

EVENTS IN THE COUNTIES BORDERING ON THE BAY OF SAN FRANCISCO HOME BUILDERS INCREASING New Railway Lines Open Tracts

OAKLAND EXPECTS TRADE EXPANSION

Large Area Is to Be Brought Within Easy Riding Distance of City

OAKLAND, Nov. 3.—The phenomenal increase in the values of real estate in the business district, the growth of building and business activities extending in all directions from the business center and the settling of extensive tracts on the outskirts of the city, all indicate the rapid strides Oakland is taking toward becoming a real metropolis.

Real estate offices all over the city are being kept busy by a steady stream of prospective buyers and customers, and the records show an aggregate average of more than 50 sales a day.

One of the recent sales of East Oakland property was that of the corner of East Fourth and Washington streets, sold for the owner by Frank Watson and E. A. Bushell, a local capitalist, for \$47,000.

Satisfaction has been expressed among business men of Oakland over the announcement that the old Capwell store at Twelfth and Washington streets, to be vacated when the H. C. Capwell company removes to its new dwelling at Fourteenth and Clay streets, will be divided into seven different stores.

A glance at the summary of building permits for the last week shows a total of 101 permits, mostly for one and two story dwellings and two story flats.

Permits were granted for 94 one story dwellings, 20 one and a half story dwellings and 28 two story dwellings.

The total cost being \$622,409. One of the important permits issued recently is for a new \$100,000 theater and office building at the northwest corner of Twelfth and Franklin streets.

The building will be occupied by one of the vaudeville acts, and will be modern in every respect, as will be the offices in the building.

The great increase in property value during the last several years is revealed through the sales that have taken place lately. An example is seen in the recent transfer of property located at the southwest corner of Seventh and Broadway streets, which was sold some years ago by the Journal, and has an area of 100 by 100 feet.

It was sold by the proprietor of the Oakland Journal for \$300 per front foot, and at a big advance the sales that were made in the district had become tenanted with Chinese and other undesirable people.

The recent sale calls for \$600 per front foot.

VALUE IS SHOWN The last transfer of the Macdonough building, at the northwest corner of Fourteenth street and Broadway, showed a front foot value of \$6,000.

The property occupied by the new steel structure of the Security Bank and Trust company was formerly the site of two story shacks, which yielded rentals at the time of their demolition representing 7 per cent interest on a frontage value of \$3,000 per foot. A revenue of practically 7 per cent on an all round front foot valuation of \$2,800 is being realized on the property at the northeast corner of Tenth street and Broadway.

Much of the impetus to the building activity of the city is being inspired by the Southern Pacific, Key Route and the new Oakland and Antioch Electric Railway companies, which are building new lines and making extensions and modern improvements on old roads.

The replacing of the old antique steam car service by a new electric line on the Southern Pacific company's road in Seventeenth street has greatly enhanced the value of the property along that route. The work on the wiring and street work is being pushed along rapidly, and the electric trains will probably be running some time in the next month.

No change will be made in the present system of stations, and the same style of cars will compose the trains. Real estate all along the line is due to rise, as the dust, noise and smoke of the old steam trains will be done away with entirely.

The extension of the Franklin street division of the electric railway loop joining the Alameda and Oakland ferry terminals is also nearing completion. The western line of the extension, which is a continuation of the western line, will run out Franklin street from



Modern residence recently erected for Arnold Needham in the Fourth Avenue Heights tract. It was constructed by the building department of the Realty Syndicate.

Fourteenth and Franklin streets, then down Twentieth street to Market and thence to Eighteenth street, from there running down Eighteenth street to the depot at the western end of Sixteenth street. The eastern line of this extension will run out Franklin to Twenty-second street, down Twenty-first street from Broadway to Curtis, out Curtis to Eighteenth and Market streets, where it will join the Twentieth street line and parallel it to the depot.

ELECTRIFICATION PLANNED A semi-official report says that as soon as the Southern Pacific engineers and construction gangs complete the local interurban electric line system the company will take up the work of electrification of one of the steam lines running to San Jose, thus meeting Key Route line competition.

The plans of the Southern Pacific company for the electrification of the lines following the Southern bay shoreline from San Francisco to Oakland, and passing through the bay towns of San Jose and the two cities above mentioned, announced two years ago, are evidently ready to be put into effect.

Oakland's importance as a business center will be immensely increased through the improvement of the Southern bay shore and interurban transportation service, and the trading population of the city will be greatly increased.

The work on the Oakland and Antioch Electric railway, which will direct the traffic of the rich Walnut Creek and trade of the rich Walnut Creek and San Ramon districts into this city, is progressing rapidly. The Realty syndicate has made great many sales in the newly opened district along the line of the new road, especially along Fortieth street, and a clean sweep has been made by property seekers of the Southern bay shore and interurban transportation service, and the trading population of the city will be greatly increased.

The abstract firm of Stocker & Holland has recently closed a lease for the second floor of the Perry building in Thirtieth street between Broadway and Franklin street. The building will be hereafter known as the Stocker & Holland building and will be occupied by the firm.

