

Oakland Parks Plans Realty Market Good

NEWS OF OUR BAY COUNTIES Alameda Contra Costa Marin San Mateo

Tongs Ready for War Yeggmen in Irvington Women Thieves Caught

PLANNING TO BEAUTIFY OAKLAND'S PARK SITES

Chabots Will Aid the City in the Proposed Improvements

PROMOTE EXPANSION Realty Market Is Stronger and Dealers Are Cheered by Bright Prospects

OAKLAND, Dec. 8.—Realty market conditions during the last week showed no special features. Among large brokers the opinion was freely expressed that the situation has shown improvement. No important transactions have been recorded, though there is inquiry for house sites, which tends to keep before the public desirable residence properties. Dealers look forward to a steady bettering of the financial outlook. They are watching the trend of events closely, and the hands of the big handlers of real estate do not hesitate to say that in their judgment the financial situation is returning to normal.

In the line of general municipal development the city government has commenced to outline a plan of acquisition of some of the newly acquired park sites. Word has been received at the city hall from one of Oakland's best known families, the Chabots, that they will be glad to have a part in this work of beautifying the Lake Merritt parks. Mrs. Emilie Chabot has announced that she will give to the city the materials for the erection of an aquatic pavilion at a site to be selected by the board of public works.

TO BUILD SUMMER PAVILION The structure will be a duplicate of a summer pavilion which stands on the shore of an artificial lake at the Chabots' country home, Villa Remi. This will be the first of a number of ornamental structures which are to be erected at various locations in the park grounds around the lake. Mayor Mott is hopeful that public spirited citizens will take interest in the plans of adornment as they are worked out.

Among the various projects in the hands of the administrative board is the erection of a splendid boating pavilion across the north side of Twelfth street dam. It is expected that the work of reclamation south of the dam will go forward in the spring without delay.

Condemnation suits covering property not yet secured by the city are under way in the courts and will be pressed to conclusion. With title in the hands of the city, the large tract between Eighth and Twelfth streets will begin.

Following is the summary of building permits for the week as compiled by W. F. Mercer, secretary of the board of public works:

Table with 2 columns: No. of Permits, Amount. Rows include One story dwellings, Two story dwellings, etc.

HOTEL AND BUSINESS BUILDING

The John P. Maxwell company has completed a four story building in Fourteenth street between Grove and Jefferson streets. The three upper floors will be utilized as a hotel.

L. Duncan has completed a bungalow in Tallant street near Fruitvale avenue.

W. F. Mercer of Bangor, Me., has had plans prepared for a \$35,000 apartment house to be erected in Oak street west of Thirteenth. Henry F. Starbuck is the architect.

George W. Austin is handling a project for the erection of a five story apartment house at the southwest corner of Telegraph avenue and Sycamore street to cost \$20,000. J. Cather Newsum is the architect.

Extensive construction of warehouses on lands facing the Southern Pacific company's tracks west of Webster street in Oakland is in progress. In contemplation by A. D. Wilson, who has already erected a number of warehouse buildings there. The land is being reclaimed.

A large increase in population in Fruitvale has caused the school trustees to make provision for extensive additions to their school buildings. It is proposed to add 24 more classrooms to the three school edifices, eight rooms to each building. Estimated cost of the improvement is \$75,000.

The Shrout-Shortt realty company has opened offices at 1357 Broadway.

SALES OF REALTY INCREASE As to the general market, Wickham Havens, president of Wickham Havens, Inc., said:

The great influx of gold into this country, combined with the government issue of securities, has placed the financial situation in a much more favorable light. Already the investors are beginning to feel the buoyancy of the market and we find that the sales are increasing both in size and number.

