

THE BAY COUNTIES OF THE SAN FRANCISCO BAY

THE REAL ESTATE CONFIDENT

Brokers Predict Unusual Activity in the Market During the Spring

Question of Consolidation and Lower Tax Rate Is of Great Importance

OAKLAND, Jan. 12.—Realty brokers feel confident that the year 1908 will show a healthy growth in the east side cities and their environs. The question of consolidation has provoked much interesting discussion. Whether it be a consolidated city and county of Oakland or an amalgamation of all of the bay cities is not so much the point with many debaters as is the main issue of a steadily increasing demand for a lower tax rate.

Real estate operators know that the rate in the cities of the Alameda county is in many instances forced on account of the dual system of government in vogue. The heavy pressure of an extravagant county administration has been brought to the attention of business men in the east side communities with marked force of late. It is virtually a certainty that a strong stimulus will be given the consolidation movement by the agitation which recent disclosures have provoked. Ample means centering of public opinion as to the advisability of linking arms with San Francisco or establishing an independent city and county of Oakland. Realty men generally favor the latter course, but the vast majority of a system which will materially reduce the tax rate in the cities.

The week was productive of no large movement in real estate, though brokers feel that they could find no diminution in the home buying demand. Some readjustment of conditions is to be expected in the spring, when the winter quiet ends. In this interim merchants are busy with stock taking, clearances and the like.

FAVORS CONSOLIDATION

Speaking of the consolidation movement E. A. Jackson, of J. H. Macdonald & Co., one of the large realty firms, said:

"We want a consolidated city and county government that will cut our tax rate from \$2.47 to \$1.50, and give us \$5,000,000 in bonds for further public improvements. Business is in bad shape with us and we need a year of relief. Oakland's place is assured among the great cities of the Pacific coast. I feel sure that we are bound to advance rapidly. Our city offers inducements which many other communities cannot hold out to capital."

WEEK'S BUILDING PERMITS

Following is the summary of building permits for the week as prepared by E. B. Hilly, secretary of the board of public works:

No. of Permits.	Amount.
One story dwelling.....	\$14,825
Two story dwelling.....	1,500
One story store and dwelling.....	2,750
Two story store and dwelling.....	1,750
Warehouse.....	1,500
Manufacturing.....	1,500
Alterations, additions and repairs.....	20,811
Total.....	\$39,721

REPORT BY WARD

First ward.....	10	\$18,245
Second ward.....	5	2,500
Third ward.....	1	2,000
Fourth ward.....	1	900
Fifth ward.....	6	1,825
Sixth ward.....	5	2,500
Seventh ward.....	14	16,705
Totals.....	42	\$39,721

Work on the large steel frame building occupying half a block square in Clay street between Fourteenth and Fifteenth has progressed rapidly. The building will be fronted by 200 feet in Clay street and will mark a new era in the history of the city west of the city hall.

The new Piedmont exchange building of the Pacific States telephone company in Forty-fifth street near Telegraph avenue will be completed this month. Its cost will be \$50,000, and the constructors say that it is one of the model telephone buildings in the United States.

MARKET CONDITIONS

As a general market conditions, J. C. Hill, secretary of the Holcomb realty company, said:

"I look forward to an active inquiry for home sites. During the last 30 days we have been busy with demands for \$1,000 to \$2,000 properties. This means that the mechanics, clerks, salaried men generally are seeking investment in real estate."

William J. Lynam of the Lynam real estate company said that the business situation was gradually reaching a stronger position, and he was confident that the actual statistics proved Oakland's claims to front rank as a commercial, financial and industrial center.

Wickham Havens, president of Wickham Havens, incorporated, said:

"This is one of the times of the year when the resident of Piedmont can clearly see the superiority of his district over that of the lower levels of Oakland. Almost every morning this week fog has been so thick on the lower levels that it has been impossible to see the city from the moment it rose above the eastern horizon. It is a normal occurrence, and the temperature of Piedmont is from 7 to 10 degrees warmer than any other side of the bay. This is owing to its distance from the bay and its high altitude."

"The new year has been very good. We have closed a number of fine sales in Piedmont, also in Fourth avenue terrace and the district of Lake Merritt. It is very apparent that the predictions of those who looked for a busy spring market are well realized."

CONFIDENCE IS SHOWN

George W. Austin viewed the market as follows:

"As evidence of the proved beneficial financial condition of Oakland's open banks as supported by the confidence of their depositors and patrons, contrary to the pessimistic and exaggerated reports that were so 'rumored' last year, all banks are being made, and withdrawals took place and are occurring only in the ordinary way to meet business demands."

