MISSION STREET HOTEL IS LEASED

Another Building in South Side District is Rented From Architect's Plans.

That hotel buildings are in demand south of Market street is demonstrated by the prompt leasing of these structures from plans before construction is begun. This is true of large hotel buildings at Mission and Seventh streets, and also on Fourth street south of Mission, and again in the case of the Crocker estate hotel on Mission street near Fifteenth. Next the leasing of a hotel of 151 rooms from the architect's plans is reported by A. J. Rich & Co., agents for the owner of the property.

The building which has been leased will be four stories high with 6 basement, and be of brick and steel construction. It will be erected by the Scott & Van Arsdale Company at the southwest corner of Fifth and Mary streets, between Fifth and Sixth streets, upon a lot with a frontage of 61 feet and a depth of 166 feet. The hotel will have a facade of glassed term ourt and an artistic design.

The lease runs for a term of ten years at a total rental of about $106,000.

BUT RICHMOND LANDS.

Several purchases of unimproved lands in the Richmond District have been made by Oscar Heyman & Brother, the total consideration of the combined transactions being about $47,500. The first purchase from the Wallace estate the southwestern half of the block bounded by Forty-fourth and Forty-sixth avenues, Arta and Bel-

The properties of W. L. Palmer, situated in the sand hills, and comprising three pieces, were purchased for about the same price. These lands comprise eight lots on Seventeenth and Eighteenth avenues, between Fulton and Cabrillo streets, a lot 366 x 127 feet at the southeast corner of Cabrillo street and Fifteenth avenue, and a lot 682 x 120 feet on the west, line of Fourteenth avenue, facing the Presidio Park park way and existing through the block to Fifteenth avenue. There is considerable grading in progress about these lands, but the property at Cabrillo street and Fifteenth avenue, and on the boulevard, will be left higher than the street grades for the marine view.

Another purchase by Oscar Heyman & Brother is a lot 143 x 143 feet at the northwest corner of Balboa street and Fourteenth, facing the parkway, the price of which is quoted at about $12,000. The seller is M. J. Armstrong.
HOME BUYING IS MADE EASY

Prominent Builders Give Valuable Sidelights on Housing Problem

Cesar Herman & Brecher, home builders, view the present market as follows:

There is a good deal of building of various kinds under way but the aggregate of home building is certainly the prominent feature of the real estate and building trades at this time.

And there can be no question as to the desirability of home building and, more particularly, homes for those of small incomes.

Most of this is in the form of on the installment plan and, upon the whole, the purchase of homes on the installment plan is of more social importance than building for cash.

The man who saves cash before buying and building is no part of the social problem. He has no money to invest. He has no ability to accumulate, and may be dismissed from consideration.

But the majority of us do not and cannot save until we get into debt and have no. That is the fact about most of us and we may as well recognize it.

But most of us do recognize that a home is worth saving for; and, when we locate debt for a home, we cheerfully forego other enjoyments for the sake of paying for that supreme delight. It is a reassuring feeling to know that you can stay where you are as long as you please and there will be no rent to pay.

The real estate owner or broker, the money lender and the speculative builder are all moved by a hope of personal profit.

But, in fact, they are unconscious of the fact that they are employing an exceedingly potent force for social welfare.

The more people who buy homes on the installment plan the better, not only for them, but for society. It is one of the strongest promoters of thrift.
SU'TRO PROPERTIES DIVIDED BY HEIRS

Many Big Tracts Partitioned
and Some of Them Will Be
Developed and Sold.

An important step in partitioning
lands of the Sutro estate was taken
Saturday when several holdings of the
estate in Richmond and Forest dis-
tricts, and also at Lakeview, were par-
tioned to the respective heirs by de-
ree of the Superior Court. The di-
vision of the properties was made on
the report and recommendation of A.
S. Baldwin of Baldwin & Howell, an
officer in the action, appointed by
Judge Requa. The properties thus
dissoned of were valued at $641,200.

The partition places on the market
valuable tracts, thereby making them
available for improvement and settle-
ment. One of the pieces fronting the
Affiliated Colleges has already been
sold to St. Francis by the Sutro heir, to
whom it was squatted, and it is to be
subdivided and improved in the
best manner and placed on the market
for sale to home builders. Two large
blocks in Richmond district are about
to be disposed of by the Sutro heirs
and opened for sale in subdivisions.

TWO SUITS BROUGHT.

There were two suits before the
Court, one of which covered lands in
the Richmond district and Parsnassus
Heights, while the other action dealt
with property at Lakeview in the
Inglewood section. The former prop-
erties were appraised and partitioned
on a basis of $519,200, and the Lakeview
holdings at $229,900.

The parties in the suits were the
six heirs of the late Adolph Sutro, with
Garrett McKinney and Charles S.
Wheeler added in the Lakeview suit.

In the Richmond and Parsnassus
properties the interest of each
party was estimated to be worth
$85,353. The values of the properties
were to each heir varied the largest
share going to Mrs. Clara Sutro King-
bah. She had the others, Charles W.
Sutro, Kate Sutro Goumner, Mrs.
Rosa V. Merrih, Ethel Sutro and Mrs.
Emma L. Merrill, the difference be-
tween the values of their respective
shares and her own, as she took the
Parsnassus-avenue block, which was
valued at $49,000.

