of white stone from Utah. These gates are most pleasing in design, making a very effective approach.

Inside of the park the streets have all been bituminized, and stone walks have been laid. There are no unsightly poles, as the telephone and electric light wires are carried in conduits underground. In addition to these, trees, shrubs, lawns and flowers have been laid out.

The lots will be sold with restrictions forbidding the use of the land for any purpose other than for residences, which must not cost less than \$5,000 each. Among other restrictions

are the prohibiting of front fences, etc.

The subdivision has been carefully laid out with a view of giving to each lot the benefit of the magnificent views which are obtainable from this point. The marine view is one of the striking features. The land commands a vista of the Presidio and the Golden Gate, as well as of the Pacific Ocean and Baker's Beach.

Although the property has never been offered for sale or advertised as yet, three lots have been sold to S. A. Born, and he has already started the construction of three fine homes on the land. Two other lots have been sold to private parties with the understanding that they will at once build artistic residences.

Another feature of the subdivision is an automobile drive running to the rear of nearly every lot, as it is quite likely that the purchasers of this class of property will want accommodations for automobiles.

Lyon & Hoag, the agents for the land, express their confidence in being able to effect ready sales. They argue that there are no other residential parks in the city, and that the marine view and the building restrictions will appeal to a large class of buyers.

The whole idea of laying out the property was to secure, first, the magnificent views, by arranging the lots in such a way that the views cannot hereafter be obstructed, and also to make it absolutely safe for a person to invest in a home or residence without danger of annoyance by undesirable neighbors.

REALTY SYNDICATE

LEASE STORE TO



PARK GIVES VIEW OF CITY AND BAY

Property Offers Another Re- stricted District to Home- Builders.

The magnificent marine view to be obtained will amply repay any one for a visit to West Clay Park, San Francisco's new residence park, the lots in which are now offered for sale by Lyon & Hoag. Within the boundaries of this park are contained some of the choice residence sites in the city, and the visitor will also have an opportunity to observe what has been accomplished, by the expenditure of time and money, in the improvement of the property before it was offered for sale.

The average size of the lots is 40x115 feet, and they are offered for sale subject to restrictions preventing the erection of any class of buildings other than residences, which must cost not less than \$5,000 each. The lots command a view of the Presidio reservation and the Golden Gate, as well as of the ocean and Baker's Beach. The entrances to the park are marked by ornamental stone gates, which give it an exclusive and at the same time impressive appearance.

Lake street has been paved with bitumen for almost the entire distance from First avenue to the park, making a fine driveway, and most of the intersecting avenues in the vicinity of the park are also paved with the same material.

Although the lots were placed on sale only three days ago, several have already been sold.

THE GROWTH OF LOS ALTOS

Is remarkable, but remarkable as the come. We told you street and water works costing \$61,000 have been adopted for sewer system to be January next. Los voted bonds for \$15,000 schoolhouse, which will be construction within. The steam and electric adopted a Mission plans for a Union L and possibly two churches be built this summer have been drawn and will soon be let for fifty-foot front business be occupied in part store and a first-class hotel.

The railroad service Altos is most excellent both steam and electric cars run from Jose in 35 minutes; to in 15 minutes; to St. university in 18 minutes Santa Clara College minutes. There are trains each way every from San Francisco.

We still have that have not asked for.

ALTOS LAND CO.

Walter A. Cl

General Agent, Los

JOS. H. RUCKER, A.
49 Post St., S. F.

Merced Co

4,000 Acres of A

Corn and Fruit

INDICATION \$1.00 DE

**FIGURES
FALLING OFF**

In 52 Cities for
of 20,178
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n Page 50.)

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N LOANS

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2x89 situated at the
avenue and Valencia

loaned \$6,000 to ap-
a concrete restaurant
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loaned \$6,000 to John
at the southeast corner
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made a building loan
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k loaned S. Malmberg
of six rooms and bath,
south line of Twenty-
of Castro.

d Thomas F. Higgins
y and basement brick
de of Mission street,
h. The contracts call
5.

FINE HOMES ARE SPREADING WEST

Scenic Attractions of Heights
Overlooking Straits Cause
Building Activity

A striking development in San Francisco at the present time is the growth of the city's fashionable residence district westward into the West Clay park district. This is the only territory available for the extension of Presidio heights.

Growth to the north, east and south is impossible, as the land on these borders is improved. But to the west the conditions are such as to attract the builders of fine homes. The environment is scenic. Lying north of Lake street the land slopes down to the Golden gate straits.

Immediately adjoining is a great natural park, the Presidio military reservation, a succession of meadows and flats rising to a fine elevation reached by winding roads.

Across the water lie the mountains of Marin county, with Mount Tamalpais in the distance. In the dim north Point Reyes is visible 46 miles up the coast.

It is this superb environment that is attracting the fine homes. All elements of high values are here, and men of discernment are awaking to this fact. West Clay park is in this area. In addition to the many fine homes erected in West Clay park during the last year three others will be built soon.

One of these houses will be built at the easterly entrance gate at an estimated cost of \$40,000; another at the westerly gateway will cost \$30,000, and a third on the upper or Lake street terrace is estimated to cost \$25,000.

LUUM UP

Business Property, F
and Lots in Demand
lingame and Woc

BURLINGAME. Aug. 2
quite a brisk demand for
Burlingame. Among recent
parcel of land containing
than three acres in Ralston
posited the Burlingame,
which was bought by
from Mrs. Evelyn Ellis
Cooper is having plans
residence. The sale was
& Hoag.

W. E. Schneider purchased
Bakers' Beach Land company
of property in Burlingame
joining the Bank of Burlingame
property consists of three
were renting for \$120 per
price was \$14,000.

Among recent purchases
Burlingame terrace are
who bought a lot in City
size 50x180, price \$1,250.
paid \$800 for a lot 45x180
road; W. C. Matthews purchased
in Farrand lane; G. H. H. H.
bought a lot in Farrand
chase price, \$1,000.

Hattie Deutsch sold to
Grath lot E in block 7
Land company's tract, price

The French-American bank
loan of \$8,000 to A. Mendelsohn
stein on property in the west line
street, 137.8 feet north of Wash

MISS

Lot buyers in the Rich
where there are

an attractive
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roperty is at
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He has en-
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the city.

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three stories
ly designed.
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It will con-
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reet was an
which were

The site of the old home of the
late Chief Lees is being improved with
an apartment house. It is situated
on the north line of Pine street, east
of Jones, and has a frontage of 35
feet by a depth of 137:6. The building
is of frame, and the front is designed
in old English, with half-timbered ef-
fects. There are six apartment flats
of five rooms each in the building and
storerooms. The interior will be fin-
ished with tapestry panels, beam ceil-
ings and other artistic effects. Edward
E. Young is the architect.

WEST CLAY PARK.

West Clay Park, which is situated
on the north side of Lake street, be-
tween Twenty-second and Twenty-
fourth avenues to the Presidio wall,
has been finally laid out and placed
on the market as the highest class
residence property in the city. The
park is terraced, to assure houses on
the three steps, or terraces, an unob-
structed marine view. Twenty-third
avenue is not opened, and the entrances
to the park are at Twenty-second and
Twenty-fourth avenues, where hand-
some gateways of Utah white stone are
erected. The avenues through the park
have been paved with asphaltum, the
sidewalks laid with patent stone, and
the borders set out with ornamental
shrubs and flowers. Building restric-
tions limit residences to homes of
approved designs and high types. All
wires have been placed in conduits, as
poles and overhead wires are barred
in the park. Sewers, water and gas
mains are likewise installed. Prices
have been placed on the lots at figures
ranging from \$110 to \$150 a front
foot, and the lots are large enough
for villas. Three residences are in
course of construction in the park.
The view covers the Presidio in the
foreground, the Golden Gate, Marin
hills and Tamalpais in the distance.

Sold to close the e
Melville S. Toplitz
of his office to roo
building, and also
general real estate
vestments.

THOMAS E.

Thomas E. Haym.
For Mrs. Cora Pe-
vey, lot 25x137:6 o
street, 91:6 east
improvements consis-
house and storage b
1772 Geary street, a
For Alason Swain
25x137:6 on the s
163:10 1/2 east of Ly
ments consisting of
as 1353, 1355, 1357
\$10,500.

For Peter J. La-
Meinrad Hummeltent
tenberg, his wife,
the south side of I
Devisadero, together
ing of two seven a
as 1033, 1035 Page

For Nell Donovan
25x125, together wi
of three flats, situ-
Chattanooga street,
second, and known
nooga street, at a

For Philip Yager
25:7 1/2 x 100, with an
rear, situated on the
275 feet west of Clay
ments consisting of
known as 51 and 53
\$9000.

For Mrs. Eva D. I
don, lot 25x106:3, si
Clayton street, 228:1
gether with improv-
six and seven-room
Clayton street, at a

For Mrs. Delia Jac
25x137:6, situated o
street, 137:6 east of
improvements consis-
room flats, known as
a price of \$8000.

For W. L. Hemings
lot 25x120, situated
avenue, 125 feet sou
with improvements co
dence, at a price of

For Mrs. Addie Ro
25x125, together with
of three flats known
street, near Seventeen

of Holly Park
Bissattini, lot
of Holly Park
block 5, Fair's

Richmond block bounded by California and Lake
streets, Tenth and Eleventh avenues. The pur-
chase price amounts to about \$30,000 and the
attractive feature of the buildings is that

Leaves Two Documents Both Are Filed.

uncilman, named as a beneficiary of a will in Robert Porisch, now member 25, 1905, ap- document in the pro- of the County Clerk's and asked that it be e. His request was but it soon proved pty formality, for appeared shortly with the same hand, dated

April 29, 1910, at the state consists of \$1558 good will of a cigar ch will he describes s his "friend." There relatives, and unless can be found in the the will leaving the will convey the prop- of its later date.

SKETCH CHURCH BENEFIT.

and Musical Num- St. Rose's Parish tainment.

of St. Rose's parish, church will give an turday evening at 8 ick Hall, the feature a religious sketch Rosary." Solos, vocal will make up the re- programme. The com- ements, consisting of rman; William Boyle, lev. Francis Mallon, nned to make the af- nion. take part in the vari- Edgar Boyle, Francis istin, Oliver Austin, Miss Elizabeth Dolan, t, John O'Connell Jr., J. O'Brien and the se's parish. ll direct the proceed- om which are to be mprovements.

line of Webster street, 45:6 south of Fulton street, rents for \$55 50.

Northwest corner of Baker and Grove streets, 75x125 feet, with modern residence of fourteen rooms.

Foreclosure sale, eleven flats, northeast corner of Twenty-second and Tennessee streets, lot 100x100 feet, rents \$109.

Estate of Eliza Wolf, deceased, southeast corner of Stark and Stockton streets, close to Broadway, 20:9x57:6.

Eight flats, 2006 to 2012 Union street, north line, between Buchanan and Webster streets, lot 82:6x110, rents \$162.

Cottage of six rooms, north line of Fall street, 150 feet west of Divisadero street, lot 25x137:8, rents \$30.

Three flats, south side of Page street, 93:9 west of Central avenue, lot 25x125 feet, rents \$122 50.

Northwest corner of Octavia and Birch ave- nue, six flats, lot 60x87:6, rents \$135.

Four flats and cottage, west line of York street, 182:6, south of Twenty-first street, lot 27:6x100, rents \$79 50.

Oscar Heyman & Brother have completed grading of the block at Thirty-fourth avenue, Fulton and C streets, having filled a deep hole at that place during several months. The block has been macadamized and cement sidewalks are now being laid preparatory to offering the prop- erty in subdivisions.

WEST CLAY PARK.

