

THE SAN FRANCISCO COUNTIES BORDERING SAN FRANCISCO BAY

OAKLAND REALTY MARKET IS ACTIVE

Brokers Reorganize Association and Establish Permanent Headquarters

OAKLAND, April 26.—Considerable activity in the realty market during the week was noted by large dealers, particularly in some of the newer sections. That conditions are showing improvement is evident from the important move which was made by brokers of this city.

By the earnest efforts of some of the leading real estate men of Oakland, the Oakland real estate association has been reorganized, with headquarters at room 270, Bacon building.

While the reorganized association is yet in its infancy, it has a membership of the majority of the principal dealers of the city, and George W. Swingley, the assistant secretary, will be in charge of the headquarters from 9 to 12 o'clock and from 1 to 4 o'clock, to give information and assistance to the members.

A complete set of up to date block books and maps will be kept by the association, and each member will receive daily a notice of all transactions in the real estate market, as well as notices of all sales, foreclosures, evictions, judgments, loans, contracts, etc.

OFFICERS OF ASSOCIATION

A. J. Snyder has been chosen president of the association and George W. Austin as vice president. John C. Hill, secretary of the Holcomb realty company, has been elected secretary, and F. F. Porter will handle the finances.

The executive committee is composed of the officers and the following members: A. B. Derge, W. H. Ledner, Frank K. Mott, O. E. Hotte, W. J. Layman, R. J. Montgomery and R. A. Jackson.

There is a special advertising committee composed of W. H. Ledner, George W. Austin and W. J. Layman, to whom will be referred all advertising of a special character and the executive committee is planning to adopt an exchange feature, which will enable any member to list with the association contracts, application for loans, etc.

The association now numbers the following among its members: George W. Austin, John C. Hill, Son, Breed & Bancroft, Bryant & Derge, Hayden Bright company, Hugh M. Cameron, William M. Crown company, A. L. Duby company, George B. M. Gray, W. T. Merritt, Wickham Havens, Holcomb realty company, Layman realty company, Lloyd & Stein company, J. R. McDonald company, M. T. Minney, R. J. Montgomery, Frank K. Mott company, F. F. Porter, Realty bonds and Realty company, A. J. Snyder, Stewart & Brown, A. J. Snyder, J. C. Brothers, J. Tyrrell, Titus & Hathaway, F. J. Woodward company.

EAST RICHMOND TRACT

Among the large transactions in realty which have attracted attention is the development of the immense East Richmond tract, comprising 3,000 lots. The property is owned by B. Schapiro of B. Schapiro & Co., 724 Turk street, San Francisco, whose enterprise in putting the property on the market has won him no little praise. D. W. McLaughlin, of the McLaughlin Driggs company of Berkeley, is the sales manager of the tract. Concerning the property McLaughlin said:

Business has been phenomenal. We have 25 lots at work, and they are turning in sales every day. We do not realize a cent a time to sell high priced property, it is really cheap. The longer it is held that is magnificently proper and is laid out into large lots and is selling at only a very low price but we are giving remarkably easy terms.

BUILDING OPERATIONS

Building operations in Oakland continue at a satisfactory rate considering restricted conditions in the money market. There appears to be considerable private capital available for investment. During the week 73 permits were issued. Several large apartment houses are included in the list. This is a new departure in Oakland, the first in this class of income property being a development of conditions which have arisen since the great fire.

BUILDING PERMITS

One story dwellings	\$38,320
Two and a half story	8,873
Two story dwellings	30,550
Three story flats	17,770
Three story 16 room apartment	18,750
Three story 26 room apartment	10,000
One story building, 15 rooms, 5 stores	5,000
Sheds and workshops	350
Alterations, repairs, etc.	18,228
Total	\$116,102

MANY STRUCTURES PLANNED

C. Christensen, the contractor, will have plans drawn in the near future for a large apartment house on property that he has recently purchased at the corner of Athol avenue and Lake boulevard, facing Lake Merritt.

OLD MEERS PROPERTY SOLD

One of the most important sales made in the local real estate market recently is that of the old Meers property in Forty-ninth street, west of Broadway, by Bryant & Derge. It comprises an entire block of beautiful wooded ground on the slope of a hill just be-

SOLENNLY DEVOTE CHURCH TO DEITY

Archbishop Riordan and Clergy Dedicate Berkeley Edifice With Beautiful Service



St. Joseph's church in Berkeley and photograph of the imposing procession of clergy, showing Most Reverend Patrick W. Riordan in full canonicals in the solemn parade and picture of Rev. F. X. Morrison, D. D.

BERKELEY, April 26.—With an impressive pageant in which marched the highest dignitaries of the Catholic churches of this archdiocese, headed by Archbishop Riordan of San Francisco and escorted by some hundred white clad children of the parish, the dedication ceremonies for St. Joseph's Catholic church in West Berkeley at Addison street and Jefferson avenue were solemnly observed this morning.

Elaborate ceremonies were conducted by Archbishop Riordan, accompanied by a musical program of unusual excellence. The church auditorium, which is most beautifully finished and equipped, was artistically decorated for the occasion. Almost an hour before the processional which marked the opening of the ceremony the building was filled to overflowing, and many stood without, unable to gain admittance.

The procession of children and priests in sacramental robes formed outside the church and marched in solemn procession to the music of the organ within once around the building. The procession then led through the church to the altar rail, the priests taking their positions within. The spectacle was impressive and inspiring and formed a fitting introduction to the ceremonies which followed.

