

FOURTH AVENUE DISTRICT BOOMS

Home Building Goes on Apace in Cross Bay Districts

View of development in Fourth avenue, Oaklandland, properties of the Wickham Havens Incorporated.

Wickham Havens Incorporated, Have 175 Acres Under Development; Investments Wanted

OAKLAND, Dec. 13.—Activity in downtown business, renting and improving, in the residence sections and in the outlying tracts is running at the same even gait with no hint of the approach of a dull period. The building report shows as good a record, if not better, than the weeks which have gone before. The total for the week was \$276,552, all of which but the small sum of \$4,973 was expended for new construction. The two largest items in the summary are a reinforced concrete school building which claimed \$102,300 and a brick cold storage warehouse and ice plant which took \$50,000.

One of the features of Oakland real estate development is the extraordinary growth of the Fourth avenue district. Wickham Havens Incorporated, Fourth avenue properties contain a total of 175 acres, and development there was first begun in 1907. Up to that time this was ranch property, since the first opening, Wickham Havens Incorporated have constructed eight miles of streets, 16 miles of sidewalks, and the district has been laid with sewers, water mains, gas mains, and electric light lines have been established. At the present date there are 250 residences in Fourth avenue district, valued at more than \$1,000,000.

GROWTH MOST RAPID

The growth in the last six months has been more rapid than at any time since these properties were placed on sale. At present houses valued at \$35,000 are in course of construction. Charles M. Macgregor is building a house in Wellington street, for sale, and one of nine rooms is being built by him for Bernard Miller. C. J. Pfang is building a house in San Sebastian avenue. Anderson Brothers are constructing a seven room cement house to cost \$3,400 in Glendora avenue, and Fred Brothers one of eight rooms and sleeping porch in Clarke avenue. W. C. Boyd is building for A. Hake a nine room and sleeping porch house, to cost \$5,500, and Anderson Brothers have in course of construction a residence for A. Perry in Randolph avenue, all in the Fourth avenue district.

Wickham Havens Incorporated have maintained their building restrictions with scrupulous care and as a matter of fact, the type of house being erected in the Fourth avenue district is much superior to the minimum restriction. Car service by Thirteenth avenue and Fourth avenue to the heart of the city is direct and rapid, while the south end of the district is served by several other car lines. The Fourth avenue properties unquestionably represent one of the most successful and worthy endeavors in real estate development that has been conducted in the bay cities.

CITY HALL WORK PROGRESSING

This week saw the completion of the exterior granite work on the new city hall and the workmen are now busy on stone work in the tower and on the interior of the building. The first three stories are being fitted for use as temporary headquarters for the municipal departments now in the old hall building. It is expected that the temporary quarters will be ready by February 1. As the improvers are anxious to see the beginning made on the opening of Washington street work will be started as soon as possible on the raising of the old hall building, and the demolition of the old landmark is expected to follow the completion of the temporary headquarters for the municipal offices in about 30 days, that is, about March 1.

Plans approved for the beautification of the lace section include a beautiful

new viaduct to be built over the channel running into Lake Merritt and the removal of the flood gates from Twelfth street to Eighth street. To the area of Lake Merritt will thus be added a channel four blocks in length ending in a lagoon at Eighth street. The plans for the bridge include an arcade in the mission style covering a six foot walk, each end containing an arched entrance under separate roof from the rest of the edifice. From the terraces at the ends steps will lead to the water's edge, the park and boulevard. Outside of the roadway will be a sidewalk across the entire bridge 14 feet wide. The street will be 52 feet wide and at the south side will be another sidewalk 14 feet wide. J. J. Donovan acted as supervising architect and City Engineer Perry F. Brown designed the culvert and flood gates.

The frame structure at Fifteenth and Washington streets, extended on the Dunn estate, is being torn down and the United Cigar Stores company will shortly begin the construction of a handsome new 12 story office building on the site. The ground space will have a frontage of 35 feet and depth of 95 feet. The ground floor will be utilized as stores. The upper floors will be used as offices. The building will cost \$200,000 and will be of concrete and steel of class A construction.