A fair sample of the demand for attractive residence property may be found in the sale of West Clay Park. Its location is attractive, as it commands a magnificent view and adjoins the Presidio reservation. Lyon & Hoag, who are the agents for West Clay Park, state that they have effected a sale a day to buyers, who appreciate not only the views but the exceptionally splendid condition which the property was put into before being placed on the market. The \$5000 building restriction, with the further preventive against objectionable building features has become popular with a class of buyers who have been educated to the fact that it is foolish to build fine homes without knowing the character of neighboring property. As there are only fifty lots the agents predict that they will all be sold within a very short space of time. West Clay Park is well worth a visit for the magnificent views obtainable, and will prove an object lesson in the manner of laying out land for the better class of residences. The park is located at Twenty-second avenue and Lake street and the entrance is marked by fine ornamental gates.

FALL MAY PROVE FATAL.

An unidentified man, aged 60 years, and an inmate of the Relief Home, in some unexplainable manner, fell off the embankment at Seventeenth and Ashbury streets early yesterday morn- ing, receiving injuries from the fall which may prove fatal. He was taken to the Central Emergency Hospital and examined by Dr. Jacobs, who found that the man was suffering from a fracture of the skull and serious bruises of the head and face.

31 by 79 and irregular. The Central Trust \$60,000 to the Union Malting Company on northwest corner of Scott streets, 275 by northeast corner of Florida, 100 by 175 feet line of Bryant street, Eighteenth street, 175

A mortgage loan of \$ by the German Savings ciety to William Mc north side of Haight east of Scott, 25x110 f

The Security Saving \$45,000 to Edward E. southwest side of Steu southeast of Folsom, two years at 6 per cen

The Merriam Company dated by the Humbold with a mortgage loan the northwest corner Leavenworth streets, 1

The Hock Company loaned \$12,000 to Char the west line of Leav 137:6 south of Sacrame 5½ per cent.

A loan of \$20,000 wa German Savings and I Frances L. Zelle and north side of Pacific st of Kearny, 65x137:6.

C. L. Ecklon & Co. to from Frank Smith to of \$15,000 on the propert east corner of Waller a 95x33:9, for one year.

A deed of trust was J. Mullen to the San ings Union to secure a on the west side of J feet south of O'Farrell and the northwest cor fourth avenue and Fult 120 feet, for the purpos building on the Jones-

The German Bank lo Gerhard Giesker on the ner of Cabrillo street a nue, 100x107 feet; and H. Daniels on the nort bert street, 57:6 east 80x137:6.

Margaret A. Skelly ob gage loan of \$73,000 fro Savings Bank on the no of O'Farrell and Taylor

MORTGAGES

IN CITY REAL ESTATE

Is Financed
by the

financial transac-
a week on San
ty security, and
which are, as a
th lenders as flat
properties, are in
records of mort-
e savings banks
loans to com-
mortgages. The
Loan Society is
closer, perhaps,
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st loans of the
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Bank has lent
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one-story brick
borrowers are
th Taylor Pope

15,000 has been
Title Insurance
Grow on the
line of Carl

Agents Announce Transactions in Outside Lands and in Mission Districts.

(Continued from Page 10.)

was no restricted residence property in San Francisco. The Eastern cities were the originators of the residence park idea, and, although successful there, those whose business it is here to subdivide lands were afraid the restrictions would be detrimental to sales, but the contrary has proved true. Presidio terrace proved to be successful and the people who built in it are greatly pleased in the working out of the building restrictions, which have been of great value to the land.

West Clay Park is also a restricted residence park, and the restrictions seem to draw buyers rather than keep them away. Another attraction, and probably the most important factor in drawing buyers, is the magnificent marine views obtainable. It is located at Twenty-second avenue and Lake street, overlooking the Presidio, ocean and Golden Gate.

The Lathrop building, southeast corner of Stockton and Post streets, is being rapidly put in condition for physicians' offices. This building faces Union square and the St. Francis Hotel, and being on the corner makes it one of the most desirable locations in San Francisco for physicians.

Trevor & Co. report the following leases: Dr. J. H. Barbat, the entire top floor; Dr. O. Hirschfelder, the entire third floor; Drs. Barrett and Norman Kelly, the fourth floor, and Drs. Shortlidge and Molony, the fifth floor.

As soon as the second floor is leased it will be put in condition to suit the tenant.

LEASES BY DOBLE CO.

The Frederick W. Doble Company reports the following leases:

For the account of the Phoenix Realty Company to S. Ericson, loft in the eight-story reinforced concrete building on the northwest corner of Sutter street and Grant avenue, at a total rental of \$2000, for a term of two years.

For the account of the Raymond Realty Com-
pany to W. R. McDonald, store at 1614 Bay

list of recent sa
land west line
feet north of
\$10,562. In con-
bee & Co.

George Hufsch
south side of Elli
terms private.

L. H. Hoefler,
of Haight street,
120 feet, \$9000.

William L. He
on west line of
Lake street, 25 b

Hanorah E. Fo
Ellis street, 30
87:6, terms priv

M. A. Little,
line of Fourth
street. Terms p

Ray Lapham,
Seventh avenue,
street, 25 by 12

S. E. Brown,
line of Fourth
street, 25 by 85

William L. He
on southeast cor
Lake street, terr

Edward H. For
of Eighth avenue
25 by 120, \$2500

John F. Parrot
west line of Hyd
way, 39:2 by 70.

City Realty Co
west corner of E
95 feet, \$3500.

Mrs. K. Lester
Page street, 137
\$3390. In conjun

main.
W. P. Dowdall,
Fifth avenue, 275

120 feet, \$1800.
E. Million, impr
of Sixth avenue,

25 by 95 feet, \$75
Katherine Bowe
of Twenty-first a

street, 25 by 120 f
George J. Duffey
of Twenty-first a

street, 25 by 120
et al., lot of lar

street, 50 feet s
feet, \$450; Willi
ments and lot on

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\$6250; City Realty
line of Fifth aven

25 by 120 feet, s
lot of land on ea
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Andrew Berg, lot
together with the

nt.

flats are nearing north side of Jack-est of Jones, from Charles M. and Ar- The flats are out of ood floors, massive igh wainscoting of employed through- is designed in the

Each flat contains bath and large re- Theresa Costich is

en let for the con- dertaker's building f Sutter street, be- olk, covering a lot e architect is Ar- building is being Halsted & Co. It e of white glazed ned in the French whole interior will undertaking estab- pel, wake rooms, show rooms. The C. or brick and e will be in white n tiled platforms. ork is to be carried d high panels. The \$50,000,

ast corner of Com- y streets, 50 by 47

eter D. and Walter t \$175,000 by the k of San Francisco ing the holdings on Mission and Fre- y 113 feet.

s took a mortgage ane, for a loan of line of Sacramento of Van Ness ave-

was given by the ny to the Yerba Company for a The property con- ks 524 to 527, tide uated at "Butcher- first blocks along lais creek channel ue. The blocks are th rock from Rin- r a lumber yard. f \$23,000 was made ngs and Loan So- U. Koenig on the

Real estate agents report a continued activity in the residence districts of the city, notwithstanding the fact that the summer vacation is invariably marked by dullness in city real estate affairs. They add that whatever may be said of the local real estate market in regard to dealings in the downtown holdings, there still is a steady demand for the cheaper properties in the outlying districts both north and south of Golden Gate Park and in the Mission and the homesteads south of the Mis- sion. The largest volume of sales ap- pears to be in lots purchased on the monthly payment plan, which enables many people to acquire homes in a few years at an outlay which is not very much greater than rent for the same period for dwellings closer to the cen- ter of town. Several sales of medium- priced properties are also reported this week. These reports of current activi- ties are as follows:

WEST CLAY PARK.

Lyon & Hoag now have ready for distribu- tion a beautiful pictorial folder descriptive of West Clay Park.

The fact that almost 40 per cent of this resi- dence park has been sold prior to the issuance of any advertising circulars is a very favorable comment on the present demand for marine view residence sites. Even in the best of times it has been considered necessary to dis- tribute broadcast some form of circular describ- ing the tract offered for sale.

The sale of almost \$100,000 worth of prop- erty in West Clay Park before the descriptive printed matter could be obtained from the print- er is surely a striking indication of the great demand for fine marine view residence property in this city at the present time. West Clay Park continues to attract residence builders.

During the past week two lots, one 40 feet front and the other 45 feet front, on West Clay street, have been sold for the purpose of erect- ing fine homes. Both of these lots are not only of good frontage, but also have an unusually large depth, as they run back to the Presidio wall. In addition, a ten-room residence, to be constructed, and lot on the south side of West Clay street, in the park, has been sold. Con- struction will begin at once. S. A. Born & Son have secured a contract to erect for George E. Billings a modern two-story residence on his 75-foot lot on Twenty-fourth avenue, in West Clay Park. The plans are being prepared by Ralph Warner Hart. It is estimated that this residence, with the ground, will represent an investment of something over \$25,000.

SALES BY R. GETZ.

B. Getz reports the following sales: Lot 37:6x100 on northwest line of London street, 262:6 southwest of Excelsior avenue, with im- provements, block 2, Excelsior Homestead, to John V. and Parthenia G. Ramos.

Lot 25x100 on north line of Clement street, 57:6 east of Twentieth avenue, Outside Land block 183, to Thomas J. Fletcher.

Lot 25x120 on east line of Nineteenth avenue,

For the account of G. E. H. Connell, four-room cottage fifth avenue, near Geary street. For the account of Jules I. Bouban, six-room residence on 1224 Park avenue, Alameda; pri- For the account of Walter Ham S. Heger, lot 14, Corinthia county, Cal. Mr. Heger in- this lot with a very artistic fu- ture.

RICHMOND CITY A

McEwen Brothers stated yest- of the interesting features in the sale of their Richmond lots a number of sales have been investors who a few years ago the locality any consideration the same people are examining the property and conditions, that the outlook is so satisfac investments are being made.

The contractors are busy pl- forty blocks, and as soon as th- finished the entire tract from Ohio street will be covered by scientific sewer system.

NEW COMPANY'S I

The Security Investors' Real corporation, reports an unus- week. In fact, during the las business has been very satisfac

Among the transactions repo- been consummated, about one-t sold and exchanged two and thre- them being the following: The- metus, north line of Page, eas- street, size of lot 103x137½. ments of forty-three apartments. The amount of this exchange w- was sold to a client for the acc- H. Maxson. Residence on I- sold for the account of A. B- client.

Building consisting of store- on Point Lobos avenue, sold for- kins Brothers.

Lot in Palisades, N. Y., sold- the account of C. Y. de Lay.

Oakland property—The Colons- Thirty-third street and Telegra- for the account of N. F. Dethle-

Two flats on Chase street, s- count of H. Le Baron Smith to-

Residence at 375 Mira Vista- the account of R. W. Barnhiser

Three flats in Bay place, On- flats on Tenth street, sold for- F. F. Welleman to a client.

A highly improved home in- sold for the account of John W- client.

Two flats on Seventh street, - count of K. A. Anthony to a clie-

Corner building on Wood and- consisting of twenty-one flats, - count of Joseph Barr to a clie-

Highly improved residence on- sold for the account of C. Y- client.

Residence on Taylor street, A- account of H. Le Baron Smith.

Half of business block, with b- main street in Redding, Shasta- account of A. A. Anthony to a

s Asked to Assist y Owners in the reat Work.

campaign, which it is be-
ave a decided effect upon
interests in the district
ket street, has been in-
the South of Market
ovement Association. In
the work outlined by the
mmittee of the associa-
much which reaches out
cipal administration and
the property owners of
have determined to look
opines of their own field
estoring the entire neigh-
they have appealed to the
arvisors for such improve-
terments for the district
that section of the city

omme formulated by the
association is a compre-
as shown by a petition
appropriations in the com-
udget of the city. The
district for which finan-
sired are given as Market
streets, the Embarcadero
reet. And for that area
betterments are de-

and improvement of Co-

n of a modern police sta-
h and Clara streets at the
rmer Southern Station, to
er accommodations for a
arters in the rapidly
ion.

streets and sewers.

uction of the proposed
house on a school lot in
et, between Fourth and
where an assortment
now do duty for class-

ction of a schoolhouse on
to accommodate the chil-
strict east of Third street.
nd maintenance of South
rd street.

nd maintenance of Little
con Hill.

Agents Report Transactions in Various Parts of San Francisco.