Rev. Thomas Phillips of San Rafael, formerly parish priest in Berkeley, celebrated the solemn high mass, assisted by the Rev. Father Grant of Oakland and Rev. Father Brennan of Berkeley. The Rev. J. J. Cantwell, secretary to the archbishop, also assisted in the ceremonies.

The dedicatory sermon was delivered by the Rev. J. W. Sullivan, professor of languages at St. Patrick's seminary at Menlo Park, on the relation of the past and future in religion. In this connection he took up the work of the St. Joseph's parish in Berkeley and outlined the growth and its relation to the spiritual welfare of the people.

The musical program which was given in connection with the services was most beautiful. Leonard's mass was rendered, with full orchestral accompaniment. Special singers were engaged to take the solo parts, and this was a notable feature of the music. The program was prepared and rehearsed under the direction of Norman Wilkie, the choir director, and Miss Cain, the organist. Solos were rendered by Misses Cavill, Carney, Harrington, Colburn, Tennant and Streull and by Messrs. Birogne, Wilkie and Halloran.

The church which was dedicated to-day is one of the most beautiful structures on this side of the bay. It is elaborately finished within, having a number of ancient relics of the old church among its furnishings, which are beyond price to the parish. The building has been erected by the members of the parish at the instigation and under the leadership of the Rev. F. X. Morrison, D. D., who has done a notable work among his people in this city during the years of his charge.

The mole has little staying power, dying if deprived of sustenance for a single day.

THIEF GETS GEMS AT MERRY PARTY

San Jose Hostess Finds Burglar—He Escapes From House—full of Guests

SAN JOSE, April 26.—While a party was in progress at the magnificent home at 460 North First street of A. J. Dougherty and his wife, one of the most prominent families in the social circles of this city, a burglar in a dress suit and immaculately clothed stole jewels valued at about \$5,000 from a bureau in the dressing room of Mrs. Dougherty, where the guests had left their wraps. When he was discovered by Miss E. Dougherty, who happened to turn on the lights in the bedroom, having gone upstairs on some trivial errand, he brushed by her and jumped from a second story window to the ground.

In the excitement of the moment Miss Dougherty nearly fainted. Recovering her senses, she rushed down the stairs screaming that a burglar was in the house. The guests armed themselves with billiard cues and searched every nook and corner of the premises, but the daring thief had fled. Though the police were notified, no trace of him could be found.

After a hasty inventory by Mrs. Dougherty it was declared by members of the family tonight that the jewels taken would probably be worth at least \$5,000. Only two days ago, in anticipation of the party, Mrs. Dougherty had brought them home from a bank vault. When Miss Dougherty first switched on the lights of the bedroom she saw a young man attired in a dress suit standing at the dresser with the jewelry box in his hand. When he made his sensational leap for safety he still retained the box.

BRIEFLY SURVIVES GOLDEN WEDDING

Well Known Pioneer Dies Soon After Celebrating Fiftieth Anniversary of Marriage

OAKLAND, April 26.—Robert O. Baldwin, one of the most prominent ranchers in this state, a pioneer of Contra Costa county, died today at his home near San Ramon, a month and a day after celebrating his golden wedding anniversary. Baldwin had lived for 57 years at the ranch home where he died. He arrived in San Ramon valley in 1851 from Ohio, where he was born 50 years ago.

The venerable pioneer crossed the plains in an ox team in 1850, staying at Placerville for a year, then settling in San Ramon valley near Danville. He developed farming on a high standard and became an authority on diversification of crops and of high bred cattle. From a small beginning Baldwin increased his holdings until at his death he owned 1,700 acres, stretching east and west across the valley.

He is survived by a widow, who was Mary Cox. Her parents settled in the valley about the same time as her future husband. There are also five children, who are Mrs. Mary Gilbert of San Francisco, Elmer H. Baldwin, a rancher of Stanislaus county; Dr. Robert O. Baldwin Jr., a physician of Oakland; Mrs. George L. Everett of Berkeley, and John F. Baldwin of Danville. Funeral services will be held Tuesday afternoon at 1:30 o'clock at the Presbyterian church, Danville.

The afternoon services were in the nature of a "fellowship meeting," special invitations having been sent to the congregations of all the other churches in Berkeley. Rev. J. A. B. Fry, pastor of the Epworth Methodist church, delivered the invocation and Rev. Lapsley A. McAfee welcomed the guests after which followed scripture reading by Rev. George Eldridge of St. John's First Church. Other local clergymen who took part in the services were Rev. Lindley A. Wells, S. D. Huttenpillar, D. D.; Rev. Henry E. Jewett, Rev. R. S. Eastman, Mrs. Edith Russell Tolson, a soloist of some note, rendered "Shells" by the Resurrection choir.

The evening services were devoted principally to a musical program. A fine organ is one of the attractions of the church, and with Miss L. D. Hand as director, the music by the large choir was unusually good. A special quartet, consisting of Mrs. Frisbie, Miss Phillips, Dr. Dodsworth and Mr. Frisbie, rendered a number of selections.

The new church, which is situated at the corner of Channing way and Dana street and is one of the finest church edifices in Berkeley. The church was established in the seventies, and now has one of the largest congregations in Berkeley.

chairman; F. Enoch, W. Connolly, George Derby, W. Burks, E. Budd, A. C. Stone and F. Furlong.

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