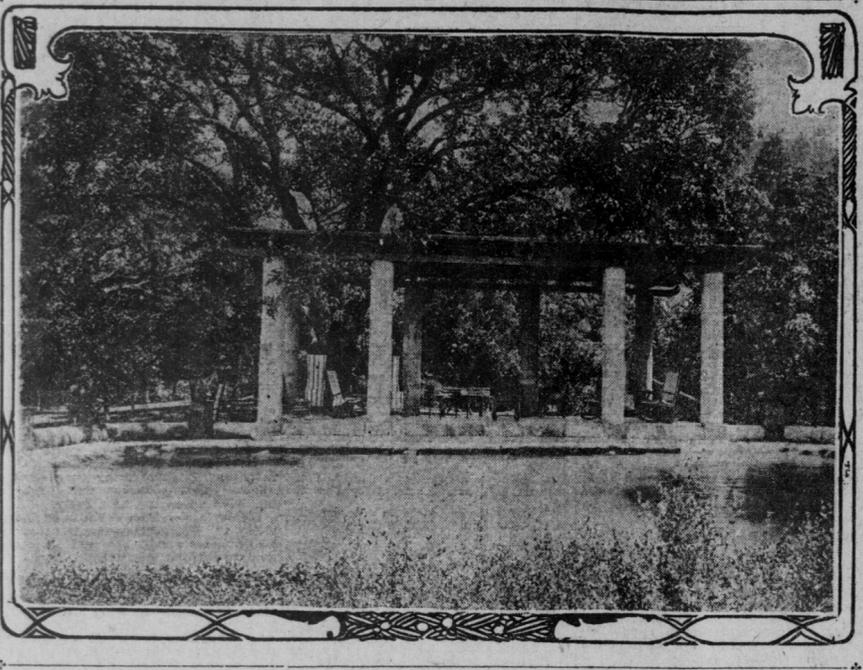
The demand for moderate priced homes still continues unabated. We find that at least 75 per cent of the people who are looking for homes are from the small towns of the state, but also from the most skeptical that Oakland has to offer. The steady growth which will continue and in large measure is due to the fact that the city is growing and the fact that a city of 200,000 people when it once begins to grow never entirely stops.

William J. Layman of the Layman realty company said:

Any city that can go through the conditions I say "through," for there is a general easing up all along the line—and still maintain a realty market as active as Oakland's, is in my judgment, a mighty good place for an investment. We find that a great many people prefer to hold their property instead of selling, or are at the best rather indifferent. While this week we have not had the apparent activity of last week, still the general opinion is that the market will be far in excess of it. One reason for this is that the person who makes inquiry about, or wishes to get the particulars of a property, is a buyer, and will buy if the broker has the property that meets the purchaser's ideas.

EQUAL DISTRIBUTION IN SALES There seems to be an equal distribution in sales as to location, in one section or class of property having the preference. I am pleased to note this, as it shows an equal growth and desire for holdings in all sections. My reports are true East Oakland to be congratulated upon their recent success. From the three transcontinental railroads, the twenty-third avenue district and Sections B and C, a large number of investors and commercial interests and this concession means to this already favored district, and of necessity, to Oakland's industrial advancement, certainly look forward to a steady demand for realty.

Pergola to be erected in Lake Merritt park, the materials for the pavilion to be given to the city by Mrs. Emilie Chabot. The structure will duplicate one built for Mrs. Chabot at Villa Remi, her country home.



News of Women's Clubs in the Cities Across the Bay

OAKLAND, Dec. 8.—In the approach of Christmas the women of the Oakland club find the inspiration for one of the most delightful gatherings of the club year. The reception on Wednesday will be no exception to the precedent which has been set for several seasons. Mrs. C. S. Chamberlain, chairman of the day, is counting herself most fortunate in having received the consent of Mrs. Vera de Blumenthal, a noblewoman of Russia, to tell of the Christmas customs of the people of her own country, particularly the celebrations among the peasantry. Mme. de Blumenthal has interested herself in the condition of the lower classes of Russia. She is a sowker with Princess Tenosch, through whose efforts much good has been wrought. In addition to meeting and hearing Mme. de Blumenthal, the guests and club members will have the pleasure of viewing the unique collection of novelties made by the peasants which will be displayed. A program of songs will be arranged by Mrs. Jessie Dean Moore appropriate to the Christmas celebration. The club members are including all of their friends in the invitation to their holiday festivities.

Mrs. J. N. Brown will preside as hostess. Mrs. Cora Jones, Mrs. W. S. Peters, Mrs. W. D. Smith, Mrs. S. F. Mikkel, Mrs. Frances Gray, Mrs. William A. Schrock, Miss Lily Cole, Miss Lucy Kendall, Mrs. Charles Booth, Mrs. Harry East, Mrs. E. H. Foster, Mrs. A. W. Baker, Mrs. C. H. Alkens, Mrs. F. R. Chadwick, Mrs. L. P. Crane, Mrs. E. M. Gibson assisting in the receiving party.

There will be no meeting of the Ebel club this week, save the gathering for the various class studies. The remaining event on the December calendar is the birthday breakfast, which will take place on Tuesday of the following week. Coyote will be the program of the week. The program is being arranged so as to be appropriate to the thirty-fourth anniversary of the club.

In the receiving party for the occasion are Mrs. James B. Woodbury, Mrs. Willard Williamson, Mrs. Harry Carlton, Mrs. Frank Hurd, Mrs. E. C. von Helms, Miss Jennie Hill, Mrs. Henry Rosenfeld, Miss Belle Nicholson, Mrs. George de Gona, Mrs. James Tyson, Mrs. George Hammer, Mrs. Louis Ghirardelli, Mrs. Harry Maxwell, Miss George Strong, Mrs. Wickham Havens, Mrs. Edward Engs, Miss Floriane Brown.