(Continued from Page 11.)

been on sale less than one month, over 30 per cent of the entire property has been disposed of. In addition to sales aggregating \$78,000 already reported, there are negotiations in process of consummation that will bring the total above the \$100,000 mark.

Already three beautiful residences are in course of construction. S. A. Born & Son are building a brick Colonial residence on the corner of Twenty-second avenue and the automobile entrance. The same builders are erecting an Italian villa residence on the south side of West Clay street, and a Swiss chalet on the north side of West Clay street on a lot extending back to the Presidio wall. Plans are being prepared for several other artistic residences to be built at once.

The sale of the property and building operations are progressing even beyond the expectations of the brokers. The rapid sale of this property is a most favorable indication of the present real estate market.

LIPMAN & HIRSCHLER'S SALES.

Lipman & Hirschler, Inc., report the following sales:

H. E. Landerkin to a client of the firm, the northeast corner of Clement street and Eighteenth avenue, north 78:11x120; price \$6500.

Albert Meyer to Lauritz E. Lundberg, lot on the west line of Tenth avenue, 200 feet north of L street, north 25x120; price \$1400.

John G. Welti to Benjamin Parayre, lot on the south line of H street, 82:6 east of Tenth avenue, east 25x100.

Albert Meyer to Estelle Carpenter, lot on the east line of Thirteenth avenue, 100 feet south of H street, south 25x120; price \$1750.

Albert Meyer to Elizabeth S. Bray, lot on east line of Forty-first avenue, 297:3 south of Clement street, south 30 by irregular depth.

S. B. Hewitt et al. to John E. Thompson, lot on the north line of B street, 30 feet east of Forty first avenue, east 60x98:8; price \$2200.

Eugene B. Hallett to Clay Slocumb, lot and improvements on the west line of Seventh avenue, 275 feet south of H street, south 25x120; price \$8000.

Albert Meyer to William O. Warden, lot on the west line of Thirty-fourth avenue, 100 feet south of A street, south 25x120; price \$850.

Gus Kammerer to Gertrude B. Allen, lot on the east line of Thirty-eighth avenue, 225 feet north of J street, north 25x120.

Albert Meyer to R. S. McKay, lot on the north line of O street, 90 feet east of Forty-sixth avenue, east 25x100; price \$1350.

WOLF & HOLLMAN'S LEASES.

Wolf & Hollman report having leased to A.

eastward toward
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BUILDING AN POSTPONED

Committee Wa Persons to Agree

A large part of
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the city building la
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the district west of

Several of the
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So great a diver
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parties confer and

nal on the property on line of Market street, west of Fifth, 47:6x165. was acquired by Rosenfire of 1906, and im- a substantial fireproof is now fully rented and good profit upon the

loan of \$20,000 was re- Mutual Savings Bank y on the easterly line 97:6 north of O'Farrell, Julian Investment Com-

Savings and Loan So- rtgage from the Annex on the northwest line at, 220 feet southwest 90 feet and irregular, the mortgage, being

merican Bank of Sav- 0 to Grace Ormart on of Eddy street, 137½ son street, 45:9x137½. Lowell lent \$25,000 to lity Company on the northeast line of Mar- feet west of Ellis, for per cent. This is a e to that of the Hi- ch is at 5½ per cent. of \$10,000 was made ovev to Mary N. and on the southwest line 195 feet northwest of 55x100 feet, and the fteenth street, 87 feet o street, 472x65 feet or two years at 7½

Italy lent \$15,000 to sare Brizzolara on the of Water and Taylor feet, and the south treet, 70 feet east of 6x57½.

\$19,500 was given by orbes and Cleaveland ecurity Savings Bank line of Sanchez street, ighteenth street, 100x year at 6 per cent. donough gave a re- ge to A. Aronson in 000 on the property line of Market street, of Eddy street, 34:2x lar, and also another 0 on the same prop- mortgaged this week alty Company. ings and Loan Society

boulevard and enter into competition with the People's Company. The first pipe for the main is expected in a few days. The City Council recently lowered the rates of the People's Com- pany and the corporation has an in- junction suit pending in the Federal courts. It is thought the coming of its rival will bring rates even below the figure fixed by the Council.

Twenty new bungalows are to be erected at once in the Pullman sec- tion by a Los Angeles building com- pany. Many employees of the Pullman shops are now living in Berkeley be- cause they have been unable to find houses.

The letting of contracts by the Pa- cific Porcelain Ware plant for a four- story addition to its main factory and several smaller buildings means that this plant is to more than double its capacity. It has been very successful in bidding for Coast contracts against Eastern plants.

erty on the south line of Sutter street, 42½ feet east of Franklin street, 40 by 120 feet.

A mortgage loan of \$18,500 was given by the German Savings and Loan So- ciety to the August Shafer Realty Com- pany on the south line of Turk street, 41 feet east of Webster street, 68:9 by 137½ feet, and the east line of Steiner street, 137½ feet north of Grove street, 27:6 by 137½ feet.

The Savings Union Bank took a deed of trust from Isadore Zellerbach and Alexander Levison to secure a loan of \$20,000 on the north line of Sacramento street, 113:9 east of Larkin street, 69:8 by 137½ feet, and irregular.

The Boston Investment Company was given a release of mortgage by William M. and Alice Bunker in the sum of \$52,500 on the property north of Lake street, from Twenty-second to Twenty- fourth avenues, known as West Clay Park.

145-147 Eddy street for a at the total rental of a

For the account of Cha Norman McKinnon, the on the southeast corner of Th for a period of sixty-three rental of \$6300.

For the account of the pany, they have leased to two stores, Nos. 106 and a period of four years at \$7200.

For the account of the Company, the entire three brick building on the north street, between First and International Liquor Deale period of five years at the

For the account of P. Ro plex Manufacturing Compa and basement in the build corner of Post and Stockton of years on private terms.

For the account of Geo John McCormack, the store northerly line of Market str street, for a period of five rental of \$11,580.

For the account of E. Daggett & Co., the build corner of Van Ness aven for a period on private ter

For the account of E. Grand Rapids Furniture 891 and 893 Mission street private terms.

For the account of the Company to A. Maggenti, s street, for a period of to terms.

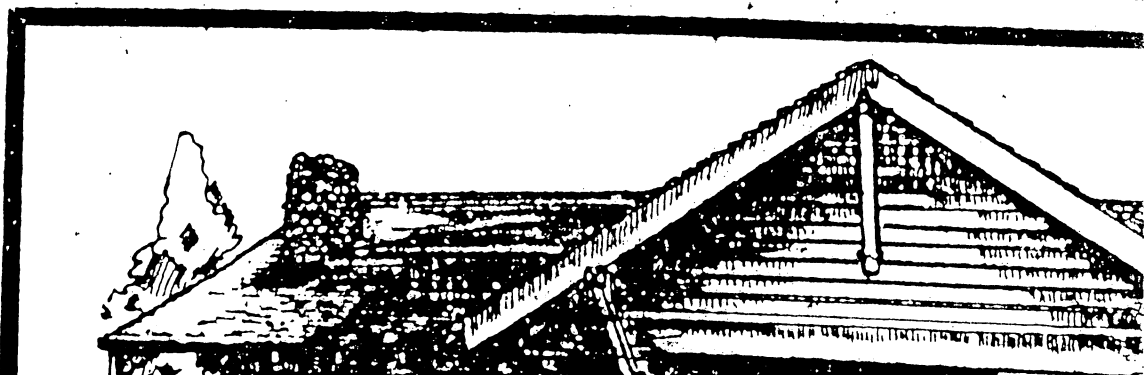
For the account of M. Sugihara & Hayakawa, the and 979 Golden Gate aven three years on private ter

For the account of Oceani pany to Rowland C. Green No. 1216 Polk street, for a at the total rental of \$450

CRESSEY CO

Present indications are th sess several thriving oran near future, as J. D. Jone settlers will set out orange. While citrus fruits have not great extent at Cressey, en duced to demonstrate their and the production satisfi four-year-old trees bearing and half boxes respectively. The soil at Cressey, kno

(Continued on Pag



roughout the build-
period of ten years,
\$100,000.

announce that the
they leased for Dr.
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at reservations will
was leased by them

a six-story modern
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ant. The building
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ed for F. A. Meyer,
id situated on the
et, near Larkin, is
pected to be ready
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actively engaged in
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ort during the com-
ant leases that are

ON & BURKE.

f Madison & Burke
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l. Nell and A. M.
on the south side
nklin and Van Ness
e years, at a total

Hoe to Wing Fat
745 Clay street, for
sum of \$1560.

akashima, the two
ng at 1521 Geary
bars for \$2040.

roft Estate to M.
ad basement brick
ner of Sixth and
s, at a total rental

Company to C. O.
the store at 456

c.
Call to C. de Costa,
ng at 4316-S Pacific

la Beattie, the resi-
rect, northeast of
years, at a total

Bannaworth to Fred
Eddy street, for

Hettrich to David
ddy street, between

Hyde and Larkin streets, for the term of two
years, at a total rental sum of \$2160.

For the account of Joubert Company to M.
von Weber, the store at 3330 Sacramento street,
near Presidio avenue, for two years at a total
rental sum of \$960.

For the account of Tarantino Brothers to
Portola Fish Market, the store at 512 and 514
Clay street, near Sansome, on a lease, terms
private.

For the account of M. F. Lord to F. Christ,
the residence at 2502 Fillmore street, at a total
sum of \$1200.

For the account of C. Malloy Estate to James
Brogan, the house at 776 Hayes street, at the
total rental sum of \$600 per year. :

DEMAND FOR MARINE VIEW.

The rapid construction of residences in West
Clay Park is made the subject of interesting
comment on the home building feature of the
present real estate market in San Francisco.
Lyon & Hoag, who developed this beautiful
marine view residence park, attribute the
activity in residence building primarily to the
fact that the lots all command unsurpassed
views of the Presidio military reservation and
the Golden Gate.

It is interesting to note how the growth of
this city has continually operated to force
the fashionable residence district farther and
farther out, and always toward points that
command views of the water. Today there is
a decided demand for marine view residence
property and the price of such property has
been continually and consistently advancing
even during the otherwise depressed market
that has existed during the past two years.

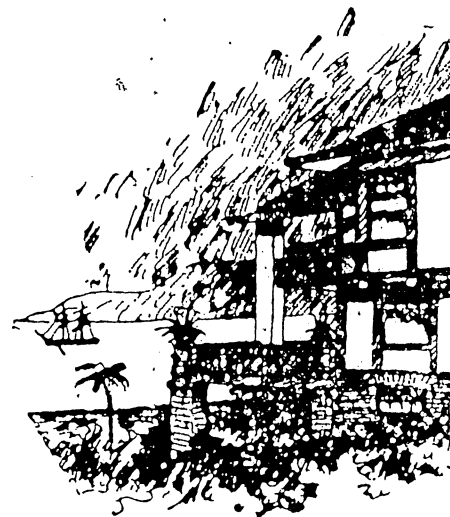
Buyers have realized that such property is
becoming more and more scarce. Few people
desire to hold expensive land vacant when
they have a pressing need for a home, and so
the long frontages of marine view property
have been rapidly adorned with beautiful
homes until now what is not built upon is
held by those who intend building and will
not consider selling.

And so it is that the Presidio Heights dis-
trict is extending westward through the scenic
strip that slopes northward from Lake street
to the Presidio wall. This is a district that
offers great attraction to the home builder. The
view is more unmarred by evidences of city
life than from any other portion of the city.
The outlook is westward and to the north
toward the Marin county headlands and along
the coast. In the immediate foreground is
the Presidio military reservation—a natural
park. The whole environment is suburban, and
yet the running time on the electric street cars
is only twenty-eight minutes from the heart of
the business district to West Clay Park.

Another feature that has operated to the
advantage of this entire district is the well
paved condition of Lake street from First
avenue out to Twenty-seventh avenue. This
work is all of recent construction and so is
in splendid condition.