"This speaks volumes for the good sense, sound judgment and business acumen of our people in looking to their own interests and the safety and stability of their banking institutions. It is a normal occurrence that the banks of this community are greatly obligated to their depositors and patrons for the magnanimous support accorded in a form of thoroughly grounded confidence. Without this there would have ensued a deplorable state of affairs. As it is, everything is serene and in a fair way to resume the wonted air of prosperity."

"As to the realty market, it is surprisingly buoyant and active. In view of the alleged monetary stringency and business depression, my office is kept gratifyingly busy, and substantial results are in the stage of sales, exchanges and loans."

BERKELEY'S BRIGHT OUTLOOK

BERKELEY, Jan. 12.—Lumber dealers report that the demand for building material of all kinds has increased markedly during the past few months, pointing to the spring activity in quiet circles in this city. After two quiet months realty dealers assert that the situation is brightening and indications point to the usual spring rush.

A change in the management of the Ferrier-Brock company, one of the largest realty firms in this city, was

Shattuck avenue Methodist Episcopal church, Berkeley, which was dedicated yesterday, and Bishop Hamilton, who delivered the dedicatory address.



DECLARES WOMAN NO LONGER SLAVE

Bishop Hamilton of M. E. Church Sees Breaking of Shackles Binding Fair Sex

BERKELEY, Jan. 12.—"Woman, in the history of the world, has been in bondage as much as a slave," declared Bishop John W. Hamilton of the Methodist conference at the dedicatory exercises which were held today at the Shattuck avenue Methodist Episcopal church at Sixty-first street and Shattuck avenue. "The history of woman," said the bishop, "has been one of comedy and tragedy. Her feet are bound in chains, she is made a slave in continental Europe, and she is discriminated against by the laws of our country."

"But the church has revealed the higher companionship life of woman and henceforth invidious distinctions will no longer exist. While woman may still be regarded as the weaker sex, she will be treated as the equal and not the inferior to man in every way, except perhaps physically."

Bishop Hamilton spoke at length of the changes in mankind during the last century, which he characterized by saying it was the most Christian century since the death of Jesus.

In conclusion he said: "The world is coming to that spirit of universal brotherhood which makes man have regard for his neighbor and quit all petty graftings, rebates and other evils to beat his fellow worker with whom he is in competition."

A large audience attended the formal dedication of the church tonight, at which Bishops Walden and Hamilton conducted the exercises. Besides the regular evening service special music was provided for by Mrs. Adelaide White Turney and others.

There was a morning service at 11 o'clock, but the principal exercise of the day, in conjunction with the formal dedication, was the platform meeting at 3 o'clock this afternoon, at which prominent pastors of Methodism and other spokes. Among them were President J. K. McLean of the Congregational Pacific theological seminary, Berkeley; Dr. Howard, Dr. Hammond, Dr. S. D. Hutinspiller, Rev. E. A. Thompson, Rev. H. F. Harrington and Rev. F. H. Jackson.

The Shattuck avenue Methodist Episcopal church was designed by Miss Elizabeth Buckley, daughter of F. E. Jackson of the Byron Jackson machine company. The church, which cost about \$16,000, is entirely free of debt.

made today, when Eugene Brock announced that he had purchased the interest of Francis Ferrier in the business, with the exception of the San Francisco office, which Ferrier will take over and conduct under his own management. Ferrier has been connected with Berkeley realty for the past 15 years, while Eugene Brock took the well known firm in March, 1905.

Regular car service on the Grove street line north of University avenue was inaugurated yesterday. The new line will tap the district in North Berkeley untouched by other systems, and its need has been felt for some time. The company will run a 15 minute schedule on the line until the demand for shorter running time is felt.

After a long delay the site for the Berkeley national bank building will arrive in this city in a few days, and the eight story class "A" structure will be rushed to completion.

Three miles of roadways have been constructed in the new Cragmont tract in this city, completing the fine boulevards in that section. The work was done by Winifred Schmidt, who will build the roads of other tracts in the district during the spring.

BUILDING IN ALAMEDA

ALAMEDA, Jan. 12.—Building continues to improve here, according to real estate brokers and contractors, and many homes are in various stages of construction throughout the city. A magnificent residence is being erected by Miss Mollie Kane and her sister, Mrs. Elizabeth Buckley, at Central avenue and Grand street. The dwelling is nearing completion. Miss Kane and Mrs. Buckley recently had several attractive flats built in Santa Clara avenue east of Chester street.