PLANS FOR NEW HOTEL

Plans are being prepared by Architect William Wilde for a six story class A hotel to be built at the northeast corner of Eleventh and Franklin streets. A number of wooden structures will be torn down to make way for the hostelry, which will be of steel and concrete. The building will have a frontage of 37 1/2 feet in Franklin street and 100 feet in Eleventh street. Leases for 10 years have been signed.

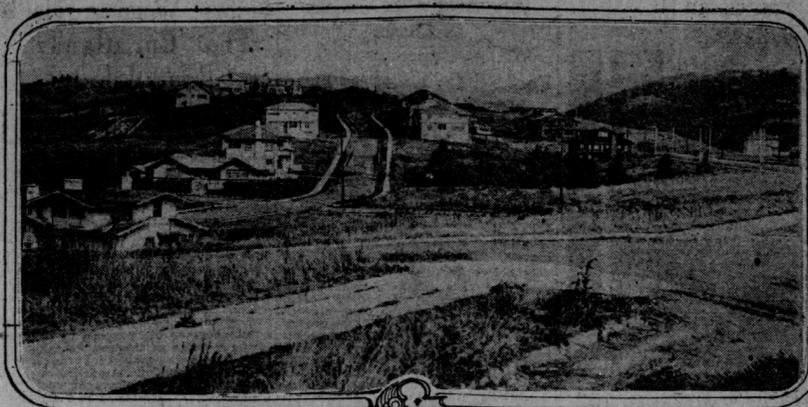
E. P. Norwood, formerly associated with the firm of McHenry & Kaiser, has accepted the position of tract manager with M. A. Arms & Co., and will handle the Fourth avenue properties exclusively, being in charge of the office at Thirteenth avenue and East Thirty-eighth street. The company has reported splendid activity both in selling and trading in Fourth avenue terrace and heights, including an unusual demand for building lots and improved residence property. Many attractive houses and bungalows of rustic and plaster design are being added to the homes now covering the heights and terraces as a result of the recent interest taken in the property by contractors. The business fully justifies the tract office installed for the accommodation of home seekers.

INCOME PROPERTY IN DEMAND

S. H. Masters, manager of the sales department of Layman Real Estate company, reports a firm demand for income property. There are a great many new comers seeking this kind of investment, bringing in new money to the city. Many of these people have temporary homes while looking over the situation who will ultimately purchase homes. Increased movement in residence property is expected in the early part of the year.

The firm reports the following recent sales:

- M. J. Hyde to A. Sitterstein, lot 50c103, north side of Fourteenth street between Market and West.
- Metzger to George C. Catlett, lot, north side of Twenty-second street near Webster.
- L. Dean to George Fredericks, lot 120x125, States avenue near Euclid.
- C. H. Witham to A. E. Anderson, 15 lots, at Twenty-eighth and Boehmer street.
- B. O. Brinkhardt to A. Penhoff, lot 50x117, Mesa avenue, 100 feet south of Parkway.
- M. L. King to C. F. Herd, two stores and flats, north side of Seventh street between Filbert and Linden.
- R. Kohler to R. Philkell, six room cottage with



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lot 50x130, west side of Diamond avenue north of Fruitvale avenue.
C. M. Macgregor to W. C. Stevenson, five room cottage, 3333 Lawton avenue.
George C. Gould to D. Collins, lot 50x100, east side of Thirty-seventh avenue near Carrington street.
G. C. Catlett to M. L. Mitchell, lot 40x70, east side of First avenue opposite East Fifteenth street.
E. A. Becker to Louis Arena, lot 33x110, east side of Ninth avenue, 50 feet south of East Seventeenth street.
A. A. Moore Jr., lot 25x100, and factory building, west side of San Pablo avenue between Twenty-third and Isabella streets, for \$7,500.
W. V. Marrett to Benjamin Bradshaw, pair of flats, lot 50x100, north side of Twelfth street between West and Market, price \$5,500.
John Dean to Mary J. Lloyd of San Francisco, lot 5, block 8, in the cross roads, Rock Ridge park, 72x110.
Emma Greet to Alameda County Home Builders, lot 107, 40x100, Woodlawn park, south side of Tenth avenue, 255 feet west of Broadway.
Alameda County Home Builders to Robert B. Frye, bungalow, south side of Tenth avenue between Broadway and College avenue.
A. J. Garbis to Mr. and Mrs. L. Simpson, bungalow, 3000 Woodruff street, Fourth avenue terrace.
Ella Laurhent to E. C. Franke Jr., lot 25x140, south side of Thirty-second street, 140 feet more or less east of West.
Mrs. A. M. Warner to James Blessington, bungalow, 3008 Randolph street, Fourth avenue terrace.
E. Le Loy to Mamie E. Milnthorpe, bungalow, 3018 Kales avenue, lot 40x110.
W. Weidt to Karl V. Holmberg, lot, north side of Fourteenth street between Magnolia and Union.
Mark Louis Emerson to R. P. Anderson, house, 787 Eighth street, lot 40x100.
J. N. Davidson, house, 591 Forty-third street, lot 50x90.
E. B. Harvey, house, 686 Bellamy street and Santa Clara avenue, lot 70x150.
R. E. Anderson, lot 50x145, west side of Klingson avenue just north of Linda street.
R. E. Anderson to K. V. Holmberg, house, 787 Eighth street, lot 40x100.

