

# Important Happenings Augur Prosperity for City and State

## STRIKING RECORD OF EVENTFUL WEEK

Under Many Fostering Conditions the Realty Market Is Stimulated

So many happenings of great importance took place during last week, each affecting the financial and real estate situation around the bay of San Francisco, that the last six days may fairly be considered exceptional in that regard. To call attention to a concise way to these happenings they are recapitulated as follows:

1. San Francisco supervisors vote \$45,000,000 bond issue to secure a municipal water supply from the Sierra.
2. Supervisors issue call for an election regarding the construction of a municipal street railway.
3. Oakland acquires by annexation vote a total area of 60.70 square miles, 25 miles of water front, population of nearly 300,000, land and property of an assessed valuation of \$125,934,476 and the towns of Elmhurst, Elmhurst, Alameda, Fruitvale, Seminary Park, Leona Heights and Diamond.
4. Western Pacific railroad, by Charles Schlacks, vice president, announces that freight service over the new transcontinental highway will be inaugurated between December 1, 1909, and January 1, 1910, and that the line will be competing for business in California in less than 30 days.
5. The building laws committee of the board of supervisors practically decides upon a report, upon which the supervisors will act next Monday, to regulate building construction in San Francisco hereafter.
6. Commercial bodies appoint a committee of three to secure a lease from the trustees of the Mechanics' institute of the ground necessary for the site of a \$500,000 auditorium for the accommodation of national and other great assemblies, to cost 17,000.
7. California Western railway and aviation company announces that plans have been completed to place Fort Bragg in direct rail communication with San Francisco early in the spring by completing its line to a junction with the Northwestern Pacific at Willits.
8. Committees appointed by the debris commission and the Anti-Debris association decide that gold dredging may proceed on the Yuba, American and other rivers of California without endangering other interests, which secures a continued production of many millions of dollars in gold from dredgers per annum for an indefinite period.
9. Steps are taken to provide for the early construction of the Polytechnic high school and the Lowell high school, also for the construction of the great fire protection system at San Francisco at an outlay of \$5,500,000.

While sales during the week have been much of the same character as those of several of the immediately preceding weeks, and while the leases have maintained about the customary recent ratio of investment and promise of the improvement of dormant realty, the collection of circumstances summarized in the preceding unquestionably will prove a great stimulus to investment in San Francisco realty.

### FACTORS INSURING PROGRESS

Each of the projects which the supervisors of San Francisco have decided to submit to the voters involves large expenditure. The promotion of Oakland by the enlargement of its territory and the addition to its assessment roll at once increases the importance of the large and thriving city across the bay and adds to the commercial importance of San Francisco, as all large improvements in California have the same tendency as regards this city.

The opening of the Western Pacific railroad as an independent line within the next month or so means that San Francisco will reap great benefit from the development of a trade area which has lain dormant because of a lack of all transportation. The tier of counties through which the Western Pacific will operate in California constitutes some of the best trade territory, and the land contained therein ranks as high in productive ability as that of any other section in the state.

Of a similar improving local tendency will be the opening up of the northern country as far as Fort Bragg by the railway connection at Willits. The constructive work in high schools, in the great fire protection system, upon the armory to be erected at North beach and a vast amount of street work to be performed, irrespective of what may be done in the matter of construction of the new city hall, involve the expenditure of other millions of dollars and the enhancement of realty values in the neighborhoods where the improvements are placed.

