

EVENTS IN THE COUNTIES BORROWING ON THE BAY OF SAN FRANCISCO

EASTERN CAPITAL FOR OAKLAND New Buildings Involve \$2,000,000

BUSINESS HOUSES SEEK LOCATIONS

Commercial District Shows Considerable Improvement and Work Continues

OAKLAND, Dec. 1.—One of the indications of the progress of this city is the amount of eastern capital brought here, showing that financiers have discovered that Oakland is a safe place for profitable investment. This has been shown by several big real estate deals recently that brought to Oakland \$1,000,000. Of this amount \$200,000 came from Salt Lake City and the balance from New York.

All these deals, in which \$1,750,000 was involved, centered about the proposed improvement of the Kahn property in the heart of the core bounded by San Pablo avenue, Broadway and sixteenth street. The lands near the center of the circle that embraces the majority of the larger and more costly class A business blocks erected in the last three or four years in the heart of the business district.

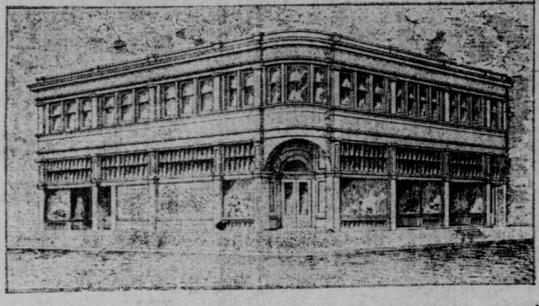
Final plans for the building call for a 12 story structure, to contain an auditorium and office building of the largest and costliest type in Oakland. The building will have entrances on three of the most important thoroughfares in the city and will include an arcade extending from Broadway to San Pablo avenue.

From the first of this year inquiries began to pour into Oakland regarding suitable business locations and the last 30 days has seen great progress in building, remodeling and painting of stores and warehouses. The business center has taken on a rejuvenated aspect, and the building activity shows no signs of decreasing.

The bank clearings for Oakland last week showed an increase of 21 per cent over the corresponding week last year and 23 per cent over the same week of 1910.

A comparison of the summary of building permits issued during the week with those of the week before shows an increase of 10.00 per cent and that the permits granted for the previous week included a church to cost \$60,000. The larger sums on the list this week are for dwelling houses and evidence that Oakland is building up both business and residence districts.

The delivery of the structural steel for the new vaudeville theater at the northwest corner of Twelfth and Franklin streets was begun this week. The property is owned by the Loeb Realty company, a corporation in which the Kays have a large interest.



Pillow brothers' concrete building in course of construction in the business district of Richmond.

that the closing week of November has shown a decidedly increasing activity in the real estate market. This can be attributed to the approaching commencement of operation of the Southern Pacific electric trains. The date set for the beginning of service on the double track electric loop to Thousand Oaks is December 10. There may be a few days' delay, but it is safe to say that the lines will be in good working order by December 20.

The Thousand Oaks station tract, where these lines converge and where trains probably will pass every six or seven minutes, had a satisfactory sale for the opening week. Charles H. Bishop, the millionaire, bought approximately \$75,000 worth of lots and there have been numerous other sales of note that bring the total well beyond \$100,000.

"Out of the stock of 200,000 red geraniums which we have on hand for street planting," said Newell, "we have set out about eight miles of sidewalk parking strips and next spring all of the drives in Thousand Oaks will be bordered with these brilliant red blossoms. The streetcar track is laid to the gardens of J. H. Sprink, the San Francisco capitalist, and this line will be in operation within a short time. A prominent official of the Southern Pacific said that he wished to buy a lot in Thousand Oaks for two reasons: First, because it was the most beautiful property he had ever seen, and second, because the service his company had planned for Thousand Oaks was the best suburban electric service in the United States."

**Building in Richmond**  
RICHMOND, Dec. 1.—Plans have been completed for another reinforced concrete building in the heart of the business district of Richmond. The building is located at Seventh street and Macdonald avenue, is to be two stories in height and 50x100 feet. The structure will cost about \$15,000. The owners are the Pillow brothers and J. B. Ogborn is the architect. The lower floor will be occupied by the Loeb Realty company, a corporation in which the Kays have a large interest.

