

DREDGING PANAMA PROGRESSES BIG

Colonel Rees' Project Draws Serious Consideration of Many Big Owners

While a few persons in the east bay cities considered Colonel Rees' plan at first glance too large a project, closer investigation of his proposition has convinced these skeptics that the scheme is not only highly feasible but an economical one. The amazing revolution that has been accomplished in harbor work in the last five years through the invention and introduction of the suction dredger has made possible at small cost and in comparatively brief time work that formerly took years and an expenditure of many millions.

The immense modern dredger whose powerful pumps draw mixed sand and water from the bottom of the channel to be dredged and throw them through pipes a half mile to form solid land, is capable of accomplishing in one day what hundreds of men and teams would fail to do on dry land. Some suction dredgers in service of the government in Panama move 12,000 to 14,000 cubic yards of earth in 24 hours, or enough to cover from seven to 10 acres with earth a foot in depth. With such machines and a large project, such as Colonel Rees outlines, the cost per cubic yard for channel excavation, the construction of the protecting dyke and the reclamation of land is comparatively small. Colonel Rees has made an estimate that for the entire cost of dredging a channel from near the end of the broad gauge mole to Point Richmond, the construction of a rock faced dyke and the reclamation of land will be between \$4,000,000 and \$5,000,000, and for this the construction of wharves and docks it is obvious that there are many sources from which the money can be drawn. There are the cities of Oakland, Emeryville, Berkeley, Richmond and also the national government.

PRIVATE OWNERS TO HELP

In addition, besides the municipalities, there are many private owners of submerged lands who will unquestionably contribute a considerable amount toward the reclamation of their holdings, thus cutting down the expense of dredging operations. This has been the case in the past in dredging in the estuary, where dredging companies have made arrangements with the owners of Alameda marsh lands whereby certain amounts were paid for filling in, the remainder of the work being done by the government. Furthermore, there is one important factor that has up to the present time been little discussed. The bureau of yards and docks of the navy department, which is one of the largest in the world, has rendered a report on the navy yard facilities in San Francisco bay in which it recommended the following: "The needs of the navy require that it shall construct, own and operate a large dock in San Francisco bay."

Pursuant to this recommendation, Captain Pondar, commandant of the twelfth naval district, has rendered a report to Washington, formally recommending the submerged lands fronting on the town of Alhambra as the site for the proposed government dry dock and naval base. Captain Pondar's report includes the dredging of a single channel from Point Richmond to the proposed dry dock site, suitable for both naval and commercial purposes. The dredging project will assume the burden of dredging this channel for its own naval base goes without saying, and this fact alone will justify the project. Rees' project by more than \$1,000,000.

So it becomes apparent that the whole plan is indeed a feasible one, and the effect on the bay cities of San Francisco is beyond conjecture. But it is safe to say that with the completion of these great projects Oakland and the other bay cities will undergo an era of development and progress unparalleled in the past, and that realty values in these cities will increase by leaps and bounds.

OLMSTEADS ARE TO DESIGN PARKS

Work on one of the largest of the many parks in St. Francis Wood was begun this week. It is the policy of the owners of St. Francis Wood to give over generous areas throughout the entire property to parks. In commenting upon this feature of the development work in St. Francis Wood, Duncan McDuffie said: "We estimate that this new park will take up space which was previously put into from 15 to 20 50-foot residence lots. At \$2,500 per lot it is easy to figure the cost of this park to be even before a day's work has been done upon it. To create these parks is our policy, however, regardless of the expense. We believe it is good business for us to spare no cost in making St. Francis Wood the most beautiful residence property to be found anywhere. This particular park is to be constructed in terraces and will contain lawns, flowers, tennis courts, ornamental trees—in fact, everything necessary to make a beauty spot in the residence park, where beauty is the dominating ideal."

