

# NEWS OF THE COUNTY OF ALAMEDA

## NOTABLE DEALS IN CITY. REAL ESTATE EFFECTED Offices of Brokers Thronged Investors in Urban and Suburban Lots and Sites Seek for Homes.

Several deals in local real estate have been accomplished during the last week that were of large size. Confidence on the part of judicious purchasers has not been more strongly manifested in many months. The offices of the leading brokers are thronged with inquirers and interest is actively maintained. Many deals in country real estate have been effected. New comers are arriving in California in large number for the purpose of settling on farms and the demand is improved. In addition to this the charms of suburban life tend to stimulate inquiry for properties in near by towns and cities.

The inquiry for lots for building purposes is strong. The Richmond district is growing very fast. Its principal business thoroughfare is still in the hands of the street improvers for several blocks. When the roadway has been bituminized and cement sidewalks of the required size are laid it will be much more attractive than it ever has been. The Sunset district, the lands near the ocean and every section of San Francisco are well represented in the transactions that are reported by the brokers.

Thomas Magee & Sons have sold for Isaac Upham to a client, 55 feet on the northwest line of Market street, 114 feet southwest of Franklin street, running back to Page street with depth varying from 120 to 90 feet, with frontage of 43.6 feet on Page street, and frame improvements, for \$50,000.

The Starr estate has been bought through the Starr Brothers Company, from William Heath and A. H. Green, trustees, 69x37.6 feet and five-story and basement frame building on the northwest corner of Mason and Ellis streets for \$192,500. The property will be extensively improved. The lot runs to Latham place. The Starr estate has also been acquired from Charles Schlessinger, to whom Starr property on the southeast line of Market street, north-east of Fourth street, was recently sold for \$297,000—25x112.6 feet on the north line of Turk street, 112.6 feet east of Taylor street, with three-story frame building, occupied by a store and offices, for \$82,500. Schlessinger has sold the Edgemore Hotel on the southwest line of Bush street, 137.6 feet west of Powell street, with lot 46x 137.6 feet, to a Seattle client of the Starr Brothers' company for \$97,500. Guy T. Wayman represented Schlessinger in the several transactions.

**VARIETY OF SALES.**  
The northwest corner of Harrison and Nineteenth streets has been sold by John Spader, through the agency of Center & Spader, for \$30,000, the lot is 137.6x245 feet.  
Madison & Burke have sold for Mrs. A. F. Sadler and Mrs. M. E. Burton the northwest corner of Washington street and Jones place, 62 feet east of Montgomery street, on private terms. J. Funkenstein & Son were also concerned as brokers in the transaction.  
Mrs. Josephine C. H. Boyle has bought from E. J. Le Breton the northwest corner of Montgomery avenue and Kearny and Pacific streets, 110 feet on Montgomery avenue and 126 feet on Pacific street, with four-story and basement brick building, for \$75,000. This is the old Emeric property.

George A. Webster has bought from the Aldrich trust 37.6x137.6 feet on the west line of Sansome street, 76.8 feet south of Broadway for \$15,250.

The following sales are reported by G. H. Umben & Co.: For the Babcock estate, northeast corner of McAllister and Fillmore streets, 72x87.6 for \$29,600; for the Kach estate, improvements at 509-11-15-15 Stockton street and lot 43.6x100 for \$20,000; for J. W. Collins, improvements at 1513 Leavenworth street and lot 32.6x162.6 for \$44,000; for M. J. Sheahan, improvements at 2120 Folsom street and lot 24x100 for \$53,000; for the Peterson estate, improvements at 22 Tehama street and lot 25x89 for \$42,500; for the Peterson estate, improvements at 24 Tehama street and lot 25x89 for \$42,500; for the Peterson estate, improvements at 254 Tehama street and lot 25x89 for \$34,500; for W. C. Curry, improvements at lot 27.6x120, on the north line of Filbert street, 100 feet west of Fillmore street for \$23,000; for William Creyer, 26x100, on the southeast corner of Castro and Twenty-second streets for \$17,000; for Henrietta Black, improvements at 22 and 24 Geneva street and lot 27.6x64 for \$900.