Mark A. Miller reports that he made four good sales during the past few weeks. He looks for a quickening in the realty market with the opening of the spring season.

H. G. Melberts, located at the West end, says that there is a constant demand for five and six room houses in that section and that such dwellings are scarce.

Modern five and six room cottages rent readily and bring from \$25 to \$40 a month. The houses now vacant here are for the most part large residences that were put up some years ago and are not equipped with modern conveniences.

PLAN NAVAL MILITIA COMPANY—Alameda, Jan. 12.—There will be a meeting in the council hall Tuesday night for the purpose of organizing a naval militia company. The meeting has been called by Capt. P. Maguire, chairman of the committee that has the preliminary work in hand.

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

OAKLAND, Jan. 12.—Although Tuesday seems to be the popular day for club gatherings on this side of the bay, other days of the coming week are crowded with enjoyment and instruction of the women of Oakland, Alameda and Berkeley. After the lull of the holidays various organizations have begun with renewed energy, eager to make the best of the short time which remains of the year before the summer exodus.

On Tuesday afternoon members and guests of Ebell will enjoy the January luncheon in the attractive clubhouse in Harrison street. Edith E. A. Haran will preside as hostess, being assisted by a large number of club women and the board of directors. Miss June Connor, soprano, and Mrs. Charles E. Cobble, pianist, will contribute music. Miss Conner's numbers will include French songs by Hahn and "Songs My Mother Taught Me." by Dvorak.

The Twentieth Century club of Berkeley will also assemble its members at a delightful affair. Franklyn Carter, a gifted violinist who has just returned recently from study abroad, will give a program of music. "The Child and Music" will be the theme of an instructive talk by Mrs. L. V. Swaggett, musical director in the public schools of Berkeley.

This club, which is among the most progressive of women's organizations of the state, is the pioneer in organizing a physical culture section as a part of its regular work. Plans for the coming year are completed. The next regular session to take place on January 23. Mrs. George Smyth has been made curator of the section, with Miss Anna O'Neill as instructor.

Another interesting group of women to assemble at the first meeting of the year on Tuesday is composed of the members of the Players' club. They will be guests of Mrs. George Thompson at her home in Alameda. The program for the evening will include a recitation of Gordon Craig's book, "Stage and Drama," and of a group of the Hauptmann plays. Mrs. George Perry is president of the club.

Adelphi club of Alameda has made two interesting announcements for Tuesday through the study classes. In the morning members of the English literature section will meet with Mrs. Hughes in Santa Clara avenue, when "The Princess' Tragedy" and "Beryllion" will be discussed. Mrs. Stephen Hill of Berkeley will be the honored guest of the tourist section on the same afternoon, when, at an informal thimble bee, she will tell of her personal experiences in sightseeing and receiving parties in the world. All of the club members have been included in the invitation for the hour. Miss Ethel Taylor, violinist, and Miss Evangeline Sale, vocalist, will render a short program of music.

Mrs. Carrie Foss Snyder will appear in recital before members of the Oakland club on Wednesday afternoon, assisted by Miss Lucy Van de Mark, contralto. This will be one of the most enjoyable events of the month in the club calendar. The half dozen readings which Mrs. Snyder has selected are "A Fixed Determination," "Nurse Nora's Version of 'The Sleeping Beauty,'" "Darktown Lullaby," "At the Concert," "Salome," and "In the Shoe." Miss Van de Mark will sing a selection from "Samson and Delilah," "My Heart at Thy Sweet Voice" and "Knowest Thou the Land" from "Mignon." Assisting Mrs. E. S. Shanklin in the recital will be Mrs. A. Sawyer, Mrs. William A. Schrock, Mrs. Morton Tuft, Mrs. George A. Scott, Mrs. J. Walter Scott, Mrs. William Westphal, Mrs. J. A. Oliver, Mrs. J. S. McNair, Mrs. Dorcas, Mrs. David Sincelar, Mrs. E. Sagehorn, Mrs. George Samuels, Mrs. J. E. Sanford, Mrs. J. N. Scothelher, Mrs. C. S. Shankland, Mrs. Frank Shay, Mrs. H. H. Shinn, Mrs. W. S. Snook, Mrs. S. M. Smith, Miss Anna Spence, Mrs. Walter Stafford, Mrs. P. C. Stoddard, Mrs. S. A. Sutherland, Mrs. Percy Stuart, Mrs. J. R. Sutton, Mrs. N. B. Swasey, Mrs. Mortimer Smith.

