

EVENTS IN COUNTIES BORDERING ON BAY OF SAN FRANCISCO

REALTY IS ACTIVE

Oakland Residence Tracts in Great Demand

KEEP PAGE WITH HOMESITE SALES

Jurgens' \$200,000 Transaction Gives Him Additional Frontage in Broadway

Realty dealers are satisfied with the results of the work of the year and are appreciative of the continued activity and life of the realty market.

One marked feature of the realty activity is the new life in the section between Broadway and Lake Merritt, where there is a great demand for apartment house property.

The new Sommarstrom Brothers apartment house is under construction at Seventeenth and Alice streets. Dr. F. R. Jordan has also announced his intention to erect a modern, perfectly appointed apartment house at Fifteenth and Oak streets.

There is no decrease in the improvement of the downtown sections, where for some time past considerable alterations and building have been going on.

The new section recently opened west of Broadway and along Fourteenth, Fifteenth and Sixteenth streets is still in the building stage.

The Layman Real Estate company reports an active demand for Rockridge properties. The recent rains have started the grass on the hills and the views from this picturesque property are more effective now than at any time of the year.

Speaking of the plans of the Layman company, Fred E. Reed, subdivision manager for the firm, said: "Oakland has many beautiful residential properties in its immediate vicinity."

The steel work of the big dome of the new Kahn building at San Pablo avenue, Sixteenth street and Telegraph avenue, has been completed.

A tract comprising 170 acres formerly owned by the Hayward Investment company, has been purchased by W. C. Dunn of Alameda through Frank C. Watson of the Realty Bonds and Finance company.

The wide lots that can not be subdivided have standardized Rockridge in an unusually high way and the large homes already built there including the beautiful properties of W. C. Allen, J. A. McCullough and others are being followed by more of like character.

"Rockridge is becoming the show place of Oakland, among the beautiful homes nearing completion is that of H. T. Harper, who will shortly move into his property in Park road on the east approach to Rockridge."

The Wickham Havens firm (Incorporated) reports that Mandana boulevard, connecting Lake Shore avenue with Piedmont, is complete in every detail.

Now automobilists may go directly out Harrison boulevard along Grand avenue through a series of parks, passing Lake Merritt and thence directly into the hills via Mandana boulevard, with charming homes on each side of the avenue.

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As an evidence that Broadway really is yet in favor as investment for stability of value and reliability for income earning, Charles Jurgens has just bought the Helen M. Stanford estate the property, 4510 East, on the east side of Broadway, adjoining the Oakland Bank of Savings building on the north.

This transaction was consummated by John Aubrey Jones of the George W. Austin company, who was broker for both principals.



View of H. T. Harper's new residence in Rockridge district, Oakland.

The price asked by the estate was \$200,000. Jones says he has pending two other deals of similar character that he expects to consummate shortly.

Jones has a proposition of lease for a term of years of the Jurgens purchase that would yield a rental netting \$100 per cent a year of the investment.

At present no proposition of lease will be entertained by the new owner, as it has not been determined what will be done with the property. By this office is established the fact that the east side of Broadway in this district has a rental value about on a par with the west side, and this a material advance over its former status.

The excavating contract has been awarded and the digging has already been half completed on the new \$250,000 seven story Dalziel building to be erected on the north side of Fifteenth street just back of the new city hall.

It is expected that work on the foundation will begin shortly. The building will have a frontage in Fifteenth street of 120 feet and will be 102 feet in depth. The building may be run up to eight stories, and when completed will have the largest number of offices of any similar structure in Oakland.

The structure will be of reinforced concrete. The lower exterior will be granite and the upper stories of brick. In the basement will be located a cafe with an entrance from Fifteenth street. The first floor of the building will contain stores, the upper stories offices.

Word has been received from representatives of the United Cigar Stores company in New York by representative of the Dunn estate that all negotiations have been completed for the erection of a modern building at the northeast corner of Fifteenth and Washington streets.

The exact character of the new building has not been decided, but it will be 13 stories in height and will be one of the show buildings of the city.

The girls who will attend the dance include: Miss Ethel Wranke, Miss Dorothy Woodworth, Miss Elizabeth Bennett, Miss Dorothy Edinger, Miss Jane Harris, Miss Edith Clapp, Miss Nora Evans, Miss Dorothy Hart, Miss Marg Gaylor, Miss Florence Williams, Miss Cora Williams, Miss Esther Merrill, Miss Juliette Perrin, Miss Alice Snook, Miss Barbara Schilling, Miss Helen Weston, Miss Guy C. Earl.