William J. Dungee has withdrawn the Hayward building at California and Montgomery streets from sale. Properties of the Hayward estate have been sold to the amount of \$717,650, sufficient to relieve the estate from embarrassment.

ment. An offer of \$1,025,000, submitted some time ago by Thomas Magee & Sons on behalf of a New York corporation, was declined. Another offer by other parties of a larger sum has since been turned down. The Hayward building is a source of large income to the Hayward estate.

**COUNTRY AND CITY.**  
Chatfield & Vincent have sold 240 acres of land in the Rogue River Valley for J. P. Van Ouden to Charles W. Flanders for \$24,000; an orange orchard in full bearing, near Ontario, San Bernardino County, 20 acres, for \$7,000; for Charles W. Flanders to J. P. Van Ouden; a fruit farm of 36 acres in Sonoma County, near Sebastopol, for J. W. Walton to Robert F. Gilson for \$7,200; 26 acres on Petaluma Creek, Marin County, for E. T. Fenton to S. Cato for \$25,000; also six lots in the Ross Valley tract and tracts of one acre each in the Hunter Club tract at Black Point, Marin County.  
Boardman Brothers & Co. have bought for a client the home of Edward Bosqui at Ross, Marin County, the property including 20 acres and a residence, for \$25,000. The property has been subdivided and placed on the market. Edward Bosqui has bought two and one half acres and the residence. A half acre has been sold for \$1,700. Roads will be made and water mains and sewers will be laid.  
Peters & Barnes have sold 600 acres in the Los Guillicos Valley, Sonoma County, for \$40,000, to L. Kunde; 48 acres in the Sonoma Valley, from Annie G. Wilkerson to S. D. Magnus, for \$6,000; seven and a half acres in the El Verano tract to P. Curran for \$1,200; 100 acres in the same tract to James Ward for \$10,500; to P. Broderson for George P. Baxter, in the Baxter tract, twelve acres for \$7,200; to James Moody of Illinois, twenty acres for \$1,500; to William Peterson of Minnesota, ten acres for \$650; to Louis Goldager of Kansas, twenty acres for \$1,350; to R. Y. Crowe of Iowa, ten acres for \$650.

The following sales are reported by Ganco, Gunn & Co.: Lot 20x100 and three flats at 2062, 2064 and 2066 Market street, to J. Farrar for \$10,000; for Mrs. M. Mayow, two flats on the south line of Nineteenth street, 135 feet east of Dolores, lot 25x114, to Mrs. Robers, \$2,850; Charles Hinkel to Alexander Baird, lot 51.6x125, with six flats, at 37 to 47 Sanchez street, \$14,000; for Morgan Richards, lot 44.8x100, and improvements, at 3711 to 3715 Seventeenth street, \$7,000; and house at 528 New street, Robert Barth to Mrs. Lund, \$2,900; four flats on the east line of Dore street, 125 feet south of Bryan, Mrs. S. McCarthy to A. Murdoch, \$2,500, and lot 26x100 and three flats on the north line of Union street, 37.6 east of Webster, for A. Anderson, \$10,500.

The United Bank and Trust Company reports the following sales: The old Chinese Theater on the southwest corner of Jackson street and Cooper's alley, 40x80, with L 53,000, running through to Washington place, for Chum Kai and Lal Tai King to E. D. Swift and E. F. Franks, for \$30,000; six new flats on lot 50x90, on the south line of Pine street, 137.6 feet west of Lyon, for Voigt & Veyhle, to James J. Cummings for \$17,000; three new flats on lot 26.5x 87.6, on the north line of Chestnut street, 57.3 east of Leavenworth, A. Stevens to Marco Foppiano for \$10,700; lot and improvements, consisting of four flats on the east line of Folsom street, 102.5 southwest of Thirteenth, 25x96.5, irregular, for R. J. O'Brien to Louis and Mary Unterhahr, for \$7,900; lot and improvements on the south line of Folsom street, 115 feet northeast of Falmouth, 25x90, Mrs. Margaret Gough to a client of Speck & Co., terms private.

Commencing November 1, 1904, the United Bank and Trust Company will open a branch real estate office on the corner of Sixteenth and Market streets. It is the intention of the bank to make a specialty of property in this locality. They will have three or four men at the office who will always be on hand to show intending purchasers properties. This is a growing district and a field that has long been overlooked.