Realizing the scenic beauty of this drive
over the last street to the north, the Super-

visors recently declared Lake street
ward. It is the intention to extend
westward to connect with the 14
that is being developed by the

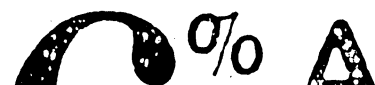


Buy 1

A sheltered
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Avenue and

Lyon @ 636 Market

A GREAT



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et north of Bush

Dec of the "Chronicle"

, near Twenty-second.

of Market street, between Sansome and Alom-
gomery street, the lot being 24:7 $\frac{3}{4}$ on Market
street and running through to Sutter street,
where it has a frontage of 20 feet. The build-
ing is a three-story re-enforced concrete build-
ing, and was one of the first permanent build-
ings constructed in this district after the fire.

The owner, Mrs. O. A. Bernard, has disposed
of this property and a part of the consideration
for the equity shows above the mortgage, which
the new owners, the M. Fisher Company, are
going to allow to remain, are the following
properties: The apartment-house at the south-
east corner of Broadway and Jones street, oc-
cupying lot 47x60 feet, the improvements con-
sisting of a frame apartment building of six-
teen apartments. Another piece of property in-
cluded in this transaction is the apartment
building on Presidio avenue, between Sacra-
mento and Clay streets, consisting of six modern
flats. The M. Fisher Company intend to make
some substantial improvements to the Market-
street property, involving probably an entire
change to the store front, as well as the upper
part of the building. The terms of this trans-
action are private, although it is well under-
stood that the total value of the properties in-
volved in the trade is about \$200,000. Baldwin
& Howell acted as brokers in this matter for
both parties.

SALES IN WEST CLAY PARK.

The demand for West Clay Park seems to
be increasing. Lyon & Hoag report sales with-
in the past month totaling \$78,000 in value.

Among the recent purchasers are: James C.
Sims, who purchased a 50-foot lot on the north
side of West Clay street, between Twenty-second
and Twenty-fourth avenues; John P.
Lorden, who purchased a 35x120 foot lot on
the south side of West Clay street, near
Twenty-second avenue; Mary E. Keurleber, who
purchased a lot 31x27 on West Clay street,
near Twenty-fourth avenue.

Home builders are encouraged to buy in West
Clay Park, as several high-class residences
have already been started, and they begin to
realize the benefits accruing to property re-
stricted to the use of fine residences only.
There is little doubt that there will be other
residence parks placed on the market in San
Francisco owing to the success achieved here.

The idea is a good one and will add to the
attractiveness of the residence portion of San
Francisco and tend toward keeping business and
professional men within the city limits.

WOLF & HOLLMAN LEASE.

Wolf & Hollman report having leased for the
account of the Robert Manufacturing Company
the store and basement recently vacated by
the Standard Electrical Company to Richard-
son Brothers, general agents for the Carey Safe
Company.

The store has a frontage of 40 feet on Mis-
sion street, running through to Minna street,
and will be fitted up handsomely as offices
and salesrooms. The lease is for a period of
ten years at an aggregate rental of nearly
\$35,000.

NINETEENTH-STREET SALES.

There has been considerable activity in the
Mission warm belt district. Kahn & Feder,
who are dividing up the Hanora Sharp estate
property on Nineteenth street, running from
Diamond to Eureka streets, for the new owners,
report that about half of the property has

Russ street, east half
ard street—Two lots, 25x100
15 Morris avenue, off Harris
Sixth street—Improvements con-
room cottage; lot 25x75.

Southeast corner of Lomb
streets; lot 27:8x100.

Block in Gift Map 3, bounded
Esmeralda, Bradford and Peral
sisting of twenty-one lots, will
whole.

Greenwich street, south line,
and Devisadero streets; lot 26.

WRIGHT & CO'S AU

J. W. Wright & Co. annou
regular auction sale for Tuesday
125 Sutter street, and report a
sirable line of property, mos
under peremptory instructions to
the important pieces is 1621-25
fornia street, south line, 88 fee
sold under peremptory commissi
Fifteenth and Capp streets
divisions close to Mission street
25x122:6.

Southeast Larkin and Pine s
adapted for apartments or flats

McAllister street and First av
of 4 rooms and bath each, pre
rental of \$75.

Northwest corner Californi
Twenty-seventh avenue; size, 31
grade and street macadanized.

Thirtieth street, near Sanche
5 rooms and bath each.

717-727 Fulton street, south
Buchanan, comprising four flats

3879 Sixteenth street, near M
25x125, with improvements p
which could be completed for th

Northwest corner of Alabama
streets; 30x80:9.

The illustrated catalogue, rep
graphs of the several properties
has been issued, and enlarged
hanging on the walls of the s
W. Wright & Co.

DINGEE PARK IN DI

Baldwin & Howell report the
popular 50-cent excursions to l
proving very satisfactory and th
the last week are as follows:

Mrs. G. L. Bresse of San Fran
lots 12 and 14 in block 18, for
she intends to commence the ere
bungalow immediately.

Lot 15, in block 32, was sold t
Thomas of San Francisco for \$6

That the Redwood City people
value of Dinglee Park and the
down and \$10 per month, which
ber of lots are offered at, is be
the way they are buying.

Horace P. Gardner of Red
chased lots 13 and 15, in block
Guy P. Hall, also of Redwood C
lots in block 38 at \$825 each.

Lot 4, in block 18, was sold
of Redwood City for \$825.

An interesting resale in Di
just been made by J. V. Neum
veyor of San Mateo county,
bungalow that he had just com
street in Dinglee Park for \$450
purchased the lot on which the
at the auction last year for
menced the erection of his bun

...the sold lots to way from San Jose to high priced lots were the

t one buyer contemplated l, several figure on build- ready to erect a three- any tenant and any num- build bungalows and cot- employees of the Pullman

healthier activity in real an," continued Pickering. ast 1000 of the employees buy or rent their homes ts. We have only about a Pullman Park, so it is those who own them can ace they ask. Of course further from the factory, sing man prefers to live he can go home to lunch This will be possible in mently these will be the ase."

are selling these lots at from \$5 to \$10 a month, per cent. Macadamized lks, curbs, water, etc., are e. Contracts for street een let, but at the rate everything will be gone completed. There is no will be a great deal of huan Park. Baldwin & d October business, and y November has started satisfactory fall business.

IN PARKSIDE.

the increasing number of l building lots in Park- tion of confidence in the Francisco. Many careful een awaiting the settle- air question are now busy th a view of being ready on without loss of time. air will add many thou- population of San Fran- for suitable building sites ments will far exceed the

land owned by the Park- lying directly between sites for the fair, is at- on, and many buyers are he liberal terms now of- Company is rapidly com- water mains and is pre- work at an early date ection of homes immedi-

past week show sales by mpany as follows: st line of Twenty-sixth of Taraval street, 25x120. t line of Twenty-fourth of Taraval street, 25x120. south of Santiago street,

on, lot on north line of est of Twenty-fifth ave-

ot on east line Twenty- north of Ulloa street,

on south line of Taraval

ocean affords the unobstructed view that al- most every one delights in and which always had the tendency of causing the highest priced land values.

Prices of properties are yet in the reach of all, and the system inaugurated by leading real estate owners who recently have opened large tracts around Twenty-fourth avenue and Lincoln way (H street) to Kirkham (K) street, in Sunset District, and the Oceanside district near the Ocean boulevard, to sell their lots on small payments down and the bal- ance in installment payments, should be taken advantage of by securing some property in that vicinity.

The Board of Supervisors have appropriated \$2000 to survey and establish official grades south of the park from Kirkham (K) street south and Twentieth avenue west to the ocean, and the work is in engineers' hands.

Sol Getz & Sons have purchased a tract of land which has an unobstructed view of the ocean, lying between the Sloat boulevard, Ingle- side and Junipero Serra boulevard, which they intend placing on the market in subdivisions in their usual way on easy terms.

WEST CLAY PARK HOMES.

Lyon & Hoag report increased building ac- tivity in West Clay Park. During October work was started on three artistic residences, which are being rushed to completion with all reasonable speed. It is the desire of those building to finish up before December rains set in, and to be comfortable and happy in their new homes for the holidays. Next Christmas will find many happy people in West Clay Park, and a style of homes that cannot be found elsewhere in San Francisco.

Those who are building have attempted to harmonize architecturally with the charming natural setting of this marine view park. As a result, a variety of effect has been ob- tained. One house is Swiss chalet in design; another, Italian villa; another, French Colo- nial. Others are erecting elaborate bunga- lows. Details that attract much admiration are the window effects made possible by the exposures obtained on the extra large lots into which the park has been arranged.

The unobstructed view over the Presidio military reservation and the Golden Gate straits has suggested verandas and view porches. These in turn make the pergola possible. The open freedom of the whole en- vironment is responsible for the bungalow. And so West Clay Park is different from other residence sections in this city. It is often re- marked that West Clay Park is naturally and in its building development decidedly subur- ban.

Of the fifty lots, twenty-two have already been sold. Purchasers have no difficulty in borrowing liberally on this property from the banks, and the owners of the land arrange special terms for those who desire to build and want such accommodation.

THOMAS E. HAYMAN'S SALES.

In addition to the sale of the Art Nouveau Apartments, on the north side of Pine street, 87:6 west of Leavenworth street, Thomas E. Hayman reports sales aggregating \$120,000 for the month of October, among these transac- tions being the following:

Account of H. W. Bernhelm to A. A. Frank,

ATTRACTIVE

and inspect 40 vari- tractive modern hou- seven months.

THE URBAN IMPROVEMENT

Are HOME BUILDERS Thorough in every b home-building busin

They own the land construct the buildin loans, and are who ducers, delivering a product direct to ow middleman's profit.

If you want a go- reasonable terms, c- your name.

JOSEPH A. LEONA 903 Phelan Bu

6% A In

A Los Angeles woma never give her a mon \$2000 in our \$100 BO

She realized investment—h them so:

They offer a looking after.

They are safe, depreciates.

APARTMENT
HOUSE FOR
A. TONN AND JOSEPH
CANEN, NORTH SIDE,
CLAY ST. EAST OF
TAYLOR ST.

APARTMENT FLATS
FOR GEORGE WALCOM,
NORTH SIDE CUMBERLAND ST,
EAST OF DOLORES ST.

of Quintara (Q) street, part of Outside Land block No. 995.

Bernard A. McCosker, lot 50x95 on the southwest line of Girard street, part of block No. 9, University Homestead Association.

Oscar Heyman & Brothers also announce that they are starting to build houses on Point Lobos avenue, between Thirty-fifth and Thirty-sixth avenue, which will be sold on the monthly payment system. The firm is also laying cement sidewalks, macadam roadways, sewers and mains for gas and water in the blocks bounded by Twenty-second and Twenty-fourth avenues, H and I streets, south of Golden Gate Park and facing the Park. These blocks will shortly be ready for home builders, when they will be placed on the market.

DEMAND FOR HOME LOTS.

Lyon & Hoag report that although the speculative market in real estate is not by any means as strong as it has been in the past there is, however, a good demand for residence property.

Purchasers are more and more inclined to buy where property has been put in first-class condition. It would seem that the bituminizing of streets, laying stone sidewalks, etc., is the best way of attracting purchasers.

The scene of greatest activity in the sale of residence sites and in building operations is in that district between Lake street and the Presidio wall. Various agents report sales in this district at advancing prices. Lyon & Hoag, who are selling West Clay Park, have in the past week effected three sales of vacant lots amounting in value to \$14,000, and have also

sold for the account of S. A. Dorn & Son the Italian villa residence, which is now about half completed.

This section between Lake street and the Presidio wall has been helped immensely by the very large amount of new bituminized streets laid recently. The property, always naturally attractive by reason of its commanding views, was held back in the past by the lack of such conveniences.

EASTON SUBURBAN HOMES.

The political phases of Burlingame and other peninsula towns have largely served to remove the mistaken impression still prevailing in the minds of the majority that these towns are reserved for and inhabited by the rich and ultra exclusive.

As the exceptional advantages of these locations, both as to fast transportation and superior climate, become more widely known, the population of those districts has increased by thousands.