The Richmond holdings comprised
the blocks between Forty-fourth and
Forty-seventh avenues, Overly and
Anza streets; two small blocks between Sixtieth
Nineteenth avenue and Anza street, Forty-
seventh and Forty-ninth avenues, and
portions of blocks north of Geary
Street. One block in Inverness bounded
by Lincoln way, Irving street, Forty-

 Discuss the historical significance of the Sutro estate and its division by heirs.

The Sutro estate, a significant piece of land in San Francisco, was divided among the heirs of Adolph Sutro, a wealthy and influential figure in the city's history. The division of the estate prompted a legal process involving several suits, with the Richmond and Parsnassus properties valued at $85,353 each. The estates were partitioned to make them available for development and sale, reflecting a broader trend in the late 19th century towards the use of land for urbanization and residential development.

The sale of the Sutro properties was a significant event in the city's history, contributing to the transformation of the area into a residential and commercial hub. The heirs' decision to sell the land illustrates the evolution of property rights and the role of legal systems in managing and disposing of large estates.
PIONEER FIRM GROWS WITH CITY ITSELF

San Francisco Chronicle (1855-1922) [1855-1922] Issue: 1864-07-10

Oscar Heyman & Brother
Have Notable Record of Achievement

For over thirty years Oscar Heyman & Brother have been developing with San Francisco, and in that time their business has kept pace with the growth of the city. From a small beginning their operations now extend to nearly every part of the city, and the slogan "Heyman Home" has become part and parcel of the home-building movement in San Francisco.

During their period of operations many transformations have taken place. Through their operations large tracts of barren land and blocks of sand have been leveled, streets and sidewalks laid, water, gas and electricity installed, and the property subdivided into small parcels, built upon and sold to the individual buyer, and in this way the firm has been a great factor in the expansion and permanent growth of San Francisco.

The fire of 1906 didn't shake any of the confidence of this firm in the strength and stability of San Francisco and within short days after this catastrophe they bought from the Vanderbilts and Field all their holdings in the Fair subdivision at Mission street and Cortland avenue, some two hundred lots, at an investment of $750,000—and a sum to invest at this seemingly critical time—but the confidence of the firm was justified and homes now adorn what was a barren hillside.

The opportunities are here today just as they were yesterday.

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FIFTY HOMES IN THIS CITY FIRM'S RECORD

Oscar Heyman and Brother
Cast Practical Light on Movement

"How does the San Francisco forward movement benefit San Francisco?"

Daily, this question is being asked of members of the managing committee of the movement. Among others, Oscar Heyman & Brother are making definite answers.

The Heyman brothers show an expanse of fifty homes now in process of erection or awaiting breaking of ground.

Each of these interested home buyers, according to Alvin Heyman, reached a decision following an intelligent weighing of the facts presented in the "Build now" campaign arguments emphasized in the forward movement activities.

Thus, in growing interest, inquiries are made and in the replies to these inquiries home and housing problems are being solved.

The partially informed home seeker has learned that, out of an experience of nearly thirty-five years, the Heyman brothers are building homes "to order," the purchaser of a Heyman home being given the privilege of direction and the guidance of the Heyman architects. Thus are the individual desires and ideals of home seekers carried out in every feature of construction.

Furthermore, the home seeker of modest means is put restricted to one certain section of the city, the Mission, the Richmond and the Sunset districts being available in making a choice.

And, it is further pointed out, that for less than the monthly rental requirement for a three room apartment a home place may be acquired, every dollar paid in being applied to the purchase price.

Thousands throughout the city are seeking to be pointed the way, awaiting themselves of the business experience of the men who, with others, have made possible the forward movement educational campaign now in progress.

In this manner the inviduals, thus the city benefits, have more homes or added, the dollars put into that home are distributed through every channel of trade.
another and get real value for your
money, wouldn't you?

Well, we've done it!

For 53 years we have been building homes here. Can you wonder
that we have been able to select the
choicest homesites, that we make
prices and terms others cannot meet.
that we guarantee our work, and
that Heyman-built homes are the
last word in beauty, convenience and
sturdy construction?

Can you doubt the value of our
experience to you when you buy a
home?

The beauty and comfort of a
Heyman-built home can be yours
for a very modest first payment and
terms as low as $40 a month. When
this is true, can you afford to pay
rent?

You will be charmed with these
homes in Richmond, Sunset or Mis-
son districts. Or our architectural
department will draw plans accord-
ing to your own ideas, and we will
build you a house to order—on the
same easy terms.

We now have fifty homes under
construction or to be started on our
Spring building campaign. One of
these may be your ideal home.
We'll be glad to take you out to
look them over.

Oscar Heyman & Brother

1922-1924 Market St.
San Francisco

$120,000—A MISSION-STREET HOLDING; im-
provements consist of a 2-story brick building, containing 2
stores and basement and loft above. Lot has double frontage,
68 feet. Leases held by most reliable business houses. In-
come over $10,000 per annum. Owner will allow a long-
term mortgage of $75,000.