**ELIGIBLE PROPERTIES.**  
Madison & Burke have made sales as follows: Lot 60x137.6 feet on the south line of Geary street, 100 feet east of Fillmore, for Mrs. Emma G. Butler, \$9,200; four lots, 25x120 feet each, on the west line of Twentieth avenue, 225 feet south of Clement street, for C. W. Morris, \$2,400; lot 30x75.6 feet and house on the north line of California street, 107.6 feet west of Leavenworth, for W. E. and Otto Hess; lot 27.6x122.6 feet and house on the west side of Howard street, 40 feet north of Twenty-third, for M. E. von Schroeder, \$6,000; lot 23x53 feet and three flats on the north line of Pleasant street, 114 feet east of Jones,

for Henrietta Lucas, \$5,375; lot 30x150 feet on the south line of Waller street, 116 feet west of Scott, for E. M. Pissis, \$4,000; lot 47.6x127.6 feet on the north side of Broadway, 120 feet east of Pierce street, for W. Middleoff, \$9,450; lot 25x 122.6 feet and two flats on the east line of Capp street, 185 feet west of Twentieth, \$6,000; lot 16x81 feet and brick building on the south line of Clay street, 42.6 feet east of Kearny, for J. Van Bergin, \$5,000; lot 75x84 feet on the east line of Julian avenue, 80 feet south of Fifth street, for M. J. Morfiew, \$5,800.

Center & Spader report sales as follows: Lot 25x122.6 feet and improvements on the east line of Howard street, 155 feet north of Twentieth, Peter Schwall to John Harper, \$6,000; southwest corner of Twentieth and York streets, 27x100 feet, John Center to John B. Opel, \$1,750; 25x100 feet on the east side of Bryant street, 152 feet north of Twentieth, John Center to Virginia Marcovitch, \$1,600.  
F. B. Sarruchino reports the sale of the northeast corner of Ninth and Bryant streets, 50x85 feet, with store and flats above, for \$13,000, for the Cunningham estate to Joseph Lacey; also for the McVey estate to Mr. Whelan, lot on the west line of Ninth street, 75 feet south of Harrison, 75x100 feet, for \$5,600.  
Lyon & Hoag report that they have sold in the last nine months 126 lots in their Sunnyside tract, Mill Valley. In that time \$100,000 had been spent on buildings and improvements. The sales aggregate \$60,000.  
Sol Getz & Son report sales as follows: Lot 50x240 feet on the east line of the Forty-eighth avenue boulevard, running through to Forty-second avenue, 175 feet north of T street, to H. Perrin; 25x120 feet on the west line of Forty-sixth avenue, 125 feet south of H street, to P. Hall; 25x120 feet on the west line of Eighth avenue, 225 feet south of H street, to J. McCloud; 50x 120 feet on the east line of the Forty-eighth avenue boulevard, 125 feet north of T street, to L. W. Moore; 25x120 feet on the east line of the Forty-eighth avenue boulevard, 175 feet south of S street, to Frank M. Byrne; 25x120 feet on the east line of Forty-third avenue, 175 feet south of T street, to E. F. Hopkins; 25x100 feet on the north line of U street, 82.6 feet west of Forty-second avenue, to George J. Bosch; 50x120 feet on the southwest corner of Forty-seventh avenue and S street, to W. M. Byrne; 25x100 feet on the north line of I street, 82.6 feet east of Seventeenth avenue, to J. J. Mahoney.

**WESTERN ADDITION.**  
Sales are reported by Lyon & Hoag as follows: Lot on the east line of Cole street, 25 feet north of Waller, 25x95, for \$2,800 to Dr. W. R. Lovgrove; two lots on the east line of Third avenue, 25 feet north of B street, for the Bay District Land Company to Smith & Rogers, \$3,300; for William McDermott, lot on the east line of Fourth avenue, 160 feet north of C street, 25x120, to Catherine F. Hill for \$1,300; to Alice Z. Howe for William Miller, lot on the north line of Twenty-fifth street, 264 feet west of Noe, 32x114, with four new flats, \$7,000; in the block bounded by Haight, Waller, Clayton and Ashbury streets, to W. J. McKillop, seven inside lots on the east line of Clayton street, \$22,000; lot on the south line of Fourteenth street, 320 feet west of Castro, 25x115, to Mrs. S. Kiebler for \$1,500; for Realty Improvement Company to William S. Morse for \$1,600, lot on the west line of Devisadero street, 35 feet north of Fourteenth, 25x83; for Bay District Land Company to I. N. Rosekrans for \$1,175, lot on the west line of Third avenue, 25 feet south of B street, 25x95.  
Sales in the Sunset and Richmond districts are reported by Baldwin & Howell as follows:  
L. B. Hazeltine to J. L. McWilliams on private terms lot 144x107.6 at the southwest corner of Lake street and Twentieth avenue; lot 25x120 on the west line of Eleventh avenue, 175 feet north of L street, L. S. Spuller to Robert W. Woolsey for \$750; lot 35x