Easton addition to Burlingame, both on account of its close proximity to the metropolis, as well as the nature of the country and class of improvements, is admitted to be one of the most desirable of the peninsula suburbs. The artistic and even pretentious homes testify to a class of home seekers particular as to environment, desirous of healthful suburban life, together with the refinements and advantages of city improvements.

The trip down the peninsula to Easton by

(Continued on Page 17, Col. 5.)



Land Company run over and furnish splendid facilities for the installation of pump. It is understood that the estate has taken options on a lot of other tracts in Tehama and small lands are well located and adapted to colonization. The settlement of this large thrifty farmers will be of great benefit to the country. The price for the 16,000 acres is \$1,500,000.

MINIATURE OF SUMMER RESORT

For a beautiful summer resort on the San Lorenzo river, in the mountains, is owned by J. T. Wright, the well-known real estate agent in this city. Mr. Wright, with artistic enterprise, has had Glen produced in miniature in the office at 125 Sutter street. A reproduction requiring no labor and entailing no little cost, but giving a very good idea of the beauties of the resort. There are excursions to Glen Arbor every Sunday. Full particulars may be obtained at Mr. Wright's

Demand is Great.

A great deal of interest has been manifested during the last week in the new hillslope residence park, Fourth-avenue heights, which has just been placed on the market by Wolkham Havens. This property has been widely recognized as the last of the modern hillslope land near the center of Oakland, and the demand for choice locations has been phenomenal even in the experience of this firm which has marketed in the past few years a large proportion of Oakland's finest residence parks.

Fourth-avenue heights is reported by this firm to be the final one of their long series of developed properties, and as such has special interest. Unless the property is sold out, the sale will continue this week. The firm reports that a number of choice locations still remain.

Judging from the success of Wolkham Havens' adjoining tract, where over \$200,000 has been expended during the past year in the erection of homes, Fourth-avenue heights will take its place within a short time as one of the most delightful home communities on the Oakland side of the bay.

that side of town. There were then no buildings of prominence on Center street, except the Alvord Hotel, the James and Dooley store and the express office building. When the hotel property changed hands real estate prices stiffened and a little later Matthews sold the lots for \$1,000 each. The two lots are now held at \$3,500, and there is not a lot on Center street, between Fourth and Fifth streets, that can be bought for less than \$1,500.

UNIVERSITY

SACRAMENTO, April 13.—Two capitalists from Minneapolis, Messrs. Durst and Foley, have been in Sacramento recently looking over the country with a view to making extensive investments

150 Acres \$150

(An acre of land contains 16 city lots 25x100 ft.)

GAIN! EASY TERMS! PERFECT TITLE!

1 to 10 Acre Suburban Home Farms

Marine View Acres. Mill Valley. Marin County.

Marine View Acres, 45 minutes' ride from the city, 40 cents monthly commuter's ticket \$4.00; 20 cents day each way to and from the city.

TAKE SAUSALITO BOAT AND MILL VALLEY TRAIN—Mill Valley office is close to the depot; open Sundays and days. You can reside on a SUBURBAN HOME FARM and go to business each day in the city.

VESTMENT: Visit MARINE VIEW ACRES and let us convince you at our prices it is the greatest bargain in land ever offered in California within easy access of San Francisco and having a suburban service. No other land in this vicinity can be bought for times the price at which we are selling.

Soil: Deep and rich—of such a fertile quality will grow anything in season of soil and climate makes it ideal for fruit, vegetables, and chickens.

ARGE PROFITS IN EUCALYPTUS TREES: We will plant eucalyptus for our buyers and guarantee them to grow for \$30.00 per acre, or we will sell the trees for \$10.00 per thousand, and you can plant them yourself.

For Map and Particulars Call

TREWAVAS, LEE & CO.

207, 208 and 209 No. 26 Montgomery St. Kearny 2798 Home Phone C 2798
Mill Valley Office: Tamalpais Land and Water Co.

Free Chicks



THE HYDE RANCH

Full Sonoma Valley—5, 10, 15 and 20 Acre Tracts

EASY TERMS

We start you in business. Present each purchaser of a small tract a large brood of little chicks.

We have located 12 happy families on the Hyde ranch. Let us introduce you, and they will convince you that the property is all we claim it.

Prices \$80, \$100, \$120, \$135 Per Acre

Excursion Next Sunday

8:20 A. M.—Sausalito Boat

Our office for special reduced ticket; round trip 50-cents.

UMBSEN & CO., 20 Montgomery Street.

Lots For Those Who Know WEST CLAY PARK

This is the first public notice that we are ready to sell lots in "West Clay Park"—a private residential park with the most magnificent marine views and restricted to high-class residence purposes ONLY. All of the lots are large, a few 30 feet front, most of them larger, 40 and 50 feet, etc. No lot will be sold with less than a \$5,000 building restriction and then only for a residence; no flats or other objectionable features. You can build in perfect safety, knowing that buildings on neighboring lots will add to and not detract from the value of your home.

The prices to start with are very low (will certainly be increased). They range from

\$3,400 Upward

for great big lots. Terms can be arranged. When you see the property and realize the benefits, you will agree that the prices are really low.

You will find the grandest views from every lot and the lots so arranged that the view cannot be shut off. You will find all the lots graded, all the streets bituminized and stonewalked. Telephone and electric light wires underground. No unsightly poles. Water, gas, etc., not only in the street, but up to the curb line.

Ornamental stone gates form a most attractive entrance to the park and give it an exclusive and impressive appearance. Trees, shrubs and flowers give it a park-like appearance. Lack of space and words prevent a complete description. We URGE you to pay it a visit TO-DAY without fail. Pick out the best views. There is a choice. Take the California or Sutter cars (Cliff branch) and get off at 22d avenue. We have a branch office at 22d avenue and Lake, Baker's Beach District. The land runs back to the Presidio fence and overlooks the Presidio Park, the Golden Gate, Baker's Beach and the Pacific Ocean. This property is a continuation of the Pacific and Presidio Heights districts and will shortly be as valuable.

LYON & HOAG

636 Market Street

Special Price Attractions

Coats, Costumes

Best colors, all fashionable mixtures—
of spring and summer raiment for
enough expression of all that is most
dear.

Extensive selection of Spring
linen, Lingerie and Silk
segmented each day by new
very latest models from the
makers. They are too varied
on—We invite your inspec-

tion is a splendid new line of
of superior quality, style
.....\$35.00

Qualities at Moderate
Prices

Men's Garments

Light Coats, Caps, Infants'
boys and girls from
half reductions.

Caps and Shoes

Lace and lawn caps at 1/2
price.
\$1.00 Kid Moccasins at 75c.
\$1.25 Infants' High Shoes
at 85c.

Morning at 8:30

MILLINERY

We developed many interesting new
works, which will be shown for the

TAILORED HATS
NEW FLOWERS
BEST SHAPES
AT MODERATE PRICES

Department

ish Millinery for first and
th or without drapes.
rs Promptly Filled.

Post St. Near Kearny
Phone Douglas 591

Flatt & Co.

Exquisite New Neckwear

The daintiest effects in lace
and lawn for pretty summer
wear just arrived.

The Famous "Keiser"
Neckwear at Mod-
erate Prices

Rabats\$5c to \$8.00
Jabots\$5c to \$3.00
Dutch Collars.....\$5c to \$3.00
Ascot Stocks.....25c to \$1.50
Groat Ties\$5c to \$1.00

New Real Irish Crochet Neckwear

Jabots\$5c to \$10.00
Dutch Collars.....\$4.00 to \$20.00
Coat Sets.....\$5.00 to \$20.00
Chemisettes\$6.50 to \$27.50
Yokes\$6.50 to \$27.50

Arrival of New Parasols

Splendid selection of new sun
shades in fashionable colors to
match costumes.

New Parasols
New Color Combinations
New Handle Designs
\$1.50 to \$15.00

Expert Corset Fitting

The comfort, appearance and
wear of your new corset will be
greatly improved by having it
properly tried on and fitted by
our experts.

New Spring Models of

"Nemo"

"Lestelle"

and All Leading Makes
For Slender and
Stout Figures

Have You Seen WEST CLAY PARK

Adjoining the Presidio Reservation
With Grand Unobstructed Marine View

A park for private residences ONLY.

Commanding the grandest and most pleasing
marine views.

An extension of the Presidio Heights District.

On Lake street and Twenty-second avenue,
running north to Presidio Wall.

Fifty Great Big Lots—many 40 feet by 125.

\$3350 to \$6000

Building restrictions \$5000. Every conven-
ience and street work included in the price.

This is a high-class Residence Park with
views, building restrictions, entrance gates,
flowers, automobile driveway, trees, etc., and will
appeal to "those who know." We urge the neces-
sity of an immediate inspection—there are only
50 lots and there is a choice.

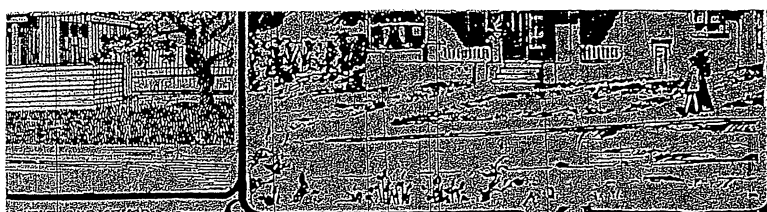
Take your machine today out Lake street, or
take Sutter-street cars (Cliff branch). All lines
transfer. Get off at Twenty-second avenue and
California street and walk one block to our branch
office, where maps, etc., can be seen.

LYON & HOAG
636 Market Street

Knowlton Bandages Co., Chicago,
with their name and address
and 10c in silver or stamps
to pay postage.

HEIGHTS

Two notable men who not only gave greeted with much were Mrs. C. T. M. College, and Mrs. of the Mills Club, away from San Francisco, having read her presence was Dr. Luella Clay C. added her words of



SURVEYED BY THE CITY ENGINEER
 PLANNED BY THE CITY ENGINEER
 DESIGNED BY THE CITY ENGINEER
 CONSTRUCTION BY THE CITY ENGINEER



HOME OF THE MISSES BAND M.
 ZIMMERMAN 1540 20TH AVENUE
 SUNSET

HARBOR HOSPITAL IS ACCEPTED BY CITY

The harbor emergency hospital has just been completed and accepted by Supervisor Nelson on behalf of the city, which has leased the building for a term of years. The exterior effect in the Sacramento street frontage is made attractive by the use of white trimmings against the red pressed brick. The building and property are owned by George J. Giannini. Crim & Scott are the architects.

THE IMPROVEMENT CLUBS

art league will give a social and dance this evening at Diamond hall, Diamond and Chenery street. This club has done much for its district and expects to have a large attendance at this jollification meeting.

LADIES IMPROVEMENT CLUB

At its meeting Tuesday evening the Ladies Improvement Club of Sunset decided to inaugurate a campaign to secure a site for a children's playground in the district.

UPPER SUNSET CLUB

The Sunset evening school and the Laguna Honda evening school recently established through the efforts of the improvement clubs of the district.

PARKSIDE IMPROVEMENT CLUB

At its last meeting the Parkside Improvement club reported that new arc lights had been secured for the district. D. Davis of the Richmond street improvement club addressed the meeting with reference to the India basin act.

BOSWORTH STREET CLUB

At its last meeting the Bosworth Street club endorsed the India basin act, the harbor bond issue and the San Diego harbor bonds.

GREEN VALLEY CLUB

At its meeting Tuesday evening the Green Valley Improvement club decided to erect a permanent hall for headquarters. Five hundred dollars for this purpose was subscribed at the meeting. The club also determined to incorporate so as to handle financial arrangements better. The club reports that many lights have recently been secured for the district.

PERALTA HEIGHTS CLUB

At a meeting of the club held Wednesday evening the school committee consisting of J. R. Vizzard J

PROPERTY OWNERS TO CONNECT THEIR SIDE SEWERS WITH THIS MAIN SEWER.