STORK HOLDS UP COURT

Judge Brown Suspends Labors to Congratulate City Attorney Staats

OAKLAND, Dec. 13.—Court proceedings in Judge Brown's department came to a halt today while congratulations were extended to City Attorney Redmond Staats of Berkeley. Staats appeared in an action against the city, but smiled so broadly and chuckled so much that Judge Brown asked for the reason.
"A 10 pound boy reached our house last night," Staats explained, "and he is a candy."
Judge Brown, who knows how proud a father feels, shook hands with Staats and wished the newcomer well before resuming work.

SAN FRANCISCO WINS AGAIN

OAKLAND, Dec. 13.—Upholding the affirmative side in the monthly debate of the Kappa Gamma, St. Mary's college junior literary society, R. Harding and E. Wall were adjudged to have presented their points in superior manner and were awarded the honors on the question "Resolved, that San Francisco will receive more benefits through the opening of the Panama canal than any other city." The negative side was upheld by H. Weisbrod and H. Madigan.

BURGULARS GET \$2.50

OAKLAND, Dec. 13.—Burglars forced entrance early this morning into the home of Lee Hayward, 1020 Seventh street, and obtained \$2.50.

GAS MAIN EXTENSIONS

BERKELEY, Dec. 13.—Gas mains are to be extended down Marin avenue, Northbrae, and through the entire Thousand Oaks tract. George Friend, sales manager of the Newell-Murdock company, said:
"We have plans in our office for more than 25 houses that have been held up pending the installation of gas, so you can readily understand what this means to us. We have been assured by the Pacific Gas and Elec-

SECRET SESSIONS ARE ELIMINATED

School Board Puts Stop to "Star Chamber" Committee Meetings

OAKLAND, Dec. 13.—The board of education has adopted amendments to the rules now governing that body which will result in the elimination of all committees with the aim of abolishing executive sessions. Objection was made by Miss Annie F. Brown, one of the directors, who said that it would be impractical entirely to do away with "star chamber" proceedings. Miss Brown's objections were answered by Director John Forrest, who said that the board was a public body and that its business proceedings should be open to the public. He was opposed to the standing committees and wanted all transactions done in open meeting. Forrest believed that in certain instances, such as investigations into charges of stealing and similar counts brought against pupils, a special committee should be appointed and this amendment was made.

ALAMEDA DRY PARADE TONIGHT

OAKLAND, Dec. 13.—Prohibitionists of Alameda county will hold a jubilation tomorrow night at Maple hall, preceded by a parade. Among the speakers will be Dr. Frank L. Goodspeed, pastor of the First Presbyterian church, and Rev. William Kenney Towner, pastor of the First Baptist church.

WICKHAM HAVENS INCORPORATED

Entire Top Floor, Oakland Bank of Savings Building, Oakland

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MUNICIPAL EMPLOYMENT BUREAU TO BE FORMED

Woodyard Will Be Established and Jobs Found Free of Charge

BERKELEY, Dec. 13.—Members of the municipal employment commission, meeting at the city hall this afternoon, discussed plans under which a municipal employment bureau will be established. The city council, at the advice of Mayor J. Stitt Wilson, provided the sum of \$3,100 for expenses of the bureau for one year.