## NEW OFFICERS NOW CONTROL King's Daughters Elect and Install State Directors and Then Close Convention

### DELEGATES END LABORS

## Reports of Leaders of Circles Show Gratifying Increase in the Membership

Oakland Office San Francisco Call, 1016 Broadway, Oct. 15.—State officers of the King's Daughters' Society were elected to-day at the morning session of the eighth annual State convention, held at Calvary Baptist Church in this city. The convention closed this afternoon with the installation of the newly elected board of directors. The reports of the officers of the association which were submitted at the convention show that the society is in a flourishing condition, many new members having been admitted.

The morning session to-day opened with devotional services conducted by Miss Ida May Egil of the First Baptist Church of Oakland. After the reading of the minutes of the preceding sessions of the convention the annual election of State officers was held, resulting as follows: State secretary, Mrs. Matilda Brown, Oakland; assistant secretary, Mrs. J. B. Robinson, San Francisco; recording secretary, Mrs. W. J. Raymond; corresponding secretary, Mrs. A. J. Irwin, Fruitvale; State treasurer, Miss Jennie Coof, Piedmont; historian and honorary member, Mrs. J. G. Clark, San Francisco.

Executive committee—Miss Mary Fortin, Oakland; Miss Pearl Kingsland, Oakland; Miss G. A. Dennett, East Oakland; Mrs. E. M. Coper, San Francisco; Miss Florence Smith, San Francisco; Mrs. Rushford, Stockton, and Mrs. C. Lee, Berkeley.

The final session this afternoon was devoted to five-minute addresses by leaders of the various circles.

for Henrietta Lucas, \$5,375; lot 30x150 feet on the south line of Waller street, 116 feet west of Scott, for E. M. Pissis, \$4,000; lot 47.6x127.6 feet on the north side of Broadway, 120 feet east of Pierce street, for W. Middleoff, \$9,450; lot 25x 122.6 feet and two flats on the east line of Capp street, 185 feet west of Twentieth, \$6,000; lot 16x81 feet and brick building on the south line of Clay street, 42.6 feet east of Kearny, for J. Van Bergin, \$5,000; lot 75x84 feet on the east line of Julian avenue, 80 feet south of Fifth street, for M. J. Morfiew, \$5,800.

Center & Spader report sales as follows: Lot 25x122.6 feet and improvements on the east line of Howard street, 155 feet north of Twentieth, Peter Schwall to John Harper, \$6,000; southwest corner of Twentieth and York streets, 27x100 feet, John Center to John B. Opel, \$1,750; 25x100 feet on the east side of Bryant street, 152 feet north of Twentieth, John Center to Virginia Marcovitch, \$1,600.

F. B. Sarruchino reports the sale of the northeast corner of Ninth and Bryant streets, 50x85 feet, with store and flats above, for \$13,000, for the Cunningham estate to Joseph Lacey; also for the McVey estate to Mr. Whelan, lot on the west line of Ninth street, 75 feet south of Harrison, 75x100 feet, for \$5,600.

Lyon & Hoag report that they have sold in the last nine months 126 lots in their Sunnyside tract, Mill Valley. In that time \$100,000 had been spent on buildings and improvements. The sales aggregate \$60,000.  
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## BRANCH OFFICES OF THE CALL IN ALAMEDA COUNTY

OAKLAND.  
1016 Broadway.  
Telephone Main 1083.  
BERKELEY.  
2145 Center Street.  
Telephone North 77.  
ALAMEDA.  
1455 Park Street.  
Telephone Alameda 559.