**BURGLARS OPERATE THANKSGIVING NIGHT**  
Jewelry, Cigars and Kerchiefs Plundered of Thieves  
OAKLAND, Dec. 1.—Burglars entered the home of T. J. Wurch, 1108 San Pablo avenue last night by breaking the lock of a rear window, and stole a small quantity of jewelry.

The home of W. T. Sagerhorn, 603 Sixth street, was entered and jewelry, a revolver and handkerchiefs, valued at \$55, were taken.  
Pickpockets robbed John S. Aids, 554 Seventh street, of a purse containing \$50 while he was standing in front of a Broadway theater.

Miss Lavina Collins, 1154 Alice street, lost from a handbag a ring set with pearls.

**NEW WRIT FOR BUTTERS GIVEN BAY SHORE ROAD**  
Injunction Proceedings to Be Heard December 11  
OAKLAND, Dec. 1.—On account of a clerical error, the writ of injunction sued out by the Oakland Bay Shore Railroad company was not served on Charles A. Butters two days ago and representatives of the company obtained a second writ today. The writ is asked to have Charles Butters restrained from his alleged plans to tear up tracks laid by the company in Shafter street in front of Butters' home property. Butters has said that he had no intention of using violence against the company's tracks or employees, but that he proposed to force a settlement for damages. The writ was made returnable before Judge Ogden, December 11.

**SALES OF ALAMEDA LOTS**  
Lewis & Shaw, real estate dealers, report the sale of the remainder of the Oak Park tract lots in Alameda, and during the week they disposed of the lot on the east side of Grand street, 100 feet south of Clinton street, and at the east side of Sherman street just north of Dayton avenue, and three on the south side of Clinton avenue just east of Grand street. To E. W. Emmons, contemplates extensive improvements on his property in the near future.

One of the big deals of the week was that by which Frank Leach Jr. of the Oakland Gas, Light and Heat company became the owner of 8 1/2 acres near Pleasanton. The deal was negotiated by Frank F. Attilis. The neighborhood in the Dublin road, one of the most beautiful spots in this section, and is surrounded by the homes of many prominent Oakland men. The neighborhood is becoming known as "The Oakland Colony." The Leach property will be laid out as a summer home.

**PERMITS FOR BUILDING**  
Following is a summary of building permits applied for during the week:

MUNICIPAL WATER DISTRICTS PLANNED

Bill Asking Authority for Cooperation by Cities Is Prepared

OAKLAND, Dec. 1.—Realizing that under the present laws of the state the People's Water company properties can not be condemned and operated as a municipal plant by the city of Oakland, a bill has been drawn up by the water supply committee, composed of B. H. Pendleton, W. T. Veitch and George W. Dornin, to amend the laws of 1909 and 1911, which will make it possible to create municipal interurban water districts. Under the proposed law, aimed primarily at the People's Water company, a number of municipalities can go into a business partnership as a corporation for the district ownership and operation of a water plant.

The proposed district will include Oakland, Berkeley, Alameda, Piedmont, Emeryville, Alhambra and San Leandro, and if the bill is passed by the present legislature, after it is introduced next week, the problem which has been puzzling experts for several years may be solved.

Under the proposed law a board of directors of a municipal water district would have the power to commence a condemnation suit against the People's Water company, to take over the entire plant of the company, to hold real estate, to operate and maintain the plant, to levy taxes, to issue and use bonds, to sell water to municipalities and precincts within the district, and in case of a surplus to distribute to the municipalities and municipalities, and to borrow money and incur indebtedness.

**DRAFT IS APPROVED**  
A draft of this enactment was approved at a meeting of the water supply committee last night. Mayor Frank J. Mott and Pendleton have been working on the project for some time and it was through the efforts of these two men that it was embodied in Governor Hiram W. Johnson's message calling the special session of the legislature.

J. H. Dockweiler, consulting engineer appointed by the city to assist the committee in securing data upon which to make a fair estimate of the value of the People's Water company, said today, in discussing the proposed law: "It systematizes all previous constructive water legislation for interurban district water control. We have found a law like this absolutely necessary."