A meeting of the Oakland Real Estate association was held in the Athens hotel Tuesday evening, when the association decided to adopt the Los Angeles schedule of commissions on sales, city and country, exchanges and loan and appraisal fees. On sales of business property the commission would be 5 per cent up to \$10,000 and 2 1/2 per cent in excess; 5 per cent flat on all residence property; 5 per cent on country and on exchanges; 2 per cent commission on loans up to \$30,000, 1 per cent in excess of this amount. The matter was referred to the executive committee with a recommendation that the schedule be adopted provided 90 per cent of the agents sign an agreement.

The following new members were elected: Agent B. M. Birdsall, W. C. Dehmann, Strong Realty company, Mutual Realty company, Falls & Falls, J. Tyrrel, W. Edwin W. Woodward, Salesman Francis Smith, F. B. Malden, H. C. Hansen, Victor W. Hartley, Louis J. Wetzel, W. H. Moore, E. B. Bommer, Richard Gates, L. Chambers, E. H. Duncan, Associate, J. A. Youkom, Oliver Crook, C. H. Sternberg, Kelman & Smith, Charles H. Wolford.

A resolution was passed extending the sympathy of the members of the association to Richard J. Montgomery over the death of his brother, Prof. John J. Montgomery.

ASSAILANT OF UNION TEAMSTER ON TRIAL Shirt Perforated by Bullet Is Shown in Court

OAKLAND, Nov. 3.—The trial of Jesse Barnett on a charge of assault with intent to kill one Ernest Franklin, was resumed before Judge Wells today. Franklin was a striking union teamster, and he alleges that Barnett and Charles Bay fired at him with a revolver when he followed with signs proclaiming they were not union men. The bullet passed through Franklin's neck and the perforated shirt was shown in court today as evidence. Ray will be tried later. The affair took place July 26.

The tub department of the Lulline Ocean Water Baths, Bush and Larkin streets, is the best in the world. Rooms are fitted with large porcelain tubs, supplied with hot and cold salt (ocean) and fresh water; also, showers of same.

BUILDING SUMMARY The summary of building permits issued in October is as follows:

Table with 3 columns: Classification, Permits, Cost. Rows include one story dwellings, two story dwellings, two story flats with stores, two story brick and concrete, theater and office buildings, two story church, two story school, one story school, two story brick and concrete.

Greenhouses 3 1,050 Concrete garage 1 400 Brick sheds 15 20,000 Concrete shed 1 100 Corrugated iron bunkhouses 2 200 Corrugated iron cookhouses 1 150 Galvanized iron marquees 1 150 One story offices 1 75 One story signal light 1 1200 Butcher shop 1 1,200 Tail building 1 1,200 Workshops, tank frames, barns, etc. 3 8,500 Garages, sheds, stables, etc. 2 4,500 One story factory 2 1,000 Alterations, additions, repairs 187 100,508 Total 393 \$622,409

NEW CONSTRUCTIONS 206 \$331,511 Alterations, additions, repairs 187 100,508 Total 393 \$622,409

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John Pike, Former Yell Leader, Is to Join the Ranks of the Benedicks

OAKLAND, Nov. 3.—Miss Clara Franck will be among the January brides, the formal announcement of her betrothal to John Pike being made this afternoon at a card party at her home at Adams Point. She is a member of the Friday Night club. Pike is the son of C. W. Pike of San Francisco. He is connected with a large business concern across the bay. He took his degree from the University of California, where he was last year's yell leader. Pike is a member of the Sigma Nu fraternity.

COAST CAMPAIGN URGES TREATIES

Berkeley and Los Angeles Are Centers Here of Propaganda for Peace

BERKELEY, Nov. 3.—Berkeley and Los Angeles have been made the centers for conducting on the Pacific coast, in connection with the American Peace society, a nation wide propaganda in support of the arbitration treaties between the United States and Great Britain and France. The campaign is to concentrate public sentiment on the coming session of the United States senate, with a view to bringing about ratification of the treaties which are considered by President Taft the signal achievements of his administration.

The movement is the greatest potentially for world peace that this nation has known. The American Peace society, with headquarters at Washington, D. C., is in direction, and the finances are being supplied by the Carnegie Peace Foundation, which was recently endowed by the ironmaster with \$10,000,000, for the promotion of universal peace.

WILD MORNING GLORY IS TROUBLESOME WEED University Professor Writes Treatise on Its Extermination

BERKELEY, Nov. 3.—The wild morning glory is declared a weed, and one of the most troublesome weeds the orchardist or vineyardist has to contend with, in a bulletin prepared by Prof. Frederic T. Bioletti, professor of viticulture at the college of agriculture, University of California. The bulletin is prepared with the purpose of advising farmers how to exterminate the undesirable perennial.

Prof. Bioletti shows that the morning glory is the most tenacious of life of all such plants. To cut ordinary weeds below the surface of the ground is to insure their return, for they soon sprout again, and a small piece of root is sufficient to start a new plant growth.

A dozen friends accepted the hospitality of Mrs. Julius Young this afternoon at a bridge luncheon.