### IMPROVING THIS CITY

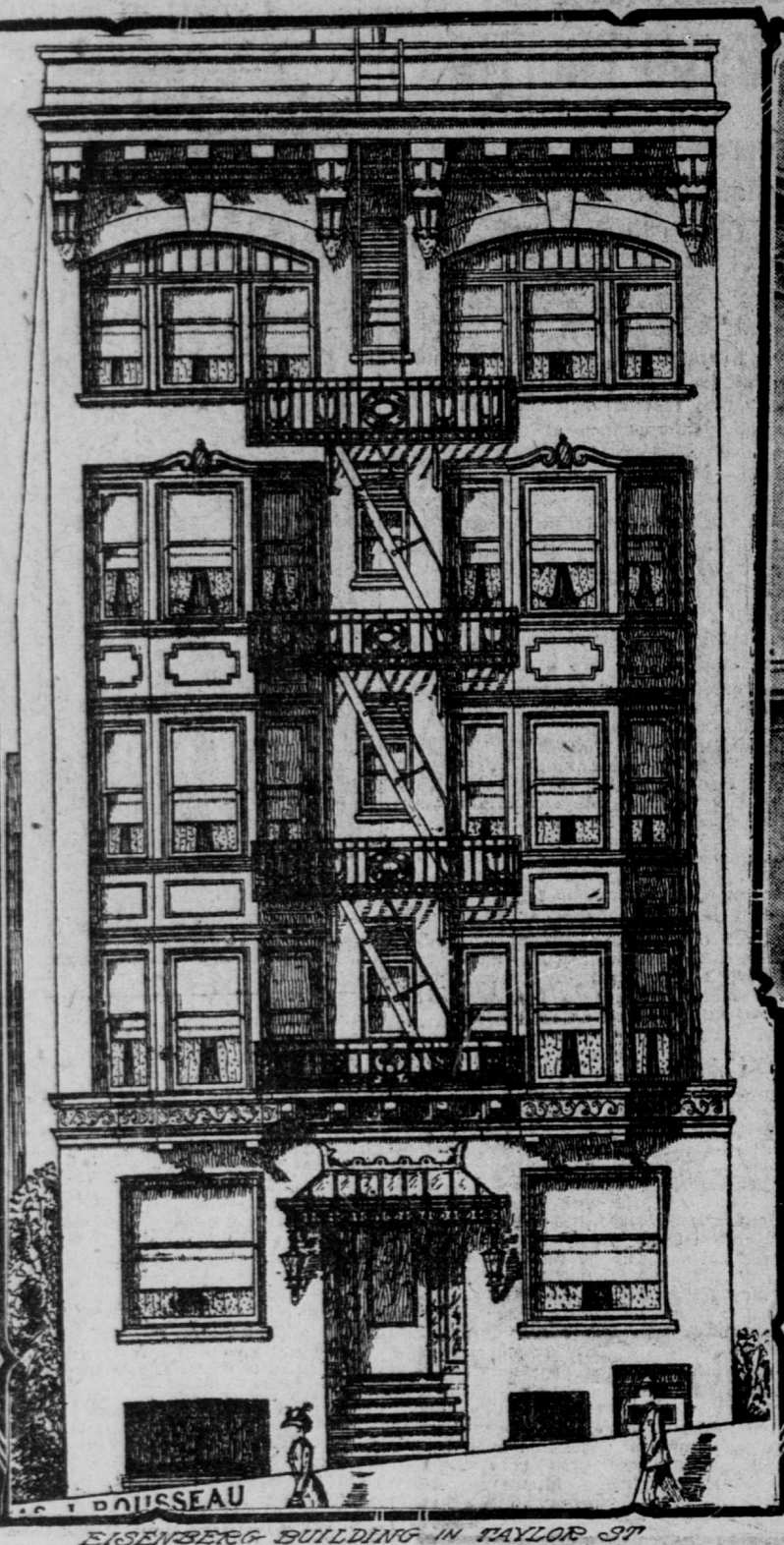
The practical settlement of controversies relating to the method of the reconstruction of San Francisco to be regulated by the new building law will remove all uncertainties and enable owners of realty to proceed with definite understanding of the building conditions that the city will impose. This action is particularly opportune in view of the fact that the removal of shacks and other temporary structures of more pretentious size, that were erected in the emergency period immediately following the conflagration of 1906, will soon begin, this having been ordered by the board of supervisors. The building law will clear the way for improvements calculated to fit such outlay as the rental earning capacity of various neighborhoods must suggest to the wise and judicious.

The action of the commercial bodies, which are representative of nearly all business and financial interests of San Francisco, shows that the imperative need of an auditorium of dimensions adequate to the needs of any national convention, is appreciated by the community at large.

### RUMORS OF WATER

During the week considerable talk has been heard concerning the acquisition of properties near the water front and the supposition is still maintained

SIX STORY BRICK BUILDING, ERECTED BY THOMAS B. PHEBY JR. IN O'FARRELL STREET; A FIVE STORY BUILDING PLANNED BY A. EISENBERG IN TAYLOR STREET, AND CAILLEAU & WOLF'S BUILDING IN SUTTER STREET.



EISENBERG BUILDING IN TAYLOR ST.