WIDEN BOULEVARD

In order to meet the recommendations of our landscape engineers, Olmsted Brothers of Brookline, Mass., have widened St. Francis boulevard from 100 to 150 feet for two blocks, making a beautiful park in the head of St. Francis boulevard known as St. Francis plaza. This park was made at an expense to us of about \$25,000 for the additional land included.

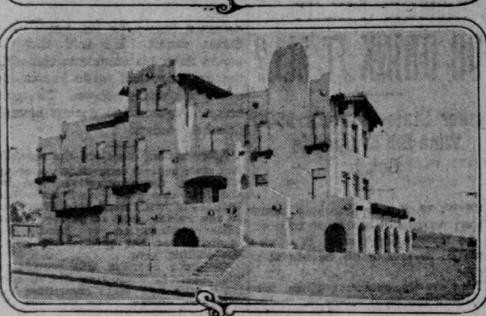
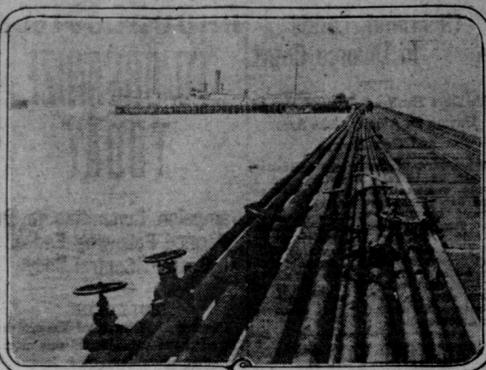
A wire has just been received from Mr. Dawson of Olmsted Brothers that he will be here within a few weeks for the purpose of further consultation in regard to this parking in St. Francis Wood.

Olmsted Brothers have a world-wide reputation as designers of the most successful residence parks around New York and Boston, as well as being the landscape gardeners of the Chicago and Seattle expositions. They have elaborate plans for making these parks and garden features in St. Francis Wood the finest thing of the kind yet attempted upon the Pacific coast.

CONDUCTOR HELD UP

While flagging a railroad crossing at Ninth and Center streets, Alameda, C. F. Tillotson, a streetcar conductor, was held up, the highwayman obtaining \$14.

Loading a Standard Oil company liner with oil at Richmond



\$20,000 home in Ingleside Terraces for woman railroad magnate.

VALLEY OAKS IS GROWING QUICKLY

Adjoining the town of Galt on the north and west is Valley Oaks, one of the fastest growing farm land subdivisions in California. From 6,300 acres of grain fields supporting two families to scores of 20 acre farms, which will support as many purchasers, this fertile area has been transformed into a condition making it produce many times its former wealth.

Regarding school facilities and city conveniences Valley Oaks is especially favored with every facility in Galt. The new Galt union high school, adjoining the property has just been completed at a cost of \$50,000. This structure faces the Sacramento and Stanislaus highways, which also forms the east line of Valley Oaks for a distance of two miles. This stretch of road is one of the best in the state and no doubt the most popular drive for autoists in central California. Fifty miles in length, this boulevard was completed at a cost of about \$10,000 a mile. Situated about half way between Sacramento and Stockton, the purchaser in Valley Oaks can drive to either city in less than an hour. This road has given the district through which it runs a marked impetus in development, as highly improved farms now line its entire length.

The water problem at Valley Oaks was solved by Stine & Kendrick, who are agents for the subdivision, by the installation of electrically driven centrifugal pump irrigation plants. Fresh water is obtained from either the Great Western Power company or Pacific Gas and Electric company over lines which cross the tract. Pumping a four inch stream, these plants raise 24,000 gallons of water per hour, which is an ample supply for 20 acres under any circumstances. This flow is found at a depth of from 20 to 60 feet, and with upward of 50 wells now in operation no lack of supply has been evidenced.