Miss Kate Field, whose wedding with William Henry Shaw will be at 10 o'clock of the winter, and Miss Albertine Petrick, the fiancée of Jerome Alexander, were the honored guests at a reception Mrs. W. H. Gibbons held this afternoon.

SPANISH-AMERICAN WAR VETERAN CAT KILLED French Bulldogs End Career of King Alfonso

ALAMEDA, Nov. 3.—King Alfonso, a Spanish cat and a veteran of the Spanish-American war, whose mother was the mascot of the Spanish warship Cristobal Colon at the battle of Santiago, was killed last night by two French bulldogs near the home of its owner, City Engineer J. N. Chapman.

King Alfonso was highly prized by Chapman, who is seeking vengeance against the bulldogs. King Alfonso's extra cultivation for the morning glory, so common at the battle of Santiago.

King Alfonso was born on the Iowa and was given to Chapman when that vessel visited San Francisco about 12 years ago. Chapman has told the police the name of the owner of the French bulldogs that terminated the career of the veteran feline of the Spanish-American war.

AUTOMOBILE MAN IS VICTIM OF DELUSION Believing Himself Millionaire, He Goes to Sanatorium

OAKLAND, Nov. 3.—Edwin Fitzpatrick of Berkeley, an auto dealer, who has the delusion that he is a multimillionaire, was today taken for treatment to a private sanatorium at Fruitvale. The action was taken at the request of his wife. Fitzpatrick has been under treatment at Roosevelt hospital, Berkeley.

Read on the classified pages of today's Call what the leading Real Estate Firms will do on Sunday, Nov. 5.

Advertisement for Washington Market featuring mutton, beef, pork, and veal. Includes prices for various cuts and contact information for the market at 9th and Washington streets, Oakland.

CHANGES ASKED BY CITY COUNCIL

Law Governing Postal Savings Banks Declared Unfair to State

OAKLAND, Nov. 3.—In order to give the cities of this state an equal opportunity with the other cities of the country, a resolution was introduced by Commissioner of Public Health and Safety F. C. Turner and unanimously adopted by the city council today, asking that the 10 per cent limit of bonded indebtedness that the board of trustees of the postal savings banks, appointed under a recent act of congress, have established be raised to 15 per cent, which is the amount set according to the laws of California.

Under existing conditions the postal savings banks will lend to other banks, accepting in return as security municipal bonds while the city is not bonded for more than 10 per cent of its assessed valuation. The cities of this state are permitted to bond themselves to 15 per cent, and where this is done the bonds become valueless as securities in the postal savings banks.

Turner asks that the new act be modified raising the limitation of the bonded indebtedness to 15 per cent in all cities of the United States having a population of not less than 100,000, and having an assessed valuation of not less than \$75,000,000.

DANCING PARTY GIVEN FOR ART STUDENTS Members of 1914 Class Direct Evening's Program

BERKELEY, Nov. 3.—The pupils and instructors of the California School of Arts and Crafts entertained the members of the 1914 class with an exhibition hall of the art school, 2119 Allison way, with an informal dance. Members of the 1914 class were in charge. They were:

Dorothy Mess, president; Gwendolyn Powers, secretary; Melvin Walsh, treasurer; committee on decorations—Lucile Long, Estelle Jones, Grace Ranspessahl, Rosetta Davis, Melvin Walsh, Ralph Smith and William Cameron; committee on music—Melvin Walsh, Gwendolyn Powers, Carl Wolf; refreshment committee—Margaret Boyd, Gertrude Goodrich, Carrie Goodrich and Sybil Fah.

SIGNS OF STRYCHNINE IN DOSE OF PILLS

OAKLAND, Nov. 3.—Liver pills with six as a dose caused symptoms of serious poisoning for which William Rippley, a laborer, required emergency treatment at the receiving hospital early this morning. Rippley complained that the medicine produced violent pains, stiffening of the limbs and headache and Stewart Travers used the stomach pump and administered antidotes for poisoning. Rippley was able to leave today. Attendants at the hospital suspected the presence of strychnine in the pills taken by Rippley.

HEART DISEASE FATAL TO MRS. EMILY A. WESTON Widow of Forty-niner Dies at Berkeley

BERKELEY, Nov. 3.—Mrs. Emily A. Weston, widow of William Weston and until a year ago a resident of Oakland, died unexpectedly last night at her home, 2611 Etna street, from heart disease.

Mrs. Weston was 68 years old, a native of England. She came to California many years ago, her husband having been a forty-niner, with business interests in the early days at Sacramento.

Mrs. Weston leaves a daughter, Mrs. Harry A. Noble, one of the society women of this city.

The funeral will be held tomorrow from St. Paul's Episcopal church, Oakland, to which Mrs. Weston belonged for many years.

Large advertisement for Taft & Pennoyer featuring a special Saturday display of coats, dresses, and suits. Includes detailed pricing for various items like mutton, beef, and veal, and contact information for the store at 9th and Washington streets, Oakland.

Advertisement for Daniel C. Murphy, Supervisor in 1907, 1908, 1909. Includes text about his experience, reputation, and ability, and a call to elect him supervisor and support Mayor Rolph.