Messrs. McLeod, Nelson and Alquist represented the club at the recent tunnel convention. Besides, endorsing the Twin peaks tunnel this club is interested in the Folsom street tunnel.

WEST END CLUB

At its meeting Wednesday evening this club voted a rising vote of thanks to the Call for the consideration which it is giving to the improvement clubs. The club passed a resolution insisting upon the strict enforcement of the two cow ordinance. It also appointed a committee to secure the extension of Gittingsburg street to Mission.

Get your lot now—your home later

Five years from now building will cost no more, but desirable lots will.

Get your lot now—build when you choose.

\$50 down and \$10 a month secures a \$500 lot 70 feet wide, at Dingee Park.

Five years from now the same lot will be \$2,000.—mark our word.

BALDWIN & HOWELL
 318-324 Kearny st., S. F.
 H. C. TUOHSEN, Redwood City

SITE BOUGHT FOR TEMPLE OF LABOR

The new labor temple, which the San Francisco council of labor contemplates erecting as the headquarters of all labor organizations affiliated with the council, has been purchased in the central part of the Mission. The price said to have been agreed on by the parties for the land is reported to be about \$35,000.

The lot purchased is the northeast corner of Sixteenth and Capp streets, and its frontage on Sixteenth street is given as 80 feet, while the depth is 115 feet. The front part of the lot stands in the name of the Spreckels estate and the rear lot, which faces on Capp street, is in the name of A. Kraft.

The lot is considered large enough to meet all the requirements of the labor council and also to hold a building, to cost about \$150,000 to \$175,000 which is to be erected.

Ramacciotti recently sold the lot in the easterly line of Larkin street, 27.6 feet south of Jackson, 30x83 feet, to H. B. Henriouille for Emma Theuser, who in turn sold the easterly 25 feet of the lot to W. W. Yager, who is building a small apartment house upon the lot.

And occasionally men of letters are enveloped in gloom.

CONTRACTS LET FOR HEAVENWORTH FLATS

Another correspondence has been made at profitable real estate investment in a two flat house.

Some years ago a man built two flats in a good street traversed by

PROFIT MADE ON FLATS.

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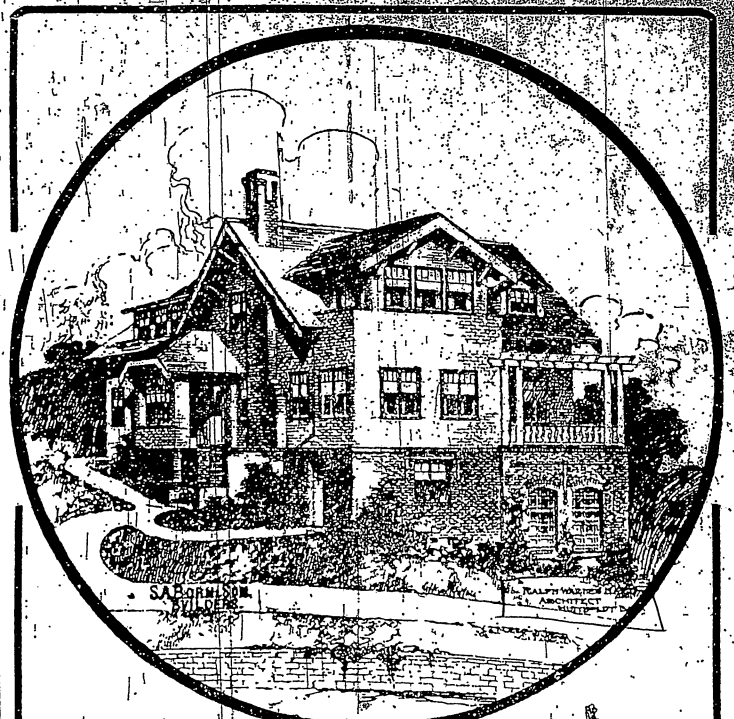
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SABORN HILL

RALPH WATSON HILL

ALBERT HILL

ALBERT HILL

ALBERT HILL

ALBERT HILL

ALBERT HILL

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ALBERT HILL

A HOME IN WEST CLAY PARK

Have you ever looked at West Clay Park? San Francisco's only marine view residence park. Large lots restricted to artistic residences costing not less than \$5,000.

Incomparable views of ocean and Golden Gate. Runs from Lake and Twenty-second avenue to the Presidio, which it adjoins and overlooks. A sheltered spot.

We ask an inspection. It will appeal to you at once. It is the only subdivision in San Francisco with restrictions and marine view and appeals to "those who know." (Send for illustrated folder.)

LYON & HOAG

636 MARKET

LIPMAN & HIRSCHLER IF YOU WANT A GOOD HOME

INCORPORATED. REAL ESTATE. 255 Montgomery Street. Phone—Douglas 2844.

Special Attention Paid to Property in Sunset and Richmond Districts.

Sunset Office—Corner Lincoln way (H street) and 7th avenue.

Beach Office—Corner Fulton street and 49th

In the Richmond District where values are increasing, see

URBAN REALTY

IMPROVEMENT CO.

and many other



all street, 92 feet west of Laguna
in lot 26x190 feet, for Mrs. Mary
is are Charles M. and Arthur F.
fourteen apartments of two, three,

F BROTHERS

on the northeast line of Shafter (10th ave. South)
corner, 250 feet from Lane (11th Street South).
To Hattie M. Phillips, lot 16, block No. 11,
Fair's Subdivision of the Holly Park Tract.
To Eben A. Rutherford and Amy Rutherford, lot
No. 2, block 2, Fair's Subdivision of the Holly Park
Tract.
To Mary A. Delling, lot 26x120, on the east line
of Forty-eighth avenue, 225 feet north of Quin-
ces 191 street.
To Bernard A. McCosker, lot 50x205, on the
southwest line of Girard street.

Deals by Getz & Sons.

Sol. Getz & Sons report the follow-
ing recent sales:
Lot 20x120, on the east line of Twenty-third
avenue, 200 feet north of Kirkham (K) street, Sun-
set district, to Fred Rolde.
Lot 25x120, on the east line of Twenty-third
avenue, 100 feet north of Kirkham (K) street, Sun-
set district, to M. L. O'Leary.
Lot 26x100, on the east line of Bright street, 350
feet north of Garfield street, City Land Association.
Kate L. Menk.
Lot 32x100, on the southeast corner of Forty-
(Continued on Page 46, Col. 3.)

A Full Acre of Land \$ 750
A Complete 5-Room House. 1,265
Total Cost of Home \$2,015

This means a home ready to move
into—a place you may call your own—
a place that you can make worth twice
the money in a short time.

I have a few one-acre lots at Moun-
tain View that I want to sell to home-
builders. I will sell you a whole acre
of ground for \$750 on easy terms—or
you may take only one-half acre at
\$400—upon this acre I have made ar-
rangements to build you a complete 5-
room modern bungalow for \$1,265—
which is several hundred dollars less
than you could have it built for. In
other words, you may secure a home
complete for \$2,015. Mountain View is
a growing town—it is only one hour
from San Francisco, 20 minutes from
San Jose, 10 minutes from Palo Alto—
it is convenient to Stanford University,
Santa Clara College and has all the
city conveniences—water, telephone,
etc. These lots are just outside the
own limits and tax rate is low. For
further information see or write to

WALTER A. CLARK, Owner,
Mountain View, Cal.

\$1.00 BUYS A LOT
IN REDWOOD CITY
ONLY \$150 EACH
\$1 per Week. No Interest. No Taxes.

Choice Residence Property

The manufacturing town and railroad terminal,
close to the city, close to stores, schools, churches
and railroad stations; only 40 minutes from San
Francisco.

E. W. MAGRUDER

332 Mission Street, Near Nineteenth.
For full particulars fill blank and mail at once
phone Mission 1018.

one
Address

\$1 Down, \$1 a Week.

No Money Required

If you own a lot I will build you a home on
easy terms. Expert estimates furnished on alterna-
tive, showing how to increase income.
FELIX MARCUS, 108 Sutter St.

garage business under the name
of the Auto Service Company.
Crim & Scott are the architects.

LARGE BUILDING INCREASE NOTED

The building contracts filed last
week amounted to \$645,051, as com-
pared with \$223,021, the total for the
week before, an increase of \$422,030,
the daily record being as follows:

Friday, May 20th.....	\$ 15,173
Saturday, May 21st.....	10,040
Monday, May 23d.....	34,200
Tuesday, May 24th.....	35,837
Wednesday, May 25th.....	128,507
Thursday, May 26th.....	418,931

Total.....\$645,051

The large increase in the total of
the building contracts for the week is
due to the letting of a contract for the
erection of the Olympic Club building,
and a large contract for architectural
terra cotta on the Hearst building.

The Olympic Club has let to the
Lindgren Company a contract for all
work for a five-story and basement
Class A building on the lot 170x137.6
feet on the north line of Post street,
105 feet east of Taylor street, for
\$395,000. Charles Duff and John Duer
are the architects of the building.
Albert Meyer & Co. have let con-
tracts aggregating \$14,644, through
Ward & Blohme, architects, for the
erection of a two-story and basement



Bachelor apartment-house being erected by Helen K. Rowe on Monroe
street, near Bush street. The building has been leased for a term of
years through the agency of O. L. McMahon & Co.

brick building on the lot 45:10x137:6
feet, on the southwest line of East
street, 183:1 southeast of Mission
street.

William Goeggel has let a contract
through Hermann Barth, architect, for
the erection of a three-story brick
building on the northeast corner of
Van Ness avenue and Fulton street,

40 feet on Van Ness avenue by 100 feet
on Fulton street, for \$16,657.

Hyman M. and Bertha Ratner have
contracted, through Oser Bros. archi-
tects, for the erection of a three-story
and basement frame building on the
lot 25x94.5 feet on the east line of
Steiner street, 100 feet north of Geary
street, for \$9,500.

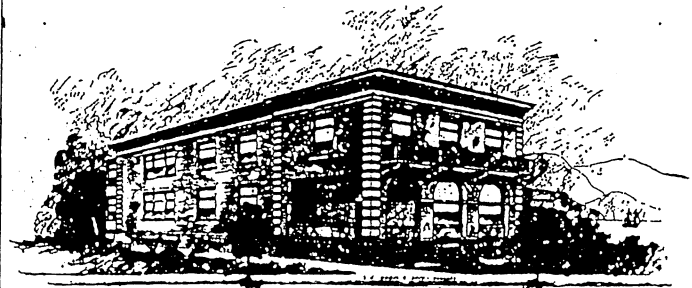
was extraordinarily
The Denman Es-
been granted a loan
Savings Union of Sa-
northwest corner of
ington streets, 65 f-
by 100 feet on Was-
The German Sav-
cety has made a
James and Alice G-
property 50x137:6 f-
of Valencia street,
Fifteenth street.

The Columbus Sa-
cety has granted a
George Samuel J. I-
Wilcox on the pro-
on the north line o-
87:6 feet west of f-
and the southeast
tenth and Connecti-
on Seventeenth str-
Connecticut street.

John H. and Ba-
have obtained from
ings Bank a loan
property, 25x137:6
line of Pine street,
Taylor street.

Katherine L. How-
from John S. I-
Chadbourne a loan
years at six per cen-
87x100 feet on the
street, 70:6 feet n-
street.

Giuseppe Andrian-
loan of \$14,500 from
of San Francisco,
87:8x137:6 feet wit-
line of Vallejo str-
Prick street.



Another Residence Now Building in

West Clay Park

The "Talk of the Town"—the
rapid sales—the new residences—
the marine views—are making
quick sales in San Francisco's only
restricted residence park with
marine views.

The large "lots, views, pleasant
surroundings and protection
through building restrictions appeal
to "those who know."

Sutter-street cars (Cliff) take
you to 22d avenue and Lake street.
The park runs to the Presidio wall.
See it to-day.

