RICHMOND JOYOUS OVER FAIR SITE SELECTION

Residents Crowd Streets and Join in Merry Celebration of Settlement.

NORTH BEACH WILL BE NEXT TO SHOW SPIRIT

Water Carnival, With Marching Citizens and Confetti Battles Are Planned.

SAN FRANCISCO, July 29.—With military bands, red fire, wagon-loads of free confetti and fun by the quantities unmeasured, the Richmond District tonight celebrated with carnival festivities the selection of the Exposition site.

The principal streets of the business section were the chief avenues of the promenade, and at the Richmond Theater a program of music and addresses was given, Judge John F. Davis having been selected to deliver the oration of felicitation to the district.

S. W. Molkenbuhr, president of the Federated Richmond Improvement Clubs, presided at the gathering, and made an address. Others who spoke were Lawrence Vincent and W. W. Watson.

The carnival, although only decided upon two days ago, awakened widespread interest, and was visited by people from all sections of the city.

PARADE STARTS AT 8.

Headed by a band the street parade left First avenue and Clement street at 8 o'clock, proceeded on Clement to Fifteenth, thence to California and up to Eighteenth; back up Clement and out to Twenty-fifth.

At a mass meeting of improvement associations last night at the Californ-nia Club Hall, on Clay street, arrangements were initiated to hold a parade and water carnival at North Beach the evening of August 18 as a celebration of the fair site decision.

A feature of the celebration will be an automobile section in the parade, scores of machines appearing. This section is in charge of Fernando Nelson. Dr. P. J. Garlick is to be marshal. Association and representatives from the Polk Street District Improvement Club and the Golden Gate Valley Improvement Association were in attendance.

START ORGANIZATION.

In order to expedite the work of arranging the celebration a permanent organization to be called the North Shore Celebration of Exposition Site Conference was formed and the following officers elected: President, George Skalar, North Beach Promotion Association; secretary, Gerald E. Catenis, North Beach Association; treasurer, F. L. Hansen, Golden Gate Valley Improvement Club, and a finance committee composed of two members of each association represented in the organization.

A committee of five members of the respective clubs was appointed to arrange for a parade which will be held the evening of August 16, preceding the water carnival at North Beach. The parade, which will be in the nature of a torchlight procession, will assemble at Washington square at North Beach, the line of march from that point to be through the North Beach District to Market street. From Market street the procession will take its course into the Harbor View district via Polk street.

MONSTER LIGHT DISPLAY.

An interesting feature in connection with the water carnival will probably be the various lights that are expected to be placed on prominent points around the bay, such as Point Point, Russian and Telegraph Hills and Mount Tamalpais.

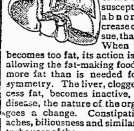
The finance committee intends to expend in the neighborhood of $6000 in decorative and lights. The fund will be raised entirely by subscription in which merchants and residents of the North Beach district will participate. Dr. Hartland Law started the list last night with a contribution of $100 and the Stockton Street Merchants' Association subscribed $70.

SYNDICATE BUYS BIG TIMBER TRACT

BELLINGHAM, Wash., July 29.—Associated with J. W. Stewart of Vancouver, B. C., and C. Wade of Spokane, both well known railroad contractors, Julius Bloedel, of this city, manager of the Larson Lumber Company, announces that he had consummated the purchase of 8000 acres of timber land near Powell river, about seventy miles from Vancouver. Articles of incorporation have been prepared for the new company, under the name of Bloedel, Stewart & Welch, Ltd. The capitalization of the new company is $500,000. Headquarters will be established at Vancouver in the near future.

DANGERS OF FAT

HOW FAT AFFECTS THE LIVER



Next to the heart, there is no organ of the body more susceptible to an abnormal increase of fatty tissue than the liver. When the liver becomes too fat, its action is impeded, allowing the waste-making fluids to make more fat than is needed for normal symmetry. The liver, clogged with excess fat, becomes inactive and, local disease, the nature of the organ undergoes a change. Constipation, headaches, biliousness and other local disturbances of the system are not the least of the fat man or woman's troubles, for the rolls and layers of fat on all portions of the body increase, clogging other organs, paving the way to obesity. All this can be avoided, if the proper remedy is resorted to at once. Nothing ever discovered for the removal of fat is so effective as the famous Marmola Prescription. However, from the same high authority came Marmola Prescription Tablets, containing all the elements of this sure, harmless Prescription and offering a more convenient means for reducing to normal weight at the rate of 10 to 16 oz. a day, without dieting, exercise or resulting wrinkles and flabbiness. Marmola Prescription Tablets are sold by all druggists or the Marmola Co., 75 Moroe Ave., Detroit, Mich., at 75c the case.

GREAT CROWD OF MUSIC-LOVERS HEARS THE WOOD-FOOTE RECITAL

Artists Captivate Their Audience With Good Program

Every available space in Hearst Hall auditorium was utilized Friday evening in an effort to accommodate the the vast throng of music lovers who clamored for admission. Those who came early had good cause to congratulate themselves, for long before the commencement of the concert the hall's capacity was tested. Over two hundred people were turned away and many stood during the entire evening, while some, more fortunate, obtained seats on the stage. Many summer school students obtained admission by their cards. The audience applauded enthusiastically the work of both Miss Wood and Mr. Foote.

In spite of the great difficulty that many in the back of the hall had in hearing the piano numbers, none left the building.