Not only are the farms in this subdivision as well as on the market less than a year, 40 homes have been erected and are now occupied by as many tiers. In every class of structure built in the better class of farm homes. The bungalow type of construction prevails. "In the way of crop development," said Sales manager Frank G. Mitchell, "we find that alfalfa and dairying are proving the most popular with settlers as well as purchasers who intend to move to Valley Oaks during the coming year. About 30 fields of this forage, aggregating 800 acres, have been sown over various sections of the tract. It is now three inches above the ground and is making an excellent showing. In many instances other crops are included in a Los Angeles section, who formerly grew strawberries and loganberries in that country, is now planting the same products on his holding in Valley Oaks. His purchase was made after a thorough examination of the soil, which he claimed proved to be particularly adapted to these products."

No Lawyer Needed For Phone Rebates

No lawyer is needed to get rebates of telephone charges made by the Pacific States Telephone and Telegraph company, in case the subscribers are entitled to such rebates, according to Treasurer F. W. Eaton of the company. In a statement just issued, the treasurer states that the difference between the rates collected and those specified in the ordinance will be deposited in bank, subject to check by the officers of the court. And when the validity of the ordinance is tested this money will be returned to the subscribers in case the ordinance is found to be valid.

2 Wagons Struck by Cars; 1 Dead, 1 Dying

As a result of their wagons being struck by streetcars, K. Naritonsi, a Japanese expressman, and 1516 Geary street, is dead, and Bertrand Catalina, 2191 Market street, is in a serious condition. His injuries consist of severe contusions of the head and chest.

TO DEBATE IMMIGRATION

Members of the Twentieth Century club and the Forensic club will hold a debate this evening in Polito hall, 345 Sixteenth street. The question is: "Resolved, That the immigration of the Unskilled Laborers of the Hellenic, Slavonic and Italian Races Should Be Prohibited."

ADDRESS STATE LIBRARIANS

James L. Gillis, state librarian; George Hamlin Pritch, George T. Clark and Robert Ray were speakers at a meeting of the first district of the California Library association at the Mechanics' building in Post street last night.

WOMAN MAGNATE IS TO LIVE HERE

The beautiful \$20,000 residence of the Pueblo style of architecture situated at the corner of Palma and Mercedes avenue in Ingleside Terraces has been purchased by Mrs. Sarah A. Kidder, who for a number of years enjoyed the distinction of being the president of the Nevada County Narrow Gauge railroad, which was sold about a year ago. Mrs. Kidder owned a large amount of the stock of the road, which her executive ability and business acumen made successful.

According to Joseph A. Leonard, general manager of the Urban Realty Improvement company, it was just six days after Mrs. Kidder paid her first visit to Ingleside Terraces that she purchased the magnificent residence which has been the subject of admiration of all those who have visited the exclusive residence park west of Twin peaks. Although Mrs. Kidder quickly decided to purchase the ornate residence, it was not until she had spent many weeks visiting residence communities in southern California, in Oakland, Berkeley, Alameda, down the peninsula and all the higher class places in San Francisco. "I have been interested in the business world, will furnish the large home in keeping with its exterior elegance and beautiful interior finish and become one of the contented dwellers west of Twin peaks."

ACCURACY FLIGHT TO TEST BIRDMEN

Contests to demonstrate accuracy in flying will be one of the novel features on the aviation program at the Panama-Pacific exposition grounds tomorrow afternoon.

Attempts will be made by the birdmen to break small toy balloons that will be fastened to the top of a pole mounted on a float a few yards off shore when the planes are flying over at a speed of 50 miles an hour. The pilots plan to skim the poles and smash the rubber by hitting it with the tip of the pontoon. An error of judgment as to height would tangle the pole with the rigging of the aeroplane and cause a spill.

MME. CHAPIN TO SING AT THE GREEK THEATER

Mme. Gabrielle Chapin, lyric soprano and grand opera singer, has been engaged to sing at the half hour of music at the Greek theater, Berkeley, tomorrow at 3 o'clock. Frederick Maurer Jr. will be Mme. Chapin's accompanist.

As Little as \$5 a Month

Gives you immediate possession of a \$500 investment in this choice property, where San Pablo, Macdonald avenue, Cutting boulevard and State Highway join in.