## WILL SEND EXHIBIT TO THE WORLD'S FAIR

Oakland Poultry Association to Display Carload of Fancy Birds at the Exposition.  
OAKLAND, Oct. 15.—The Oakland Poultry Association will send a carload of prize poultry to St. Louis next Monday for exhibition during the last two weeks of the World's Fair. Many prize winner birds from all parts of the State will be included in the exhibit and every variety of fowl bred in California will be represented.

Forty-one States will be represented in the poultry exhibit at the fair, and California ranks eleventh in the numerical strength of its exhibit. Prizes to the amount of \$25,000 have been offered for the poultry exhibit by the Fair Association, and the California exhibitors are confident of carrying off their share of the trophies.

120 feet on the east line of Forty-fourth avenue, 225 feet north of C street, H. H. Salz to Elise J. Grover for \$550; lot 32.6x100 at the northeast corner of I street and Eleventh avenue, O. T. Knutsen to H. Moehlenbrock for \$2800; lot 160x120 on the west side of Forty-fifth avenue, 100 feet south of B street; 100x120 feet on the east line of Forty-sixth avenue, 100 feet south of B street, sold for W. S. Kendall to a client; 50x120 feet on the east side of Forty-sixth avenue, 250 feet north of N street, A. Meyer to Ella Hornage for \$600; 25x120 feet on the east side of Forty-sixth avenue, 275 feet south of M street, A. Meyer to F. M. B. Mansson for \$200; lot 25x 120 feet on the east side of Forty-sixth avenue, 50 feet south of M street, A. Meyer to Katherine E. Brat for \$300; 25x120 feet on the east side of Twentieth avenue, 150 feet south of N street, George Thistleton to Julia C. Kittel for \$300; 25x120 feet on the east side of Collins street, 125 feet south of Geary, estate of Ellen Lynch to Rose Constant for \$1675; 50x103 feet on the west side of Boyce street, 125 feet north of St. Rose's street, Mary E. Dunne to J. Scanlan for \$25.

Baldwin & Howell have also made the following sales: Lot 30x59.6 feet on the north line of Sacramento street, between East and Drumm, with old improvements to a client for \$10,500; 25x95 feet on the east line of Sixth avenue, 325 feet east of Haight street, with three new flats renting for \$750 a month for \$7,500; lot 127.6x137.6 feet on the north line of Chestnut street, 137.6 feet east of Polk street, for the Spring Valley Water Company for \$6,000 to a client of Hawkes & Skelton; 34.4x 137.6 feet on the south line of Sacramento street, 103 feet east of Devisadero for George E. Bates to Mabel P. Gump for \$3,000.

Henry Stern of David Stern & Sons has returned to the city after an absence of some months.

**RESIDENCE PARK.**  
The Baldwin & Howell syndicate has decided to materially enlarge the residence park, plans for which on a smaller scale were about to be adopted. At the last moment the owners of several adjoining parcels concluded to sell these tracts to be included in the proposed park. The additional land acquired involves an outlay of between \$30,000 and \$40,000, but as it greatly improves the symmetry of the park, the syndicate concluded to make the purchase.

The largest piece included in the deal was bought from Theodore H. Hittell, his tract being about an acre and a half in area. The price is understood to be somewhere between \$25,000 and \$30,000. These new acquisitions involve quite a radical change in the plan of the park, consequently the competitive designs submitted by the five architects several weeks ago have been discarded and others will be called for.

The area of the park now amounts to about eleven acres. The increased size will permit of a much more elaborate scheme for adornment than the original plan. The principal frontage will be on First avenue. The wall of the Presidio reservation will be the northerly line of the park, while the southerly line will run parallel with Lake street and about 100 feet north of it. The lots will vary in size from 50 to 100 feet frontage and will all face on a circular drive in the center of the park. A handsome stone entrance gate will be constructed on First avenue, opposite Washington street. The park will be inclosed by an ornamental fence.

The center of the driveway and the edges of the sidewalks will be adorned with shrubs, grass and flowers, and all street work will be completed and the lots graded and put in shape for building before the property is placed on the market. The park will be exclusively for residences, the cost of which will probably be limited to a minimum of \$7,500. Baldwin & Howell state that they expect to place the property on the market about the first of the year.