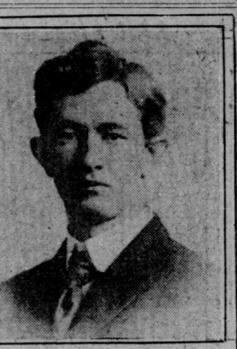
"We have been communicating with many authorities on this matter," said Pendleton, "and the law will give the power to the people to obtain control of an adequate water supply and to manage the concern for themselves in an adequate and businesslike manner. It will eliminate the high rates for water paid by those cities in the hands of a water company. It will insure that the water shall be properly handled so that there may be no danger to the public health. And it will do away with this interminable and extravagantly costly litigation which has almost bankrupted some communities in the endless troubles over rate fixing."

Since 1909 efforts have been made to make a deal with the water company, but without success. After much costly litigation we have found it absolutely necessary to resort to radical measures," said Dockweiler.

The commissioners discovered that they proceeded with their work of condemning the People's Water company's plant that the act of 1909 empowering districts to organize as water districts and the amendments to this law passed in 1911 did not meet all the requirements.

**PUBLIC MEETING FOR ARBITRATION SUGGESTED**  
OAKLAND, Dec. 1.—A group of prominent men will meet at a luncheon at the Forum tomorrow to discuss the arbitration treaty with France and England. The object of the conference is to secure the advice and cooperation of citizens interested in holding a mass meeting in support of the measure on this side of the bay.

M. R. Richardson, Made Manager of Plant in Colombia



and the commission has been unable to make any great headway.

**A Novelty for Men**  
A department for men now open at "The Wistaria Bower," that elegant garment shop heretofore held exclusively for ladies. Elegance and comfort amid oriental surroundings. Expert attendants. Tea served afternoons. Nothing like it west of New York. 140 Geary street, fourth floor (Sachs building). Mme. Louise, from New York.

**Don't Persecute your Bowels**  
Cut out cathartics and purgatives. They are brutal—hand—unnecessary. Try CARTER'S LITTLE LIVER PILLS. Purely vegetable. Act gently on the liver, eliminate bile, and soothe the delicate membrane of the bowels. Care Co., San Francisco, Cal.

**Protect Yourself!**  
Get the Original and Genuine HORLICK'S MALTED MILK. The Food-drink for All Ages. For Infants, Invalids, and Growing Children. Pure Nutrition, upbuilding the whole body. Invigorates the nursing mother and the aged. Rich milk, malted grain, in powder form. A quick lunch prepared in a minute. Take no substitute. Ask for HORLICK'S. Not in Any Milk Truck!

**OUR OTHER MARKETS**  
Saratoga Market, San Jose. Lincoln Market, San Francisco.

**Washington Market**  
COR. 9th & Washington Sts., OAKLAND  
Repeat continually: "WASHINGTON MARKET, HIGHEST QUALITY, LOWEST PRICE," then come here for your MEATS and GROCERIES and Prove for yourself it's no idle talk.

**MEATS**  
BEEF: Prime Rib or Standard 12 1/2¢ lb., Roast 11 1/2¢ lb., Cross Rib Roast 10¢ lb., Rump Roast 10¢ lb., Sirloin Steak 12 1/2¢ lb., Porterhouse Steaks 15¢ lb.  
VEAL: Choice Small Milk Calves, Hindquarter or small legs of Veal 15¢ lb., Veal Shoulder 10¢ and 12 1/2¢ lb., Roast 10¢ and 12 1/2¢ lb.  
PORK: Leaf Lard 10 lbs. for \$1.00, Pork Roast 11¢ lb., Small Fresh Hams or Hind Legs of Pork 14¢ lb.  
LAMB: Hindquarters of Choice Small Spring Lamb 15¢ lb., Forequarters 14¢ lb., Legs of Mutton 11¢ lb., Mutton Loin or Prime Rib Roast 11 1/2¢ lb., Mutton Shoulder Roast 6¢ lb.

**HAMS**  
Eastern No. 1 Sugar Cured Hams, 10 to 12 lb. average. Every one guaranteed to be Eastern Hams and U. S. Government inspected, Washington or Lincoln brands, at 16¢ lb. by the ham.  
Eastern Picnic Hams, 12 1/2¢ lb.  
Sugar Cured Bacon, by the strip 17 1/2¢ lb.