Lots As Low As \$350

RICHMOND JUNCTION

All Improvements Given FREE

Here is the best Real Estate Investment in California today, because the population and valuations are going up, every few weeks. Opportunity awaits you here.

Come and Get Rich in Richmond

Call, telephone or write and I will give you literature, maps and facts regarding Richmond—the wonder city—FREE.

E. N. TAPSCOTT, Owner
215, 216, 217, 218, 219 First National Bank Building, OAKLAND, CALIF.

\$100,000 SALES MADE BY GEO. WALL

100 Lots in Harbor Center Taken by Business Men as Investment

RICHMOND, Dec. 6.—One of the biggest sales made in any subdivision in Richmond for some time was that of 100 lots in Wall's Harbor Center for \$100,000, which was closed this week.

The purchasers comprise a pool of business men in the northern part of the state, who wish to make an investment that will be advanced by the Panama canal. The latest information given out by members of the appropriations committee of congress, which recently visited the isthmus, is that the canal will be in operation for all shipping within five months.

The 100 lots sold to the pool of business men are located in various parts of the Harbor Center and are of various prices. They are looked upon because of location in this commercial subdivision, as cream business frontages with a future that will make them in a few years worth many times what they are selling for today. Besides the influence of the inner harbor, the Southern Pacific electric railway and the new city hall in this subdivision, easy terms and low prices and the splendid permanent street improvements are drawing investors to Wall's Harbor Center. Located where it promises to be commercial property equal to any about the bay when Richmond attains the size it is destined to reach in the next few years, this subdivision is being made ready for the development that is coming to it. Ohio street is among those that have just been finished in this subdivision, and a large part of Harbor avenue has been completed. The sewer system and the water mains are in. Concrete sidewalks, curbs and gutters are included in the improvements.

ART IN 'MOVIES,' GETZ FIRM MAKES MANY SALES HERE

"Those who hold that the moving picture is a menace to the legitimate theater—and legitimate is used in its ordinary, not its real acceptance, for the moving picture theater is as legitimate per se as is that devoted to the most classical productions—must do so on grounds of commercialism, for they can not do so on the ground either of art or of value to the theater as an institution," says Mrs. Fiske, who perhaps represents in greater measure than does any other stage figure of her day the intellectual and genuinely artistic forces of the theater. The great actress herself recently appeared before the moving picture camera in film production "The Two of the d'Urbervilles," and she can, therefore, speak with authority. The experience, declares Mrs. Fiske, was "revelation." She had been interested in the moving picture, as she is in every movement which holds promise for the theater, for a considerable time, but she approaches actual participation in the new line of work with more curiosity than anything else.

But as soon as I began the work an astonishing thing happened," said the leader of the American stage. "Almost immediately I felt an absorbing sense of something actual, strange and wonderful. With all my soul I disagree with Mme. Bernhardt, who declares that there can be little art in the moving picture play. The silent drama will not supplant the familiar spoken play, but it will take a place of its own as a new and beautiful art—at art in some respects more ethereal and delicate than that of the conventional drama can ever be."

FINAL PHONE RATE RULING DUE SOON

An important decision is expected soon from the United States supreme court in Washington, D. C., regarding the telephone rates of San Francisco, which were voted on at a referendum election several months ago. More than \$200,000 is involved in the decision.

SACKS OF MONEY

Are going to pour into thousands of pockets about San Francisco Bay in the next few years. It only depends on investing right.

WALL'S HARBOR CENTER

Will give you your share if you invest there, even in a small way. Lots are cheap now. Easy terms. All street improvements free. Buy while you have the chance.