The following is the summary of building permits for the week: Classification of Buildings—No. of Permits. One-story dwellings, 24; Two-story dwellings, 2; One and a half story dwellings, 2; Two-story dwellings, 2; One-story brick store, 1; One-story building, 1; Garages, 6; Alterations, additions and repairs, 27.

Oakland Will Co-operate with Spokane to Land Convention. OAKLAND, Nov. 29.—The Oakland Chamber of Commerce was requested to co-operate with the Spokane chamber in the latter's effort to secure the 1913 convention of the National Rivers and Harbors congress for the northern city.

Commerce Men to Join. OAKLAND, Nov. 29.—The Oakland Chamber of Commerce was requested to co-operate with the Spokane chamber in the latter's effort to secure the 1913 convention of the National Rivers and Harbors congress for the northern city.

Girl Disappears Twice. Louise Rush Returns After a Week's Absence, but Her Stay is Brief. OAKLAND, Nov. 29.—The police were asked today to search for Louise Rush, who lives with her parents at 1643 Twenty-eighth avenue and has been missing since yesterday.

COCHRANE ASKED TO SUE FOR GUN

James W. Cochrane Is Accused of Packing a Gun for Edward M. Wall

Defendant in Suit for Custody of Two Children Says She Has Just 45 Cents

OAKLAND, Nov. 29.—Attorney James W. Cochrane was accused of "packing a gun for Edward M. Wall" by Attorney John McVey in Judge Harris' court today in the trial of the action brought by Wall to obtain the custody of his two little daughters.

McVey said he based his charge on information given him by Mrs. Cochrane, who sat in the courtroom. "I was informed by Mrs. Cochrane that she visited her husband in his office last Wednesday night and he told her that he was packing a gun for Wall. On that ground I ask to have Mr. Cochrane searched for weapons before the court proceeds further," said McVey.

Cochrane sprang to his feet and angrily shouted: "This is absurd. I have no weapon. I will meet you, Mr. McVey on any fair ground. I will not have my name dragged in here any more. I am not such a coward as to pack a gun."

Judge Harris, Waste and Wells made haste to calm the belligerents. "Mr. McVey did not say to give the court such an account of the case," said Judge Harris, "and it is not right for Mr. McVey to be abused for his action. We will not, however, order Mr. Cochrane searched. We will take his word for it."

B. F. Bird admitted today that he had dined frequently with Mrs. Wall at the expense of the college town and the Royal corset shop, in which she is interested. He said that Mrs. Wilson was occasionally present at the dinners.

While on the witness stand Mrs. Wall broke into a storm at her sister. She had just testified that she gave Mrs. Wilson several hundred dollars to pay bills for her sister. She thought she saw Mrs. Wilson's lips gave a denial.

"Don't you say I never gave you a cent," Mrs. Wall exclaimed with rising emphasis. "You know I gave you several hundred dollars."

Judge Harris quieted Mrs. Wall and then instructed Mrs. Wilson to refrain from denying what the witness said.

Miss Ethel Musser, the fiancée of Moylan Fox Jr., will be the guest of honor Thursday evening of next week, when Miss Phyllis Lovell will entertain a number of the younger set at a house dance at the Lowell home in Piedmont.

The Gaiety club, the membership of which includes a score of the girls of the smart set of the college town and as many men, will give the second dance of the season tomorrow night in Berkeley.

Mr. and Mrs. Guy C. Earl returned last evening from their trip to the Atlantic coast, joining their daughters at the Thanksgiving dinner. Mr. and Mrs. Beverly Wilder are guests in the Earl home.

The advent of a son is bringing to Mr. and Mrs. Charles J. Welch the felicitations of a wide circle of friends. Mrs. Welch was formerly Miss Blanche Hostetter.

Mrs. George Tyson is arranging a luncheon at the Francesca club across the bay for Friday of next week, when a number of the socially prominent matrons will be her guests.

An affair for a young man will be the large tea at which Miss Ruth Tisdale and Miss Dorothy Tisdale will receive the younger set in honor of Mrs. Henry Hiller, formerly Miss Amy Swayne and Mrs. Charles McKee of Sacramento.

BEAUTY DOCTOR FAILS TO IMPROVE ON NATURE. Man Causes Arrest of Physician Who Treated His Wife's Complexion. BERKELEY, Nov. 29.—Disfigurement and possible loss of the sight of one eye resulted from treatment by J. B. Ahlman, a West Berkeley beauty doctor, according to William Hanson of University avenue and Tenth street, who alleges that the treatment was administered to his wife, Hanson caused Ahlman's arrest this morning on a charge of practicing medicine without a license, and the so called quack is confined in the city jail for lack of \$1,000 bail.