The December union meeting of the Adolphus club, the exclusive woman's organization of Alameda, was the attraction for a large number of members on Saturday afternoon, when Mrs. Henry Rosenthal presided as hostess at a delightful meeting. The program was given as follows: Violin solo "Scene de Ballet" (De Beriot), Miss Eleanor Todhunter; reading, "Over the Telephone," Miss Ethel Price; piano solo, "A Christmas Carol," Miss E. C. Nowakowski; Mrs. Fred Slavian; songs "Jean" (Burlighe), "Ecstasy" (Beach), Miss Alice Davies; violin solo, "Hungarian Dance" (Boehm), Miss Todhunter; reading, "A Party Call," Mrs. Price; piano solo, "Marche Militaire" (Schubert-Tausig), Mrs. Slavian; song, "Without Thee" (D'Hardelot), Miss Davies. Miss Sherwood and Mrs. Fred Moore accompanied the instrumental numbers. Following the program an informal reception concluded a delightful afternoon.

To celebrate the tenth anniversary of the club an elaborate luncheon will be the event of Monday, December 16. The Adolphus club has taken an important place in both the social and civic life of the Enclinal City and has contributed to the art interests. The luncheon promises to be the brilliant affair of the winter.

The history and landmark committee of the California state federation of women's clubs is announcing the publication of an interesting little book called "The History and Landmarks of California." Mrs. Bunting of the Country club, a woman widely known in club circles throughout the state, is chairman of this ambitious committee, whose personnel includes half a dozen clever women. For several months they have devoted much thought and time to the volume, which sets forth the events in the early days of the state. It comes in attractive form, 130 pages of valuable material. The cover is a unique poster design in tones of gray. The proceeds of the sale will be the initial step toward creating the needed fund to carry on local federation work. The landmark committee, of which there are several auxiliary groups in

TONGS LINING UP FOR WAR OF EXTERMINATION

Highbinder Societies Take Sides in Fight Begun in Oakland

PEACE NOT PROBABLE

Police Expect Most Vicious Feud in Local Chinese History

OAKLAND, Dec. 8.—Despite strenuous efforts on the part of influential Chinese leaders and the six companies and the peaceable element of the local Chinatown, to end the warfare between the Hop Sing and the Bing Kong tongs, the police are preparing for a war that will involve every existing tong on one side or the other. The first intimation of this came in the coalition of the Hop Sing with the Hop Sing, and within the last few hours it has been learned that the Bing tongs have gained the ally they sought. The truce movement at present consists of negotiations with the Hop Sing and the Bing Kong leaders with a view to a cessation of the interests of peace. The consummation of this endeavor is doubtful, and if it fall the outcome will be bloodshed never before equalled in the society wars of the local Chinese.

The overtures for peace prominent and influential Chinese are said to have advanced to the Hop Sing the proposition of allowing the death of Wong Foon, secretary of the Bing Kong in San Francisco, to counterbalance the slaying in Oakland of Lee Bock Dong, president of the Hop Sing. Lee Bock Dong was killed nearly a year ago in his home in Webster street by two Hop Sing fighters and his blood was the red signal for the strife that has spread to the coast cities of California.

Wong Foon, killed two days ago, was interpreter for the rival Bing Kong in his work in the various councils of the tong. The intermediaries aver that he was high enough to compensate for the Hop Sing president, but their word thus far has failed to satisfy the Hop Sing third party. Some of the Hop Sing than Wong Foon must die, say the Hop Sing leaders, yet the balance of the warfare inclines to their side by five lives.

This is the very reason the police have for fearing a spread of the war. The Bing Kongs undoubtedly will try to avenge the five men slain since Lee Bock Dong was murdered, and the Hop Sing tong allied itself with them yesterday.

The Hop Sing are frantic for a fight because there is a price on Sam Kee, the wealthy Webster street merchant of that organization. It was thought that the See Yups would be the allies of the Bing Kongs, but the police were advised today that the Bing Kongs had another confederate tong, although the name is still unknown to the authorities.

Peace overtures are still pending and the outlook is growing more dubious. Against the six companies and the peacemakers are the entire number of tongs, ready to coalesce with one or the other of the two that opened the battle.