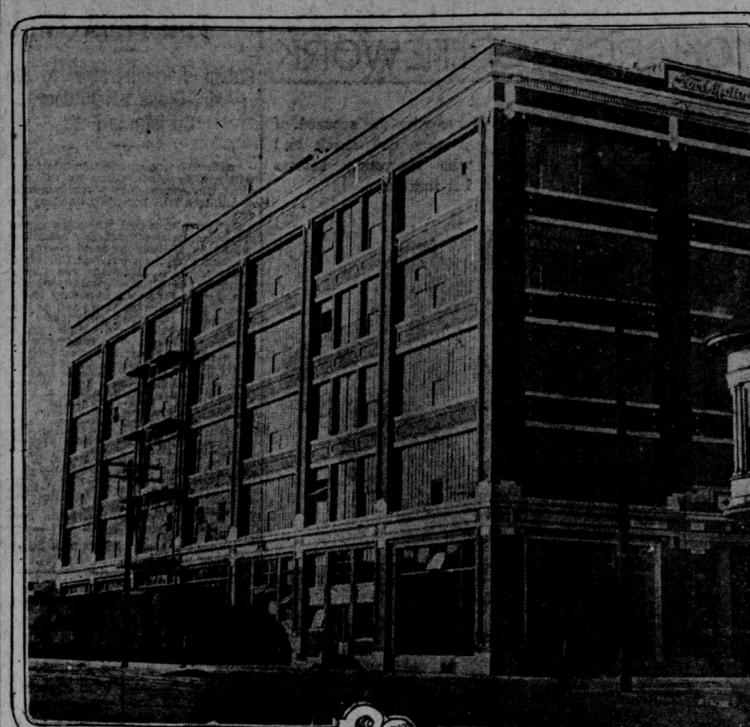
The Few Hundreds You Put In Small Sums Into This Property Will Be Thousands

See this property. Our autos will take you. The map tells you its value. Call or write for pamphlet.

New Richmond Land Co.

801-S Montross Bldg., San Francisco. Mail Coupon. Please send details about Harbor Center. Name Address

Ford Motor Company's New Home



The new building is located at the corner of Twenty-first and Harrison streets, and includes, besides the general offices, salesrooms, garage and repair department, a large assembly plant, an upholstery department, paint shop, a stock department, a repair parts department and a service station.

PUT FIREMEN ON CITY'S PAYROLL

Following many changes and improvements that have recently been made in Burlingame, the fire department has been reorganized and put on a salary basis. When the new auto hose cart, which will be delivered about the 15th of this month, arrives the new organization will be brought up to its full standard. While the city has never suffered any great loss from fire under the old system, the marked growth of the city has made it imperative that a comprehensive, up to date system may be maintained for the protection of property.

WALL'S HARBOR CENTER

There's where profits as large as some of the largest produced by San Francisco and Oakland property will be made in the next few years.

WALL'S HARBOR CENTER

Property is being bought by the most far-seeing business men. They are putting their faith in Richmond.

The Panama Canal

Wall's Harbor Center. Our easy terms put this property within reach of everybody. There is no better place for your savings in this entire country. See us or write. Look at this property.

New Richmond Land Co.

801-S Montross Bldg., SAN FRANCISCO, CAL.

Fill This Out and Send for Free Booklet: New Richmond Land Co., 801-S Montross Bldg., S. F. Please send map and "Text Book on Land Values"

Name Address

SELL \$70,000 WORTH OF REALTY IN WEEK

Kerner & Elser report that since the announcement of their sales of last week they have sold the following three pieces of property for a little less than \$70,000: George Miller to Charles Katz, east line of Mission street, commencing 215 feet south of Nineteenth, lot 45x122.5. For Mrs. F. A. Visser, lot and improvements, 12x52.5, being 1310-1314 Divisadero street, consisting of store and two flats. For William Middlehoff, lot and improvements, 12x60, consisting of 10 flats and five stores situated at the northwest corner of Grove and Laguna streets.

OAKLAND RECORD BETTER FOR YEAR

Although throughout the east the building records for the 11 months of 1913 show a decrease over the corresponding months of 1912, Oakland commercial building shows a gain.