LYON & HOAG

636 Market Street

A Dime a Day Per For Irrigated, Planted Land

In Sunshine Valley, Butte and Sutter counties, wh-
of the soil, equable climate, great water supply, an-
and unsurpassed transportation facilities have ma-
ten and twenty acre farms independent and will do it

Soil government tested. Irrigation system in
National Irrigation Congress. Eighty miles of can-
now in use. Not an irrigation project of the fut-
present. Railroads, steam and electric; good re-
null delivery, schools, churches, societies, growing
conveniences of civilization combined with the at-
sary elements of successful farming.

WE PLANT FOR YOU

Under the superintendence of an attaché of the
Department of Agriculture, crops of your own selec-
your own selection, take care of the land and ere-
terms of years. Our plan enables you to remain in
position and by small monthly payments and crop r-
profitable California home and an assured future.

Cut out this advertisement, fill in your name an-
it to us and receive free booklet and full informat-

Name _____ Address _____

Stine & Kendrick, 23 Montgomery St., San
California Irrigated Land Co., 1262 Broadway

\$150 Acres \$1

(An acre of land contains 16 city lots 25x100)

BARGAINS! EASY TERMS! PERFEC

**1 to 10 Acres Suburban Home For
Marin View Acres Mill Valley Mar.**

15 minutes' walk from Mill Valley station, 45 minutes'
city; round trip tickets 40 cents; monthly commuters to
trains a day each way to and from the city.

TAKE SAUSALITO BOAT AND MILL VALLEY
Our Mill Valley office is close to the depot; open
week days. You can reside on a SUBURBAN HOME FOR
your business each day in the city.

INVESTMENT: Visit MARIN VIEW-ACRES and see
you that at our prices it is the greatest bargain in land
subdivision within easy access of San Francisco and hav-
train service. No other land in this vicinity can be bou-
time the price at which we are selling.

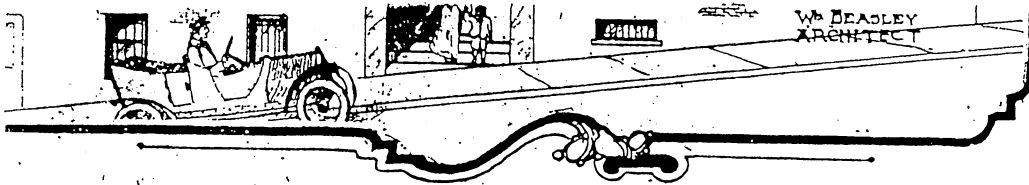
SOIL: Deep and rich—of such a fertile quality will s-
—combination of soil and climate makes it ideal for fru-
berries and chickens.

LARGE PROFITS IN EUCALYPTUS TREES: We wil-
lyptus trees for our buyers and guarantee them to ex-
per thousand, or we will sell the trees for \$10.00 per thou-
can plant them yourself.

For Map and Particulars Call

TREWAVAS, LEE & CO.

Rooms 207, 208 and 209
Phone Kearny 2798
Mill Valley Office Tamalpais Land and Water Co.



REPORTS OF BROKERS

OSTEYER & RANZ have for the account of Dietrich Wulzen to Harry Levinson, city, 15x135 feet, on the east of Castro street, 101 feet lighteenth street. The property improved and produces an annual of \$3,300. The price paid at and improvements is re- b \$26,000.

Wright & Co. have sold for of Louisa Bingham to Wil- son the Griffin apartments, southeast corner of Fillmore streets, for a consideration to be about \$35,000. The lot size of 87.6 feet on Fillmore 1 25 feet on Oak street, and ed with a four-story frame containing twenty apart-

of the consideration in the a conveyed the property, 25x on the south line of Eddy

street; 75 feet east of Broderick street, improved with a nine-room residence, at a valuation of \$6,500, and also an unimproved lot on the southeast corner of Balboa street and Thirteenth avenue, 95 feet on Balboa street by 60 feet on Thirteenth avenue, at a valuation of \$5,500.

Sales by J. W. Wright & Co.

This firm reports the following additional sales:

Julius Levin to a client, lot and improvements on west line of Laguna street, 60 feet north of Bush street, north 25x87.5, known as 1315 Laguna street, modern residence of 8 rooms and bath; price \$7,200.

H. C. Sexton to a client, lot and improvements on south line of Golden Gate avenue, 82.6 feet west of Lyza street, west 25x100 feet; improvements consist of three modern flats of 6, 8, 8 rooms and bath each; price \$10,500.

W. J. Rogers to a client, lot and improvements on west line of Eighth avenue, 125 feet south of Lake street, south 25x120 feet, known as 123 Eighth avenue; new modern colonial residence of 7 rooms and bath; price \$10,500.

M. R. Rock to a client, lot and improvements on east line of Webster street, 187.5 feet north of

Geary street, north 25x100 feet, substantial residence of 8 rooms and bath; price \$8,500.

H. A. Ayer, to a client, lot on north line of Clay street, 100 feet east of Polk street, east 25x 127.34; owner intends to erect 6 fine modern up-to-date flats of 6 rooms and bath each; price \$8,250.

M. G. Watson to a client, lot on west line of Sixth avenue, 100 feet north of Lake street, north 25x120 feet; purchaser intends to erect 6 handsome flats; price \$5,500.

William Brown to a client, lot on southeast corner B and 16th avenue, marine view lot opposite Park extension, lot 60x95 feet; price \$5,500.

Wm. Brown to a client, lot and improvements South line of Eddy street 75 feet East of Bond-

(Continued on Page 50.)

000 to Charles W. James of San Jose, on the northwest corner of Mason and Turk streets, 42.6 on Mason by 75 feet on Turk street.

Henry D. Bothin has obtained a loan of \$90,000 for a term of three years from the San Jose Safe Deposit Bank of Savings on the property 40x160 feet, on the southeast line of Mission street, 77.6 feet southwest of Second street.

Charles W. James of San Jose has executed to the Schroth & Westerfeld Company a mortgage for \$50,000 on the northwest corner of Mason and Turk streets, 42.6 on Mason street, by 75 feet on Turk street.

\$65,000 on Fifth-Street Corner.

The Firemen's Fund Insurance Company has made a loan of \$65,000 to Francis L. Whitney on the southeast corner of Fifth and Bluxome streets, 240 feet on Fifth street by 91.8 feet on Bluxome street.

The Georgia Haas Realty Company has been granted a loan of \$40,000 by the Mutual Savings Bank on the property 25x137.6 feet on the north line of



One of number of fine residences building in

West Clay Park

San Francisco's only restricted residence park with marine views.

Adjoining the Presidio Reservation and a continuation of the Pacific and Presidio Heights districts.

A sheltered spot, cut up into big lots, commanding the most magnificent views of OCEAN, BEACH and MOUNTAINS.

Sutter-street cars (Owl service) will take you to Lake and Twenty-second avenue.

Only 35 of these lots left and GOING FAST. If you want the BEST you should visit West Clay Park TO-DAY.

LYON & HOAG

636 Market Street

TURLOCK IRRIGATED LAND FOR SALE

Redwood City

LOTS

S LOTS LOTS

DEMARTINI TRACT

ed on the Southeastern Line of San Jose Ave., This Side of Sunnyside.

TWELVE ACRES divided into Large Lots for Sale on Easy Terms. Only \$350 Each.

Ten Dollars Secures a Lot

is positively the best and cheapest large subdivision placed in this city.

the finest of rich, black soil. No sand, no winds, no fogs. The sunny climate in the sunny Mission. Lots that cannot be exceeded and prices you cannot duplicate.

STREETS TO BE GRADED, CEMENT SIDEWALKS, ETC. are immediately and secure your pick of the whole tract. Some better than others. We have a few choice business corners on the

FOR A HOME OR FOR SPECULATION, YOU CANNOT LOSE.

not forget that this property is in the center of the city and of San Francisco and that the adjoining property is all built out and attractive homes. We are two miles nearer the business of San Francisco than other properties that have been sold for

price we are asking for our lots. You can have all the advantages possible, such as graded sidewalks, water, sewers, electric light, telephone, good schools, car fare, etc.

haven't space here to tell you all the advantages of this property now it's up to you. Come and see for yourself.

visit the property take the Guerrero street car and get off at street, just beyond S. P. R. R. crossing. Branch office on the

AGENTS ON THE PROPERTY SUNDAY.

SICHEL & WILLIAMS
Sales Agents 2338 Mission Street

150 Acres \$150

(An acre of land contains 16 city lots 25x100 ft.)
Gains! Easy Terms! Perfect Title!

1 to 10 Acres Suburban Home Farms

View Acres Mill Valley Marin County

ites' walk from Mill Valley station, 45 minutes' ride from the and trip tickets 40 cents; monthly commuter's ticket \$4.00; 20 day each way to and from the city.

TAKE SAUSALITO BOAT AND MILL VALLEY TRAIN

Mill Valley office is close to the depot; open Sundays and days. You can reside on a SUBURBAN HOME FARM and go to business each day in the city.

ENTERTAINMENT: VISIT MARIN VIEW ACRES and let us convince you that our prices are the greatest bargain in land ever offered in

San Francisco and having a suburban view. No other land in this vicinity can be bought for many

as price at which we are selling.

Deep and rich—of such a fertile quality will grow anything in. Deep and rich—of such a fertile quality will grow anything in. Deep and rich—of such a fertile quality will grow anything in.

For Sylvester Pearl, lot of land 25x120 feet, on west line of Fifth avenue, 95 feet south of H street. Terms, private.

For G. L. E. Schermerhorn, improvements and lot 27:84x100, on west line of Baker street, 100 feet south of Jackson. Terms, private.

For Spring Estate Company, lot of land 27x117:10, on east line of Dolores street, 154 feet north of Sixteenth; \$3750.

For Jonathan Anderson, lot and improvements on west line of Sixteenth avenue, 250 feet south of Point Lobos avenue, 25x120; \$4350.

For John C. Robl, lot of land 25x137:6, on south line of Golden Gate avenue, 181:3 east of Larkin; \$11,000.

For L. M. Jones estate, improvements and lot 25x82:6, on west line of Webster street, 45:6 south of Fulton; \$3975.

For Maria Hoeges, improvements and lot 25x100, on east line of Broderick street, 112:6 north of Hayes; \$3750.

For Lewis Abrahams, lot of land 25x122:6, on west line of Howard street, 155 feet south of Seventeenth. Terms, private.

For Lewis Abrahams, lot of land on southeast corner of Paris street and China avenue, 25x100; \$725.

For William L. Hemminga, improvements and lot on south line of Lake street, 100 feet east of Ninth avenue, 28:9x100; \$6500.

For Charles J. U. Koenig, improvements and lot 25x100 feet, on south line of Seventeenth street, 100 feet west of Church; \$10,500.

For Lillie G. Homan, improvements and lot on south line of McAllister street, 137:6 west of Pierce, 47:6x137:6. Terms, private.

For O. E. Anderson, improvements and lot 25x120, on east line of Eighth avenue, 225 feet south of Lake; \$7100.

For Emma MacDowell, lot of land 25x125, on west line of Douglass street, 110 feet north of Twenty-second; \$1035.

For William L. Hemminga, improvements and lot 25x100, on east side of Nineteenth avenue, 25 feet south of Lake street; \$6250.

For Theo F. Ehrman, improvements and lot on south line of Clement street, 82:6 west of Second avenue, 25x100. Terms, private.

For Carl G. Brown, lot of land, 25x100, on east line of Seventeenth avenue, 100 feet north of Lake street, \$2250.

For Mary J. Shea, five lots on east line of Anderson street, 150 feet south of Powhattan, 50x70, and lot on west line of Ellsworth street, 125 feet south of Powhattan, 75x70, \$1600.

For Mrs. Hulda Swenson, lot of land, 25x95, on east line of Sixth avenue, 75 feet north of K street, \$1900.

For Mr. Levy et al., lot of land on north line of Jackson street, 150 feet west of Larkin, 25x127:84, \$4150.

For Maggie M. Doyle, improvements and lot on north line of Henry street, 204 feet east of Castro, 26x115 feet. Terms, private.

For J. W. Estes, lot of land, 40x51:3, on east line of Reed street, 97:6 south of Washington, \$3000.