The last of the vacant blocks formerly owned by the Baird estate is now offered for sale in subdivisions by Lyon & Hoag. The property was sold about two weeks ago and the new owner has instructed the agents to offer the property at private sale in somewhat larger lots than is usual in such cases. The lots vary in width from 25 feet to 60 feet. The property has been made ready for building. All the street work surrounding the block has been done, including the grading, sewer, bituminizing and stone walks. The sale of the Baird block, which has occupied about two years, has resulted in a complete change in the appearance of the Panhandle district. In place of the then vacant land a large number of buildings, all of which are of a superior class, appear. Seven lots on Clayton street, commencing 60 feet south of

for Henrietta Lucas, \$5,375; lot 30x150 feet on the south line of Waller street, 116 feet west of Scott, for E. M. Pissis, \$4,000; lot 47.6x127.6 feet on the north side of Broadway, 120 feet east of Pierce street, for W. Middleoff, \$9,450; lot 25x 122.6 feet and two flats on the east line of Capp street, 185 feet west of Twentieth, \$6,000; lot 16x81 feet and brick building on the south line of Clay street, 42.6 feet east of Kearny, for J. Van Bergin, \$5,000; lot 75x84 feet on the east line of Julian avenue, 80 feet south of Fifth street, for M. J. Morfiew, \$5,800.

Center & Spader report sales as follows: Lot 25x122.6 feet and improvements on the east line of Howard street, 155 feet north of Twentieth, Peter Schwall to John Harper, \$6,000; southwest corner of Twentieth and York streets, 27x100 feet, John Center to John B. Opel, \$1,750; 25x100 feet on the east side of Bryant street, 152 feet north of Twentieth, John Center to Virginia Marcovitch, \$1,600.

F. B. Sarruchino reports the sale of the northeast corner of Ninth and Bryant streets, 50x85 feet, with store and flats above, for \$13,000, for the Cunningham estate to Joseph Lacey; also for the McVey estate to Mr. Whelan, lot on the west line of Ninth street, 75 feet south of Harrison, 75x100 feet, for \$5,600.  
Lyon & Hoag report that they have sold in the last nine months 126 lots in their Sunnyside tract, Mill Valley. In that time \$100,000 had been spent on buildings and improvements. The sales aggregate \$60,000.  
Sol Getz & Son report sales as follows: Lot 50x240 feet on the east line of the Forty-eighth avenue boulevard, running through to Forty-second avenue, 175 feet north of T street, to H. Perrin; 25x120 feet on the west line of Forty-sixth avenue, 125 feet south of H street, to P. Hall; 25x120 feet on the west line of Eighth avenue, 225 feet south of H street, to J. McCloud; 50x 120 feet on the east line of the Forty-eighth avenue boulevard, 125 feet north of T street, to L. W. Moore; 25x120 feet on the east line of the Forty-eighth avenue boulevard, 175 feet south of S street, to Frank M. Byrne; 25x120 feet on the east line of Forty-third avenue, 175 feet south of T street, to E. F. Hopkins; 25x100 feet on the north line of U street, 82.6 feet west of Forty-second avenue, to George J. Bosch; 50x120 feet on the southwest corner of Forty-seventh avenue and S street, to W. M. Byrne; 25x100 feet on the north line of I street, 82.6 feet east of Seventeenth avenue, to J. J. Mahoney.

**WESTERN ADDITION.**  
Sales are reported by Lyon & Hoag as follows: Lot on the east line of Cole street, 25 feet north of Waller, 25x95, for \$2,800 to Dr. W. R. Lovgrove; two lots on the east line of Third avenue, 25 feet north of B street, for the Bay District Land Company to Smith & Rogers, \$3,300; for William McDermott, lot on the east line of Fourth avenue, 160 feet north of C street, 25x120, to Catherine F. Hill for \$1,300; to Alice Z. Howe for William Miller, lot on the north line of Twenty-fifth street, 264 feet west of Noe, 32x114, with four new flats, \$7,000; in the block bounded by Haight, Waller, Clayton and Ashbury streets, to W. J. McKillop, seven inside lots on the east line of Clayton street, \$22,000; lot on the south line of Fourteenth street, 320 feet west of Castro, 25x115, to Mrs. S. Kiebler for \$1,500; for Realty Improvement Company to William S. Morse for