THOMAS B. PHIBY BUILDING IN O'FARRELL ST., EAST OF STOCKTON

but for the present only two stories will be built. The contracts provide that the building shall be completed in 65 working days. The speed with which the work is being pushed attracts much attention on the part of architects and builders. The owners of the property are Armand Cailleau and Julius Wolf. The estimated cost of the building for the preliminary two stories is \$35,000. The architects are Havens & Toepke. The stores will be in the rear and the other two will be in Sutter street. It is understood that all the stores have been leased.

### STREET WORK IS ACTIVE IN VARIOUS SECTIONS

#### Changes of Grade and Other Improvements Ordered

Grades in Turk street between Broderick street and St. Joseph avenue and in St. Joseph avenue between Turk and Eddy streets, and in Bush street between Gough and Octavia are to be changed. Street work of various kinds will be performed at once in France avenue between Mission and London streets; in Nineteenth avenue between California and Clement streets; in Jones street between California and Pine; in California street between Twelfth and Thirteenth avenues; in Forty-fourth avenue from A street to Fulton; in Forty-fifth avenue between A and C streets, and in B street from Forty-fourth avenue to Forty-fifth.

BOY BANDIT RECOVERED—Daniel Bracwell, the 15 year old boy who held up and was shot by Policeman Seinar in a running fight on October 20 in Golden Gate park, has left the Lane hospital and is being held at the juvenile detention home.

## BUILDING SHOWS UNIQUE FEATURE

Six Story Structure Completed on Leased Ground Without Columns in Front

Thomas B. Phiby Jr. has recently completed a six story and basement brick building on ground leased from the Loeb estate, in the north line of O'Farrell street, 137.6 feet east of Stockton. A. Knieling is the architect. In reality there are two buildings, each with basement. The main structure covers a ground area of 60x137.6 feet. The annex building is 60x42.6 feet in ground dimension. The construction is class C. The structure is built of reinforced concrete, with brick filling. A somewhat unusual feature of the main building is that it has no columns in the front, but one 60 foot beam of large size covers the width of the structure in one span. The estimated cost of the main structure and the annex is \$65,000.

### Brick Apartment House

Work will commence soon on the erection of a five story and basement brick building for A. Eisenberg on his lot 28.3x50 feet, situated in the west side of Taylor street, 137.6 feet south of Sutter. The building will be substantially constructed with steel frame and brick curtain walls, and will contain 20 apartments of two rooms each and some single rooms. The building will cost approximately \$40,000. It will contain all the modern improvements. Charles J. Rousseau is the architect.

### Builders to Break Records

A class C building is in course of construction in the south line of Sutter street between Grant avenue and Stockton street, and the builders have undertaken to break all records of time required to complete such a structure. It will cover the large ground space of 47.5x137.6 feet. It will be of brick and contain four large lofts and stores. It is designed to be four stories high at some time.

## REAL ESTATE FOR SALE

COMMERCIAL STREET			
20 FEET	20 FEET	20 FEET	20 FEET
20 FEET	20 FEET	20 FEET	20 FEET
20 FEET	20 FEET	20 FEET	20 FEET

FOR SALE—Two adjoining lots 20x59.6, situated in the heart of the wholesale district, on Commercial St., 50 feet east of Front St. Will sell for \$300 a front foot. Property in this district sold recently for \$500 a front foot, easily worth \$3,000 more. Must be sold at once. McEnery Title. Fine up the owner for particulars. TEL. DOUGLAS 1229. ROOM 1, 313 BATTERY ST., SAN FRANCISCO.



## LAST OF THE ONCE VAST MURPHY TRACT

Remnant of Great Estate in the Santa Clara Valley Is Offered in Small Tracts

The Murphy family, among the first of the argonauts to arrive in California, came in 1844 and settled in the Santa Clara valley. Martin Murphy selected 5,000 acres at what is now Sunnyvale, and there laid the foundation of the immense fortune which he accumulated.

Directly adjoining Sunnyvale, the last tract of land of that famous ranch, consisting of but 112 acres, has just been subdivided into lots of from two and a half to five acres each. It is the intention of the owners to dispose of it at once, and prices and terms have been fixed accordingly.

This will dispose of the last vestige of the great principally belonging to this family. Scientific and intensive farming has passed the bulk of these lands from the one holding into five and ten acre tracts, where hundreds of happy, prosperous homes have been erected and into the thriving manufacturing town of Sunnyvale. Thus are farm and factory brought into the natural combination of strongest economic value.

The Sunnyvale land company reports that the factories are steadily increasing their output and working force, and that the packing season just closing has been one of the most successful on record.