There will be a woodyard established in connection with the bureau, which will be made self-supporting and will provide work for persons in dire need. A superintendent and director of the bureau will be appointed soon—probably tomorrow.

Members of the commission are Rev. Edward Lamb Parsons, rector of St. Mark's parish church; Elmer E. Nichols, F. F. Phelps, A. J. Flynn, Prof. H. R. Hatfield and L. H. Lewars. They will serve as a directorate of the bureau. The superintendent will be executive officer.

Records will be kept of persons wishing employment, of those desiring to hire men for day work and of skilled and unskilled help needed at factories and shops. Jobs will be provided with no charge of fee.

CLUB ELECTS OFFICERS

Alameda, Dec. 13.—The Unitarian club has elected the following officers to serve for a year: President, Dr. F. W. d'Evelyn; vice president, W. C. Wood; secretary, treasurer, Brainerd C. Brown; executive board—Isaac Ehrenberg, L. W. Lovey, F. W. G. Meobus, Herman Krusi and Dr. F. J. Collier.

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Most people want Player Pianos, especially when they can buy them on monthly payments at the wholesale price.

\$375, \$600, \$850 Players at \$285, \$385 and \$485

Come in and see them if you have any doubts about this big saving. All beautiful standard Eighty-eight Note Players. Genuine Edison Gold Moulded Records. Regular price 35c and 50c.

NOW 21c AND 31c.

Hauschildt Music Co.

424 Thirteenth St., near Broadway, Oakland, California

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The gift that gladdens every heart and sheds its joy the year around.

\$10 to \$100 for a Victor. \$15 to \$200 for a Victor-Victrola. Terms to suit your convenience, if desired.

Come in and hear the Victor—that will convince you it is the ideal Christmas gift.

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BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—

Here's a Gift That Will Please the Woman Who Takes Pride in Her Cooking

Owing to the popularity of these cooking utensils we can not say how long the supply will last—come early Saturday.

Covered Casserole, Open Dish Asbestos Pad and Book of Recipes for 65c Not Delivered

They come packed in a heavy cardboard box and can be expressed to friends out of town if you wish.

No Telephone Nor C. O. D. Orders at This Special Price

\$100 Worth of Furniture or Carpets Delivered to Your Home for \$10.00 Down and \$5 a Month

STORE OPEN SATURDAY EVENING UNTIL 9:30 O'CLOCK.

OAKLAND

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13th & Franklin Sts.

BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—BREUNER'S WILL TRUST YOU—

SPEND NEXT CHRISTMAS UNDER YOUR OWN ROOF

OUR BUILDING PROPOSITION IS THE FINEST EVER

We will furnish ninety per cent of the cost of Bungalow and home site

We will build you a home in "Havenscourt, the Home Place Beautiful."

We will build it from YOUR OWN plans.

You can select YOUR OWN contractor.

You can determine EXACTLY what cost bungalow you desire.

And we will furnish 90% of the total cost of the house and lot.

All you have to put up in cash is 10% of the entire amount required.

And you can pay the balance at the rate of 1% a month, no more than rent.

On a house and lot costing altogether \$2,500 this would be only \$25 a month, and interest is NOT extra—it is included in this amount.

Why keep on wasting money in rent?

You can have a charming bungalow home with vines and flowers and a garden, all paid for in a few years if you will only ACT.

Plan to visit Havenscourt tomorrow. See the neat bungalows going up. Look at those we have already built or are building. There are several that you could move right into.

To get to Havenscourt take the East Fourteenth street cars direct to Havenscourt Boulevard.

Wickham Havens Incorporated

Entire Top Floor, Oakland Bank of Savings Building, Oakland

CHICHESTER'S PILLS

THE DIAMOND BRAND

Don't Ask Your Druggist for Pills in Red and Gold metallic boxes, unless with Blue Ribbon. Take no other. Blue Ribbon. Ask for CHICHESTER'S PILLS. DIAMOND BRAND PILLS for 25 years known as Best, Safest, Always Reliable. SOLD BY DRUGGISTS EVERYWHERE