**POULTRY FACTS**—We broke all previous records. We sold at retail more turkeys for Thanksgiving than any other retail market in Oakland. Why? Received yesterday a shipment of fresh dressed turkeys; on sale today at 25¢ lb.  
Positively no holdovers nor leftovers from Thanksgiving, as we were all sold out Wednesday evening.  
Fresh Dressed Hens or Roasters 22 1/2¢ lb.

DIVORCE SUIT ENDS IN DISAPPOINTMENT

Dissolution of Marriage Is Refused Both Parties for Lack of Proof

OAKLAND, Dec. 1.—Mrs. Adele Raffeto Crossfield, who weighs less than 100 pounds, and her husband, Otto J. Crossfield, who weighs more than 250, ran a dead heat in the divorce court and Judge Harris ruled today that neither was entitled to the interlocutory decree of divorce for which they have striven several weeks. Testimony as to minor annoyances was offered in abundance, but each lacked evidence to corroborate accusations of physical violence.

Mrs. Crossfield filed the first complaint. She alleged that she had been slighted, cursed and made to suffer pain by his heavy hands. Crossfield's first counter was a complaint for annulment of the marriage on the ground of information as to her health which came to him some time after the ceremony. Several physicians were called, but the annulment suit was thrown out of court. Crossfield then filed a regular cross complaint in which he said he had been slapped and abused by his tiny spouse, and that she ran extravagant bills with the dress maker. Crossfield is manager of the Thompson Bridge company of San Francisco, having worked his way up from carpenter. Mrs. Crossfield was an actress and won fame for Nevada, her native state. She was with Mrs. Pliske for a long tour.

**BOND ISSUE PROPOSED TO BUILD SCHOOLS**  
SAN MATEO, Dec. 1.—The board of trustees of the San Mateo school district has decided to again submit a proposed bond issue for school improvements to the voters of the district December 23. The proposition calls for the erection of new schools at Burlingame and Homestead, the purchase of additional property at the Lawrence school and the acquisition of school sites.

**Stops a Deep-Seated Cough in a Hurry**  
A Family Supply of Unequaled Cough Remedy for 50¢—Money Refunded if It Fails.  
Cough medicines, as a rule, contain a large proportion of plain syrup—a good ingredient, but one that anyone can make. A pint of granulated sugar, with a pint of warm water, stirred for 2 minutes, gives you as good syrup as money can buy. A 50-cent bottle of Pinex, mixed in a pint bottle with home-made sugar syrup, gives you a full pint of really better cough syrup than you could buy ready-mixed for \$2.50. There's a clear saving of \$2.00. Full directions in package.

And money couldn't buy a quicker, better remedy. Takes hold at once, gives almost instant relief, and usually stops the most obstinate, deep-seated cough in 24 hours. It stimulates the appetite, is slightly laxative and has a pleasant taste—children take it willingly. Splendid for hoarseness, asthma, chest pains and other throat troubles and unequalled for prompt results in whooping cough.

Pinex is a special and highly concentrated compound of imported Norway White Pine extract, and is rich in quinine and other natural healing pine elements. Simply mix it as directed with sugar syrup or strained honey, and it is ready for use.

Used in more homes in the U. S. and Canada than any other cough remedy. Pinex has often been imitated, but never successfully, for nothing else will produce the same results. The genuine is guaranteed to give absolute satisfaction or money refunded. Certificate of guarantee is wrapped in each package. Your druggist has Pinex or will get it for you. If not, send to The Pinex Co., Ft. Wayne, Ind.

**THE WEEKLY CALL, \$1 PER YEAR**

**TAFT & PENNOYER**  
TAPE SECTIONS

**SHOP EARLY**  
Buy your Christmas presents EARLY—early in the day and early in December. That will be your biggest gift of the holidays to the workers behind the counters and on delivery wagons.