The tongs expected to maintain the fight if the truce fail are the Hop Sing, Hip Sing, Bing Kongs, See Yups and Suey Yups, here in Oakland the Bing Kong tong is strongest, having its headquarters in the local section and maintaining many gun fighters. The Hop Sing direct action from San Francisco, with branches here, in San Jose and in Walnut Creek. Their tactics are to plan an invade a hatched man or a gun fighter, and after the crime is committed, aid the criminal in escaping. So far most of the Hop Sing shooters have been taken by the police before they could leave the city.

It is known that the shooting in Harrison square was done by Hop Sing, lying in wait for a Bing Kong man, as yet unidentified by the police. Police interference prevented the tong fight, although Won Leung of the Hop Sing was killed by Deputy Sheriff Moffat. In that fray were three white highbinder, the first ever known, brought by the Hop Sing from San Francisco.

Special vigilance is being maintained in Chinatown by the police, under direction of Chief Wilson.

YEGGMEN WRECK SAFE WITH NITROGLYCERIN

Obtain Little of Value From Strong Box Blown Open in Irvington

OAKLAND, Dec. 8.—Yeggmen entered the dry goods store of I. Hirsch of Irvington at 3 o'clock this morning and blew open the safe with nitrolycerin, according to a report received by Sheriff Frank Barnett today. The safe blowers are supposed to have been three in number, as a resident of the nearby country district saw three men in a buggy driving rapidly toward San Jose at about that time. San Jose officials have been communicated with and are on the lookout for the trio and Barnett has organized a posse of constables and deputy sheriffs to assist in the search.

Nothing of value beyond a few pocket knives was obtained from the safe, although the receptacle was badly smashed by the heavy charge of explosive placed against it. Entrance to the store was gained by prying open a rear window.

CIVIL ENGINEER MISSING

OAKLAND, Dec. 8.—H. R. Wood, a civil engineer, has been reported missing to the police. He is 36 years old, 5 feet tall and weighs about 175 pounds. He is of fair complexion, with brown eyes and brown curly hair, and was well dressed in a brown cheviot suit and a black derby hat. His relatives are at a loss to account for his disappearance.

GIRL BURGLAR CONFESSES

Loretta Shannon, the girl who was arrested for burglary on Friday night, has confessed to having committed the crime. Loretta Shannon is but 13 years of age.

Miss Sallie Daingerfield, who is prominently identified with coming exhibition of Berkeley Art association.



VETERAN JOURNALIST ANSWERS FINAL CALL

Dr. William C. Bartlett Dies at His Home in Oakland

OAKLAND, Dec. 8.—Dr. William C. Bartlett, a distinguished figure in journalism, letters and educational affairs in California, and a pioneer editor for nearly 30 years of the Bulletin, died at his home, 477 Twenty-ninth street, at the advanced age of nearly 80 years.

His relatives and intimate friends who had been apprised of the approaching end were with the veteran writer when the last summons came.

William Chaucey Bartlett was a native of Hadams, Conn., born December 30, 1818. While a young man he went to Ohio, where he won his first literary prize, the degree of A. B. In the early fifties Dr. Bartlett practiced law, being associated with some of Ohio's most eminent public men. He came to California in 1860 and entered the ministry, being ordained into the Congregational church. He occupied pulpits in Nevada City, Grass Valley and at Santa Cruz. About 1867 Dr. Bartlett became a correspondent for the Bulletin and subsequently accepted a position as chief editorial writer, which he held for 27 years. After his retirement he continued for a short time in newspaper work.

His activities were turned into a new channel when the forestry department of the United States government was organized. Dr. Bartlett was appointed to an important post and held it until his resignation a few years ago. He was then well toward 60 years of age, but a remarkable physical strength held him in active service. It was told of Dr. Bartlett that shortly before he retired he rode 40 miles in a day on horseback over wretched mountain trails.

During his literary career Dr. Bartlett received the degree of LL. D. from a Maryland college. In his editorial work he was managing editor of the Overland Monthly at the commencement of its fame through the connection of Bret Harte, Mark Twain and other notables in California's literature. He was the author of a volume of essays, "A Breeze from the Woods."

Dr. Bartlett was for years chairman of the board of trustees of the institution for the deaf and blind in Berkeley and was also chairman of the Mills College board of trustees.

The funeral will be held Tuesday afternoon at 2 o'clock from the Bartlett residence.

PROF. BRIER, A PIONEER SCHOOL TEACHER, DIES

Fails to Rally After an Operation Performed for Appendicitis

OAKLAND, Dec. 8.—Professor Columbus Brier, one of California's foremost educators and a pioneer in the educational work of the state, died yesterday following an operation for appendicitis. Professor Brier was with the Urban school more than 30 years, and for the past 10 years was the principal of that school.