For C. P. Moore et al., lot of land, 25x120, on east line of Fifth avenue, 225 feet north of J street, \$2050.

For Mrs. Blanche Pyal, improvements and lots 3, 4, 5 and 6, block 88, University Mound tract, \$1000.

For C. L. E. Staehr, lot of land, 50x120, on west line of Twentieth avenue, 225 feet south of Lincoln way, \$3800.

For Martha A. Ellis estate, lot of land, 25x90, on north line of Lake street, 82:6 east of seventeenth avenue, \$2000.

For William A. Magee et al., sixty-one lots in 1st Maps Nos. 3 and 4, Holiday map A and Ingram's map and lot 24, San Francisco.

CISCO. CONNER has had charge of the work since the bond issue was authorized, and will tell the club what has been done and what the system will accomplish.

West Clay Park

No subdivision in San Francisco or vicinity has attracted the attention of the public as has West Clay Park:

Great Big Lots

Each of which commands a magnificent marine view, never possible to be "cut off."

Building Restrictions

\$5000, and for residences only. This will insure its character. Within the past 2 months seven new residences have been started. See West Clay Park today. Take Sutter-St. cars to 22d Ave. and Lake St. Illustrated booklet sent free on request.

LYON & HOAG
636 Market St.

JORDAN

In the proposed amendments \$814,796 yearly in excess of net cost for these branches of mt.

ST OF GOVERNMENT.

I know," said McCarthy, "that of city government has in- alarmingly in ten years. This in cost is due in great extent istrations that have been and impudent or worse. Today a many men holding city po- hat absolutely are illegal and larles are being paid that are of the figure provided by the provisions governing such de- hat this is so is due in great to the fact that the city and has no auditor in the true the word. The men who fill e accept without question the s and salary rolls sent in by ous departments, when, as a hey should investigate and re- unlawful claims."

thy said that many of the pro- mendments that are objected if carried, only go to increase dition of affairs. Taking up ctionable proposals in detail, ker said that No. 3, increas- dollar limit, not only is un- v, but that it will enable four- mbers of the Board of Super- i increase the tax levy prac- at will, whether or not an cy exists.

ED AMENDMENTS VICIOUS. peaker said that Nos. 21, 23, 1, 32, 33, 34, 38 and 39 all are inasmuch as their general pur- to increase salaries and to and perpetuate positions now legally. Concerning No. 39, x for increase of the police trol drivers and an increase rivers' salaries, he said that e men than the law provides oyed, and that while the law as the salary, \$100 is being

Brandenstein followed Mc- and emphasized the importance ty of being governed by the ons of the preceding speaker. Johnston spoke in favor of

HEARTBURN, PROMPTLY VANISH.

no sour risings, no belching of ed food mixed with acid, no gas or heartburn, fullness or elling in the stomach. Nausea, ting Headaches, Dizziness or al griping. This will all go, sides, there will be no sour over in the stomach to poison eath with nauseous odors.

Dipepsin is a certain cure of-door stomachs, because it aid of your food and digests it e same as if your stomach here.

In five minutes from all stom- ery is waiting for you at any ore.

large 50-cent cases contain in sufficient to thoroughly cure ny case of Dyspepsia, Indiges- any other stomach disorder.

ments.

REPAID. LITCHI BUDS. DRUGGISTS or PROMPTLY by mail. C. J. Hood Co., Lowell, Mass.

Only 28 Lots Left in West Clay Park

The balance has been quickly sold on its merits—no other residence property to com- pare with it.

Absolute protection of marine views—the grandest to be had anywhere.

COMPARE WEST CLAY PARK AT \$125 PER FRONT FOOT WITH ANY OTHER LAND AT \$300 A FOOT.

Very large lots—arranged in terraces and in a park with lawns, trees and flowers—no front fences.

\$5000 building restrictions prohibit any- thing but residences that will constantly in- crease land values and make it safe to build. SEVEN FINE HOMES NEARING COM- PLETION.

You cannot afford to delay.

Only twenty-eight lots left for sale. See them today and decide.

When this opportunity is gone regrets will be useless—West Clay Park cannot be dupli- cated.

Take Sutter st. cars to 22d ave. and Lake st., or "motor" out Lake st. today Send for illustrated booklet.

LYON & HOAG, 636 Market

with them at all, pain. Just like natural teeth. As I have spare have my lower likewise. I remain

JOHN H.

948 27th st., Oakland

We are an incorpo and our work is all gua

The guarantee is goo Are you sick and t bling, ill-fitting, partial one of those old-fash "bridge work" that the dearily loves to fasten teeth?

There is emancipatio and now, in the modern itary Rex Dental Co's of supplying missing to use of plates.

We don't ask you to your mouth with a big or other material.

The Alveolar teetha they had grown in the

Why don't you come with us? No charge

Send today for our Book.

REX DENT.

DENTIS

225 Pacific Bldg., Me

San Franci

HOURS—8:30 to 5:30; S

OAKLAND, L

81 Bacon Bldg.

SACRAMENTO, F

615 K St.

SAN DIEG

Fox Heller

A Few Choice C

SINGLE OR E
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West Clay Park

(Letter No. 3.)

Christmas, 1910.

City of San Francisco,

Greetings:

At this season of the year your people are always inclined to happiness. They are probably more in accord with the beautiful sentiments of the season than citizens of any other city. This disposition is the reward that comes to a community of men and women who are alert to opportunity, wonderfully energetic and appreciative of the real worth of things.

It is fitting that on this occasion you commend them in their great achievements of the year, their wonderful progress in reconstruction downtown, their final acquisition of a beautiful Marine View Residence Park overlooking the Presidio Military Reservation and the Golden Gate Straits. An addition to your Presidio Heights residence district developed at great expense of time and money. West Clay Park is a notable achievement of the year. Urge your people to see it.

West Clay Park is quickly reached via Sutter-street electric cars to Twenty-second avenue, or by motor out Lake street. Respectfully,

LYON & HOAG, Agents

636 Market Street.

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tion down and balance
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== SEE ==

Richmond He

AT 10TH AVE. AND
The Home Place Beau

THE
URBAN REAL
IMPROVEMENT
ARE
HOME BUILDERS

They own the land, de-
construct the buildings and
the finished product direct
without the middleman.
They carry loans only on
they improve—no other im-
well.

Call or send your name.
JOSEPH A. LEONARD.
903 Phelan Bldg.

DO YOU KN

How easily you may
acquire a home

JORDA PARK

Other men are building b-
ful homes here without
much money from their
ness.

WHY NOT Y

JORDAN PARK OFFI
201 Euclid Avenue.
Sutter and California Car

... of Joseph & Connelly, lot on south side of California Street, 34.43 by west side of Hill Street, 95 feet west of Fourth of Steiner, lot having a frontage of 34.43 by ... 25.119 for \$2000, for the account of a uniform depth of 137 0, improvements con-

Districts
Active
ings.

The Most Successful Real Estate Sale of 1910 was

WEST CLAY PARK

Although put on late in spring, half of it has been sold to home builders. Six houses were erected and all are sold.

This beautiful residence park appeals to those who know.

The marine views obtained overlook the Presidio and will never be marred or spoiled by factories or smoke arising from them.

Only fifteen minutes from Kearny street in your motor or thirty minutes by Sutter-street cars.

A residence park in San Francisco—a suburban residence right in the city—with the grandest marine views and pleasant surroundings, cannot help but attract. Only a few lots left. See them AT ONCE. Go to Lake street and Twenty-second avenue or send for illustrated booklet.

**LYON &
H O A G**

636 Market Street

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and suburban
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Inquiries
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1206 Clat

R. J. BIDW
Telepho

The department of the Lumber and Shingle Co. reports that the lumber and shingle business is doing well. The company has a large stock of lumber and shingles on hand, and is selling them at a profit. The company also has a large stock of shingles on hand, and is selling them at a profit. The company is also selling a large quantity of shingles to the government. The company is also selling a large quantity of shingles to the government.

Opposition in

HEAR

—ABOUT BRITISH COLUMBIA off any other country.

BRITISH COLUMBIA has opened up by the transcontinental Railway.

BRITISH COLUMBIA has farming lands in the world to come, with the world's

BRITISH COLUMBIA'S is the capitalist and the

—ABOUT THE FORT THE FORT GEORGE CO

East and Prince Rupert waterways, the Nechaco

THE FORT GEORGE CO Central British Columbia.

THE FORT GEORGE CO lands, having deep and rich

THE FORT GEORGE CO wheat, oats, barley, potato

THE FORT GEORGE CO ketable timber and an ever

THE FORT GEORGE CO British Columbia, and over

years.

—ABOUT TELKWA TELKWA is between Fo

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TELKWA is a live town w trade.

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TELKWA is the distribut coal fields in this country

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TELKWA has a busy and commercial future close at

WE KNOW these state in British Columbia, only

thousands of acres of fine

WE BELIEVE in the part in them?

WE OFFER you the fine acre on easy terms and a

WE OFFER you fine r \$100.00 to \$500.00. 10 per

terest. No taxes.

Don't let this become a

Remember the fortune

The best farm lands a

fast. Investigate, but act

NORTH CQA

VANCOUVER, B. C.

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J. C. SPAULI

245 Montgomery Street,

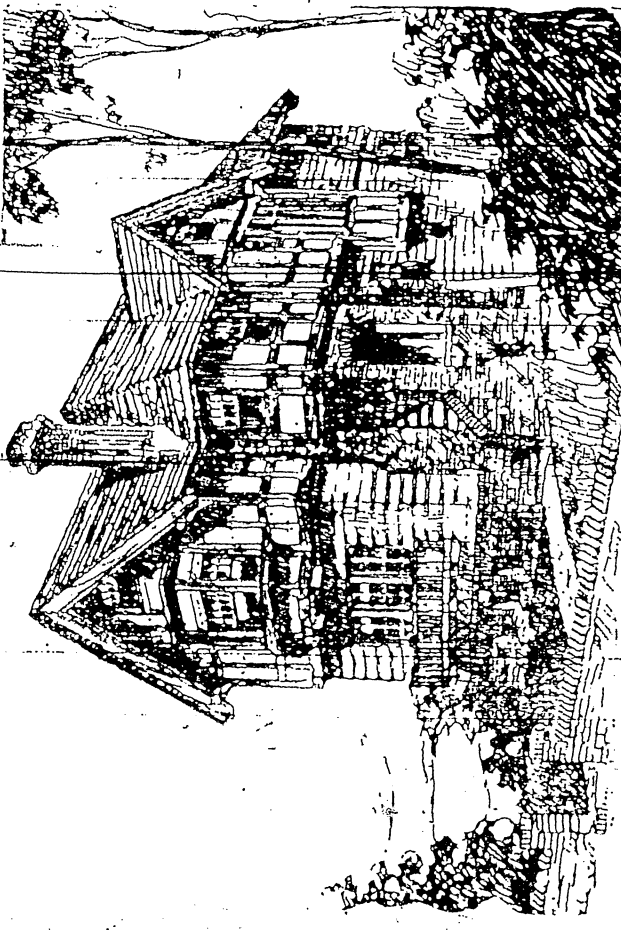
OVERLOOKING

THE

PRESIDIO

AND

THE BAY



Buy This Home in West Clay Park San Francisco's Only Restricted Residence Park With Marine Views

Half timber and plaster finish—English Domestic Architecture—Studied for artistic effect in exterior design and interior arrangement and finish.

Entire first floor finished in hard jeniseiro wood. Heavy tapestry wall coverings. Solid brass Colonial fixtures. Reception Hall, Living Room and Dining Room paneled and beamed in beautiful jeniseiro. Floors in oak. Four bedrooms finished in white enamel with mahogany doors. Finest quality wall coverings. Two baths with shower. Finished attic gives access to sleeping porch with pergola above.

**West Clay Park Is Selling Fast — Only 14 Lots Left
They Are Opportunities That Will Soon Be Gone**

Take Sutter St. cars to 22nd Ave. and Lake St., or motor out Lake St.—15 minutes from your office. See this property today.

LYON & HOAG

636 Market Street