Imported Metal Novelties

FOR THE OFFICE OR LADY'S DESK.  
A great assortment of Novelties that make an acceptable gift—something different.  
Imported Desk Sets—priced from \$5.00 to \$45.00  
Imported Novelty Ink Wells—\$1.00 to \$15.00  
Imported Novelty Game Counters—75¢ to \$2.50  
Novelty Stamp Boxes—75¢ to \$2.00  
Novelty Letter Seals—15¢ to \$3.50  
Novelty Paper Cutters—50¢ to \$3.50  
Novelty Blotters—75¢ to \$3.50  
Perpetual Calendars—75¢ to \$5.00  
Novelty Pencil Sets—75¢ to \$5.00  
Beautiful line of Venetian Bronze Novelties for the desk—exclusive goods imported direct from Europe.

**Suit Department**  
SPECIAL VALUES—SUITS AND DRESSES.  
SPECIAL VALUES—COATS AND GOWNS.  
FOR TODAY'S selling, as well as NEXT WEEK, we put extra stress on value given to our patrons.  
Coats—Velvet, Plush and Fur Coats. Velvet for \$40.00—value to \$50. Plush for \$25.00—value to \$35. Fur for \$40.00—value to \$55.  
Coats—Mixture, Coats, novelty, plain and double-faced Coats—For \$15.00—value up to \$25.00. For \$22.50—value up to \$35.00.  
Coats—For misses, 14 to 20 years, and children, 6 to 14 years.  
Plain or Mixed Coats—Three quarter or full length—Children's (value \$6.50) \$3.50 (value \$5.00) \$5.00 (value \$10.00) \$10.00  
Dresses—\$2.50, \$3.50 and \$5.00 (value to \$9.00)

**Annual Xmas Ribbon Sale**  
THE RIBBON EVENT OF THE SEASON.  
Every season we obtain some exceptional values in choice Ribbons—special lots from the manufacturers, at prices that enable us to offer the best Ribbons for Xmas at a great reduction on the regular price.  
Early selection is advisable, as there are short lots of some choice pieces which will move quickly.

**LOT NO. 1—All-Silk Pretty Dresden Ribbon** in all the best color designs of flowers, 2 1/4 inches wide; regular value 25¢ yard—Sale Price, yd., 15¢.  
**LOT NO. 2—A lot of Novelty Fancy Ribbon**, warp print in all the best colors for fancy work and hair bows; pretty designs of various patterns; regular 45¢ Ribbon—Sale Price, yd., 30¢.

**LOT NO. 3—Fancy Dresden Ribbon** in the prettiest effect shown this season, the best and most popular colors; pretty satin stripe, regular 50¢ value—Sale Price, yd., 35¢.  
**LOT NO. 4—A beautiful line of wide Fancy Ribbons**, coming in all styles of designs, rose and pretty flower effects; one of the best grades of Silk Ribbon made; the colors are excellent for fancy work, sashes and hair bows; values in this lot 60¢ and 65¢ Ribbons—Sale Price, yd., 40¢.

**LOT NO. 5—Dorothy Dainty Sash Ribbons**—A wonderful value in a high grade Ribbon that every one knows. This Ribbon is over eight inches wide, comes in all the best colors with a pretty moire stripe through center; usually sold at 85¢ yard—Sale Price, yd., 60¢.  
**LOT NO. 6—Xmas Holly Ribbon**—A pretty Holly Ribbon for bows and decorations; comes 3 inches wide; the usual holiday colors; regular 20¢ value—Sale Price, yd., 12 1/2¢.

**LOT NO. 7—No. 1 Xmas Narrow Ribbon** for tying packages; all the best colors; good grade Taffeta Ribbon; full 10 yard pieces—Sale Price, piece, 8 1-3¢.  
**LOT NO. 8—Imported French Ribbon** for fancy work, pretty dotted Ribbon in all the best colors; a splendid value; regular 12 1/2¢ yard—Sale price, 3 yds. for 25¢.

**Beautiful Dorothy Dainty Sash and Hair Bow Ribbons** to match all the latest designs, just received in all the best colors. They make a pretty Xmas gift for misses.  
**Waist Department**  
Extra values in Waists and Sweaters—Dressing Sacques—Special lingerie values at \$3.50

**CLAY AT 14th AND 15th**  
OAKLAND