Ahlman was held before Justice of the Peace Edgar this morning and the trial was set for 9 o'clock next Monday morning.

TO BE BURIED TOMORROW. Late Furniture Company Employee Lived the Life of a Recluse. BERKELEY, Nov. 29.—Funeral services will be held at 10 o'clock tomorrow for Charles W. Cole, 69 years old, an employee of the Blakely Furniture company, who died last night at Fabiola hospital, Oakland. Cole had no known relatives in the west. He had no close friends in Berkeley, being considered something of an recluse among his business associates.

ALL IS READY FOR FARCE

"Facing the Music" in Final Rehearsals

Finished Performance Is Promised by the Unitarian Club

OAKLAND, Nov. 29.—The members of the Unitarian club are holding final rehearsals for the production of "Facing the Music," the farce comedy which will be produced by the club in Wendell hall, Fourteenth and Castro streets, Friday evening, December 6. The presentation will be followed by an informal dance.

The members of the cast of the farce have been rehearsing their lines for several weeks, and are prepared to provide a finished performance. The production is managed by Howard Rebeck, late of the Liberty theater.

The cast includes Leslie Newman, Henry Christensen, Will Bartray, Willard Bennett, Howard Rebeck, Alice Cummins, Ruth Slavin, Helen Morehouse and Ethel Olsen. The officers of the club are: Fred L. Hodkins, president; Doris Hadley, vice president; Louise Street, secretary, and W. H. Morehouse, treasurer.

HISTORY IS NEEDED TO UNDERSTAND EVENTS. Knowledge of Past Key to Present Dr. Stephens Tells Pacific Coast Historians. BERKELEY, Nov. 29.—"A knowledge of history is necessary if we are to understand the events of today," said Dr. Morse Stephens, Sather professor of history at the University of California, speaking before the historians of the Pacific coast tonight.

Professor Stephens was speaking at the banquet at the Shattuck hotel of the Pacific coast branch of the American Historical association. His remarks followed the annual address of the president, Prof. Arley Barthlow Show of Stanford university.

At the first conference this afternoon Prof. Richard F. Scholz of the University of California read a paper on "Some Phases of Ptolemaic and Roman Egypt." Prof. Percy Alvin Roman of Stanford read "Notes on the Biography of Cardinal Schirrer."

Professor Stephens discussed the French revolution. Two sessions will be held tomorrow. The city council today that the Latham fountain, which will be installed at the corner of Sixteenth street and Broadway, has arrived in Oakland and is in the Southern Pacific freight depot.

The work of putting it in place will begin immediately. Mayor Mott was given authority by the council to attend to all the preliminary proceedings, and he instructed the city engineering department to prepare plans and specifications for the concrete base upon which the fountain, which was cast in bronze after a design by a famous French sculptor, will be placed.

The work on the base will begin next week, according to present plans, and the fountain will then be installed with appropriate unveiling exercises which will be under the auspices of the Society for the Prevention of Cruelty to Animals, of which the Lathams are prominent members.

The fountain will occupy the site where the giant flagpole, which was razed yesterday, had stood since 1898. Milton Latham and his sister, Miss Edith Latham, are the donors, and they have presented the city with the fountain as a memorial to their parents, who were pioneer residents of Oakland.

WOMEN WILL SELL RED CROSS HOLIDAY SEALS. Alameda County Campaign for Christmas Package Markers is Organized. OAKLAND, Nov. 29.—The campaign for the sale of Red Cross Christmas seals to raise funds for the anti-tuberculosis fight in Alameda county has been organized. Many leading women of the east side cities will assist.

Light Your Kitchen with a Rayo Bracket Lamp. Sometimes in the kitchen or elsewhere you need a lamp held high, where it will light the whole room, and be out of the reach of children.

The Rayo Bracket Lamp is made for exactly this purpose. It is one of the famous Rayo Family—the best kerosene lamps made. A case, white light, steady, diffused. A strong, substantial bracket, easily affixed to the wall. The lamp is inexpensive. Economical. Lighted without removing chimney or shade. Rayo Lamps are made in various styles and for all purposes.

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BEWARE OF IMITATIONS AND CHEAP SUBSTITUTES. WALTER BAKER & CO. LTD. BAKER'S Breakfast Cocoa IS THE STANDARD FOR QUALITY

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Henry Christensen, member of the cast in "Facing the Music."

LATHAM FOUNTAIN WILL BE INSTALLED AT ONCE

Bronze Memorial Arrives From East and Unveiling Will Occur Soon

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