LOCAL PROPERTY GOES UP FIFTY PER CENT

Prices of real estate in the Richmond district have increased enormously during the last two years, according to J. R. Saul, realty broker. A 60 foot piece of property on the south side of Clement street west of Seventh avenue recently sold for \$36,000. This amounts to \$600 per front foot. The same property was bought two years ago for \$400 a front foot.

IF YOUR MONEY

Is idle or is earning less than 15 per cent per annum write today ask for Booklet "B"

write today ask for Booklet "B"

describing our interest bearing securities backed by absolute security and 3 1/2 years' dividend paying record.

C. E. HERRICK INC.

611-15 Merchants' Exchange Building San Francisco

PUT FIREMEN ON CITY'S PAYROLL

The question of increasing the school facilities, which has been receiving attention of late, has resulted in the acquisition of a site for Grammar School No. 2, which will be situated at the head of Buri Buri avenue, in Easton addition No. 2. The structure, which will be erected early in 1914, will cost in the neighborhood of \$30,000.

WALL'S HARBOR CENTER

Plans have been made for the acquisition of a site for another grammar school across the railroad tracks from the Burlingame railroad station. The property in question is owned by Francis Carolan, and upon his return within the coming week from Europe, Mayor G. J. McGregor will begin negotiations for the purchase of the site in question, which comprises one and one-half acres. Should the city prove successful in acquiring this site immediate construction will be started on the high school building.

WALL'S HARBOR CENTER

This is a unique situation and probably exists in no other city in the country. One has only to walk down a business street of Oakland to find ample evidence of this phenomenal building record; on every hand are to be seen modern steel and concrete buildings in the course of construction and recent permits that have been let for additional construction warrant the assertion that this period of development is only in its infancy and that the next few months will witness still greater activity in Oakland building.

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BIG TANKER OF STANDARD IS DUE SOON

Company Increases Richmond Facilities to Be Ready for Canal Opening

RICHMOND, Dec. 6.—The big tanker Richmond, flagship of the Standard Oil Richmond fleet, is expected in this port shortly. She is on her way from the eastern ship building plant where she was recently constructed, and will make some South American calls before coming to this city.

The Standard Oil company is not only increasing its fleet operating from this port, but is preparing for extensions to its wharves and piers, all in anticipation of the opening of the Panama canal. That the Standard is expecting a great increase in its commerce when the canal is opened is indicated by its activities in increasing its facilities.

The purchase of the remaining 700 acres of the Blume ranch by the corporation within the last 30 days is taken as conclusive proof of extended operations here, including more enlargements of the refinery. The company had already bought 800 acres of the Blume holdings, located just beyond the northern limits of Richmond, and had covered it with big storage tanks. The additional 700 acres will be developed as part of its "tank farm."

Among the wharf enlargements, it is said, will be a 600 foot extension of the wharf at the can factory, and additions to the wharf at the refinery. The addition made to the Richmond Belt railroad wharves gives them a length of 1,000 feet, with 420 feet of warehouse. There is 45 feet of water at these wharves, permitting the largest steamers afloat to land there. The completion of the inner harbor will give Richmond one of its greatest needs—deep water, with plenty of flat land next to it.

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Name Address

RUBES A Lost Word

You don't hear much about rubes any more. The farmer comes to town from Valley Oaks in his automobile, wears good fitting clothes, looks, feels and is independent.

His sons and daughters graduate at the nearby high school and go to the university.

His wife belongs to the Woman's Club and enjoys her new freedom.

The farmer sells his crops and livestock for high prices and owns stock in the bank. The Agricultural College has taught him how to make his acres yield profitably.

He loses no time irrigating with the Free pump that is installed for him at Valley Oaks.

His life beats that of the average city man in healthfulness and genuine comfort.

His property is always increasing in value, while that of the city man—his ability to work—is waning with increasing age. You'll find how these things are accomplished if you read the story of Valley Oaks.

Stine & Kendrick

23 Montgomery St. San Francisco

STINE & KENDRICK, 23 Montgomery St. San Francisco. Please send me the story of Valley Oaks. Name Address