Among Professor Brier's former pupils are many prominent men of today. He taught George C. Pardee, the former governor; Walter S. Hobart, William O'Connor, Alexander George, William H. Taylor, Richard M. Hotaling, Hall McAllister, Timothy Hopkins, James L. Floyd, Alfred Austin, William Tubbs, Vanderlyn Stow, Judge W. B. Cope, Joseph Redding and Gustav, Alfred and Oscar Stow.

The Brier family was one of the first to come through Death valley in the pilgrimage to California. Professor Brier was stricken about six weeks ago and an operation was performed, but he failed to rally. He was 68 years of age and leaves a widow, two daughters and a son. The funeral will take place tomorrow from the home, 522 Twenty-second street.

SEEK HELP FOR CHARITY

BERKELEY, Dec. 8.—Financial and moral aid is asked of the citizens of this city by the newly organized Berkeley charitable association. Letters have been sent throughout the city telling of the work done by Miss Wright, secretary of the organization. The letters bear the signatures of the directors, as follows: Benjamin Ide Wheeler, Frank M. Wilson, Anson M. Blake, Rev. Edward L. Parsons, Rev. J. H. Lathrop, Mrs. C. H. Miller, Miss Jessica Peisoto, Dr. Emma McKay and Professor Adolph C. Hiller.

WILL MAKE DISPLAY OF ART IN BERKELEY

Association Prepares for Holding Interesting Exhibition

COMMITTEES CHOSEN

Varied Displays to Be Made by the Newly Formed Society

BERKELEY, Dec. 8.—Preparations for the first annual exhibition of the Berkeley Art association, which will be held in the parlors of the First Congregational church of this city on the afternoons and evenings of December 13 to 16, have been placed in the hands of committees. It is announced that there will be exhibited the work of local artists of note; a large collection of loan pictures, the works of the various crafts, a department of photography and a section devoted to art in the public schools.

The heads of the committees have been announced as follows: To secure pictures from the artists, Perham Nahly loan pictures, C. C. Dakin; crafts, E. Meyer; school art, Miss Kildner; catalogue, Miss Sallie Daingerfield; photography, Oscar Maurer; finance, F. F. Conner; program, C. L. Biedenbach; in charge of exhibition rooms, Mrs. Elinoor Carlisle.

The Berkeley Art association is a newly formed society for the promotion of "Art for Art's Sake" in this city. George P. Baxter, president of the Berkeley national bank, is head of the association.

ACCUSED OF WIFE MURDER

SALT LAKE CITY, Utah, Dec. 8.—Following the death of his wife today in a local hospital, Thomas Vance was arrested on the charge of murder. Before her death Mrs. Vance said that her husband, after beating her until she was obliged to go to bed, "put something" in a glass of water at her bedside. An autopsy held today revealed traces of bichloride of mercury in the woman's stomach. Bichloride tablets found in Vance's trunk are a part of the evidence against him.

POINTS OF CATS WORTH KNOWING

The day is past when everything that purrs or meows is considered a cat worth having.

With the ever increasing cult of the cat owners are becoming more particular about good points, and considerable study is expended by fanciers on the necessary qualifications.

Stock qualifications, of course, vary with the breed. In long haired cats the ruff is the first thing to be considered. The tufts of hair between the toes, the ear tufts and the flexibility of the tail come next, says Homa Chad. With the short haired cats the color is of great importance, and so are the eyes, ears and the shape of the head. White cats should have blue eyes, black cats yellow eyes and those of other colors green eyes.

Here are some of the good points to be taken into consideration when buying a cat:

- Head—Great breadth between the eyes.
Eyes—Round and wide open.
Nose—Short and tapered.
Frame—Light, deep chested.
Legs—Straight.
Ears—Small and rounded.
Head—Short and graceful.
Tail—Bent at the end in long haired cats.

The Ever Popular Burlington Tourist Sleeper Excursions

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To Boston, Chicago, Omaha, Every Thursday Salt Lake—Scenic Colorado

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Through Standard Sleepers Every Day San Francisco to Omaha, Chicago, via Salt Lake, Scenic Colorado, Denver.

These new schedules give you half a day in Denver for sight-seeing. Describe your trip and let me show you how to make it the most attractive way at the least cost; The Burlington from Denver east forms a conspicuous and comfortable portion of the route.

Get in Touch With Me. W. D. SANBORN, General Agent, 795 Market Street, San Francisco, California.

Do Not Trifle With a Cold

Is good advice for men and women. It may be vital in the case of a child. Long experience has proven that there is nothing better for colds in children than Chamberlain's Cough Remedy.

It is a favorite with many mothers and never disappoints them. It contains no opium or other narcotic and may be given with implicit confidence.