The travelers' section, of which Mrs. L. P. Crane is curator, entertained on Friday afternoon in the club quarters. Mrs. M. C. Childs of Ebell gave a delightful talk on Egypt and the holy land, which was followed by a social hour.

The January luncheon of the Home club will be an event of Thursday afternoon.

The program includes an informal debate led by Mrs. Charles J. Woodbury. Dr. Sarah Shuey and several other prominent club women on the subject of "Avoidable Waste in Time, Health and Money."

A brilliant club dinner is announced for the evening of January 30. At this time the perfectly equipped new gymnasium will be open. An exhibit of architectural designs will be the interesting feature of the occasion. The book "Many Splendid Centuries" will have been promised by the artist colony.

The Berkeley art association, of which Miss Helen Metz is acting secretary, is planning a second exhibit for late in January. Several weeks ago the association undertook a fortnight exhibition of the work of local artists, and it proved a success. Entries for the coming event will be limited to water color and pencil studies, and have been promised by the artist colony.

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MISS ALICE GALLAGHER, PROMINENT SOCIETY GIRL OF BERKELEY, WHO IS TO BE BRIDE OF FRANK SULLIVAN.



PRETTY GRADUATE OF U. C. TO WED

Miss Alice Gallagher Announces Her Betrothal to Frank Sullivan of Berkeley

BERKELEY, Jan. 12.—An engagement of interest to college and church circles of this city was made yesterday at an afternoon at home, when Miss Alice Gallagher, daughter of Frank E. Gallagher, superintendent of a powder company, announced her betrothal to Frank Sullivan. The marriage will be solemnized in the spring. Miss Gallagher is a graduate of the Berkeley high school and a former student of the University of California. She is prominently identified with the activities of St. Joseph's church of this city. The bridegroom to be is Berkeleyan with large ranch holdings in Ferndale.

The three university men, caught in a heavy fall of snow, which obliterated the trail, wandered around the mountain on last Thursday night until an early hour on Friday. They were unprotected from the cold and snow and suffered greatly during the night. Although they repeatedly fired their revolvers, their signals of distress were unanswered.

Members of the family refused to make any statement other than that which was given to Deputy Coroner Wood. The effort to reach Miss McMillan had been using a throat gargle and took the poison by mistake.

The screams of the boy attracted his parents, who were near by, and caused the wildcat to loosen its hold and retreat into a corner of the cage. The child was taken to the receiving hospital, where the hand was cauterized and dressed by Dr. Irwin.

College Students Arrive
BERKELEY, Jan. 12.—Berkeley was astir today with students of the University of California who had come from their homes to return to college, which opens for the spring semester tomorrow. Registration will be held all day Monday, while the active classroom work will be commenced Tuesday morning at 8 o'clock. Indications point to a normal attendance of undergraduates. In spite of the large number of students, the faculty is not expected to be large, although few took the matriculation examinations held during the last week.

Arrests Accoster of Women
OAKLAND, Jan. 12.—Manuel Perria, one of three men who are accused of having tried to force their attentions upon two women, was arrested on a charge of disturbing the peace by Patrolman Wood last night in Peralta street. The women were Mrs. Smith, 32 Peralta street and Miss E. Barry of the same address. Their screams attracted the patrolman.

Fire Threatens Sick Woman
OAKLAND, Jan. 12.—A pot of varnish, which boiled over while on the stove, set fire to the kitchen at the home of W. H. Bradford, at 803 Brockhurst street, this afternoon. Mrs. Bradford was lying ill in an adjoining room and the flames and smoke threatened her safety. Her husband roused the kitchen, and after throwing the blazing pot out of the house beat out the fire.

Police Raid Poolroom
OAKLAND, Jan. 12.—The police raided a poolroom conducted by J. E. White, 1065 Broadway, and arrested five men this morning for shooting craps, all being released on bail. The game keepers, W. S. Adams and Deacon White, put up \$100 each, and the players, who gave the names, Fred Westphal, Albert Morrison and George Berry, deposited \$25 apiece.

Shot Fired Through Window—Berkeley, Jan. 12.—Postmaster C. S. Merrill complained tonight that a shot was fired through one of the front windows of his residence at 2021 Bayview way. No arrests

Truce Between the Hop Sings and Bing Kongs Ended by Stege Murder
OAKLAND, Jan. 12.—Expecting a renewal of the war of the Hop Sing and Bing Kongs, police reserves were sent to Chinatown this afternoon, where it was reported that a number of Bing Kong gunmen had been seen around the headquarters of that society. While a reopening of the feud was expected because of the murder of Wong Wing at Stege a few nights ago, the police forestalled bloodshed.