CAN NOT REMOVE GARAGE—A temporary injunction was granted the Cliff House company by Judge Cahalan yesterday restraining the board of works from removing the garage in Cliff House avenue, opposite the resort. It is asserted by the board of works that the garage interferes with traffic in Cliff avenue.

## SAIL TROPIC SEAS

INCLUDE THE NEW YORK-NEW ORLEANS S. S. LINE

in your itinerary when planning your trip to New York.

Two sailings weekly between New Orleans and New York. Costs you no more than for an all rail trip.

Elegant Accommodations, Suites of Private Bedroom, Parlor and Bath; State-rooms, Library, Smoking Room, Baths, Promenade Decks, Excellent Cuisine.

RATES—By rail to New Orleans, steamer thence to New York, including meals and berth on steamer—

First cabin, \$77.75; round trip, \$144.40  
Second cabin, \$65.75.

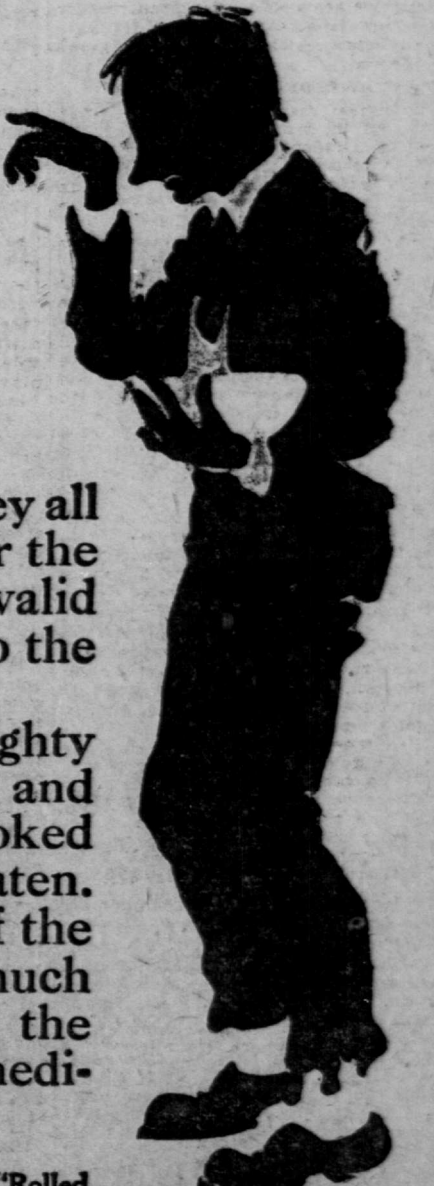
Write or see agents.

## SOUTHERN PACIFIC

TICKET OFFICES:  
Flood Building. Market Street Ferry Depot.  
Third and Townsend Sts. Depot.  
Broadway and 13th St., Oakland.



"I WANT SOME MORE!"



H-O oatmeal has created many Oliver Twists; they all "want more." It supplies a wholesome food for the growing boy and girl; it imparts strength to the invalid and the convalescent; and it gives nourishment to the old and feeble. H-O is not ordinary Rolled Oats. There is a mighty difference between H-O steam-cooked oatmeal, and common raw Rolled Oats—which have to be cooked for at least sixteen hours before they are fit to be eaten. By our steam-cooking process, the edible part of the oat is directly acted on by dry steam, heated to a much higher degree than boiling water; this renders the starch soluble and provides a food ready for immediate digestion. An ideal food for everyone.

Do not confuse H-O oatmeal with the ordinary raw oats sold under the name of "Rolled Oats" or "Crushed Oats." H-O oatmeal is never sold in bulk; it is free from dirt, germs and all impurities.

H-O oatmeal is manufactured from the highest grade of selected stock. After removing all foreign matter, the meat of the oat is subjected to a very high temperature, and by our own patented process is cooked for several hours under heavy steam pressure. This steam-cooking dextrinizes the starch and renders the oats easily digestible.

H-O oatmeal is ready for the breakfast table after from ten to fifteen minutes' boiling and provides an inviting dish of sweet, clean, separate, tender kernels in place of the sticky, soggy, indigestible mass obtained in cooking the usual "Rolled Oats." Possibly the "other" kind may be cheaper; but as soon as you have tested and appreciated the quality of H-O oatmeal, you will gladly pay the few cents difference.

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