Several special policemen are on guard in Chinatown and the regulars are watching for any attempt on the part of the highlanders to open hostilities.

The same vigilance is being exercised by the police to keep the Chinese gambling joints under control. Under command of Captain Bock, a raid was made on a place at Second and Harrison streets tonight and 75 Chinese were arrested. Plain clothes men of the police department were concentrated in the Chinese section.

Master Painters' Election
OAKLAND, Jan. 12.—Officers were elected Saturday at the final session of the master painters of California in Castle hall. San Francisco was selected as the next convention city. The newly elected officers were: President, Nathaniel McDonald, Oakland; vice president, W. H. Herman, San Jose; secretary, W. T. Beck, San Francisco; treasurer, Henry Kern, San Francisco; sergeant at arms, Peter Hansen, San Francisco. The new executive committee is to consist of the following from San Francisco: Gus Daniels, W. Goetze, T. Horn, O. N. Jyackel, Oakland, W. H. Blake, H. Shee, P. Cahill; Napa, L. A. Pond; San Jose, W. Lanzon; Sacramento, L. A. Saunders; Stockton, L. A. Danner.

Boy Acrobat Breaks Arm
OAKLAND, Jan. 12.—Swinging head downward from a trapeze rigged in a neighbor's yard, Emil Gustavson, aged 12, lost his hold today and fell to the ground, breaking his left arm below the elbow. The fracture was reduced at the receiving hospital. The boy lives at 1551 Myrtle street.

Noted Pioneer Woman Dies
ALAMEDA, Jan. 12.—Mrs. Mariane Torres, wife of Manuel Torres and a member of one of California's historic families, died last night at 1209 Chestnut street, aged 83 years. She was the daughter of Captain William Richardson, an Englishman, after whom Richardson's bay was named. Her mother was a daughter of Ignacio Martinez, who was a commander of Spanish troops at the Presidio in San Francisco before California came into the possession of the United States. It was at the military post that Mrs. Torres was born. She was married to Manuel Torres in 1848. Her husband and five children—Mrs. Ruth Beck, Mrs. Jennie Davis, Alfred I. Torres, Charles E. Torres and Albert J. Torres—survive her. Mrs. Torres was related by blood ties to the Peraltas, the Guerrerros, the Vallejos and other Spanish families prominent in the early history of California.

Marriage Surprises Friends
ALAMEDA, Jan. 12.—Arthur Lack of 2232 Santa Clara avenue and Miss Irene Ferrier of Berkeley were married in San Francisco last Friday, but their friends have just learned of it. Bride and bridegroom came to Alameda from Fresno, where as schoolmates they were fast friends. It has been the custom of Miss Ferrier for several years to spend the winter in Berkeley and to visit her friends here for some time, following his trade as a painter. On Friday he journeyed to Berkeley, met the girl of his choice and together they went to San Francisco, where a marriage license was procured and the wedding was celebrated. Mr. and Mrs. Lack are at present in Oakland, but may decide to take up their residence in Alameda.

Calls Opposition Useless
Opposition to this fundamental law is useless and needless, as the public schools should not be allowed to dominate or influence school authorities. Such a course is un-American, as we have always outside interference in public schools should be ignored and that only communications from individuals should be heeded.

Deplores Small Salaries
Waterman said the difficulty in securing high class men for high schools could be traced to the small salaries paid, and that the entire country was concerning itself over the problem of getting more men into such positions.

The clergyman withheld the name of a San Francisco educator who said that clubs or any other outside interference in public schools should be ignored and that only communications from individuals should be heeded.

Genuine co-operation between the home and the teacher would greatly benefit the public schools, but the public schools should not be allowed to dominate or influence school authorities. Such a course is un-American, as we have always outside interference in public schools should be ignored and that only communications from individuals should be heeded.

And many other painful and serious ailments from which most mothers suffer, can be avoided by the use of "Mother's Friend." This great remedy is a God-send to women, carrying them through their most critical ordeal with safety and no pain. No woman who uses "Mother's Friend" need fear the suffering and danger incident to birth; for it robs the ordeal of its horror and insures safety to life of mother and child, and leaves her in a condition more favorable to speedy recovery. The child is also healthy, strong and good natured. Our book "Motherhood," is worth its weight in gold to every woman, and will be sent free in plain envelope by addressing application to Bradfield Regulator Co. Atlanta, Ga.