The Boston composer played with rare skill and apparently fully satisfied his hearers. Miss Wood's voice showed some signs of fatigue in a slight tremolo. She sang with excellent interpretation and finished style and her stage presence, as usual, subjugated her audience. The program offered was as follows:

1. Recitative and aria, "Son Pellegrino" (Scipione).....Handel
   (a) "Dove Sei" ("Rodelinda").....
   (b) "C'est mon Ami" (from an old MS).....Marie Antoinette
   (c) "Joseph lieber Joseph Mine" (XIV century air).....
   (d) "My Boy Tammy" (an old Scotch air).....
   Arranged by Arthur Foote.
2. (a) Prelude for the left hand..Foote
   (b) Fugue in D minor (from Suite Op. 10).....Foote
   (c) Romance (from Suite in C minor Op. 20).....Foote
   (d) Etude Arabesco .....Foote
3. Aria, "Depuis le Jour" ("Louise").....Charpentier
   Automne .....Faure
   Les Cloches .....Debussy
   La Mandoline .....Debussy
4. (a) Exaltation (Op. 61) .....Foote
   (b) Two Poems (after Omar Khayam) .....Foote
   (c) The Lamb .....Densmore
   Idyll .....Foote
   The Eden Rose .....Foote
   Roses in Winter .....Foote
   The Angelus .....Foote
   (d) Swallow Flying South .....Foote

AN ORGAN RECITAL.

Robert Harndin of Berkeley will give an organ recital next Tuesday evening, August 1, in the First Presbyterian Church of Berkeley, at 815. Local musical folk in the bay cities are deeply interested in the recital. The program is an unusually interesting one. Harndin is said to play with exceedingly good musicianship. His offered program is as follows:

Prelude, Fuga (E minor) .....Bach
Benediction Nuptiale, Nocturne..d'Evry
Pastorale .....Stebbins
Oriental Sketch .....Bird
A. D. 1620 .....MacDowell
I Dreamed My Love was Singing.....
.....Lisa Lehmann
The Cry of Rachel...Mary Turner Salter
Allersulen .....Lassen
.....Miss France.
Prelude .....Chaminade

KATHERINE PARLOW'S REPERTORY

Once in a score of years a singer appears on the horizon, like Lilli Lehmann, who sings with equal beauty and understanding every style of music from Mozart to Wagner. Kathleen Parlow is the same sort of a singer on the violin. Miss Parlow's repertory is wonderful, but it would not be extraordinary wonderful if she did not play the different schools as she does. All who have witnessed her performances in the past, the works of Beethoven, Mendelssohn and Brahms, have been overwhelmed by the perfection of her renditions. Going to the other extreme, in the showy but very difficult concerto of Paganini, the young violinist revealed herself a veritable magician. Between the noble classics and the pyrotechnical feats of the Paganini school, we have the lovely concertos of Max Bruch, Vieuxtemps and who has not been moved by Parlow's soulful performances as these? Then, we have not forgotten the glow of temperament revealed by the gifted girl in the performance of the Tschaikowsky concerto, the Glazounow concerto, and Lalo's fascinating symphonie "Espagnol." It is the ability to perform the masterpieces of all schools and times that has raised Kathleen Parlow to the pre-eminent rank she holds today.

Antonia Sawyer of New York, Kathleen Parlow's manager, has booked what is evidently one of the longest tours ever planned for an artist in America. Miss Parlow's tour will begin October 31st, with the Toronto Symphony Orchestra in Toronto, and will continue far into the summer of 1912. She will play during the season, 14 times with the Boston Symphony Orchestra in Boston and eight or more other cities. She will have two appearances with the Russian Symphony Orchestra, three with the New York Philharmonic Orchestra, two with the Philadelphia Orchestra, three with the Cincinnati Symphony Orchestra; two with the Theodore Thomas Orchestra of Chicago, and with many clubs and societies throughout the country.

BETTER MOTOR NEEDED BY MAN-MADE BIRDS

PARIS, July 29.—The lesson of the European circuit aeroplane race is the necessity of developing a better motor, according to the opinion of the experts. The delays to the airmen from accident were comparatively rare, but motor trouble was a frequent complaint.

The power in the motor is believed to have been excessive. In this respect the experts agree with the general contention of Wilbur Wright, who recently pleaded for a halt in the struggle to obtain great speed. What Wright wishes is that the rules of speed races should be changed so as to limit the size of the motors, eighty miles an hour, in his eyes, being a good average. French experts want manufacturers to strive for the same regularity of motor in an aeroplane that now exists in an automobile; in other words, give up the struggle for speed and concentrate on regularity and safety. As one expert said: "The bird is created. He has a good motor, he has wings, but his heart does not beat regularly."

WOLF WILL DISPOSES OF A LARGE ESTATE

STOCKTON, July 29.—Della Wolf Meigs, a daughter of the late Andrew Wolf, has filed a petition for the probate of the will of her deceased father.

By his will Wolf disposed of an estate of about $500,000. He gave to his nieces, Hattie May Visher and Mary Myrtle Visher each the sum of $2000 and provided a monthly income for his sister, Louisa Visher, of $100 per month.

All the remainder of the estate is divided between Amanda Wolf, his widow, and Della Wolf Meigs, his daughter, George Wolf and Franklin Wolf, his sons, and Ethel Smith Henderson, his granddaughter.



ROBERT HARNDEN, who will give an organ recital in Berkeley next Tuesday evening.

WHISTLING WELL WITHOUT WATER

Owner Drills 153 Feet Below Surface and Gets Nothing But Air.

SEATTLE, July 29.—A resident of West Seattle has in his back yard a whistling well which predicts the changes of weather instead of making water. With the intention of boring for water this man drove a drill 153 feet below the surface. The well was abandoned at this depth because no water was in sight. Later the owner noticed that the pipe which capped the bore was spouting wind with considerable force, making a peculiar whistling sound.

At other times the pipe seems to suck in wind. By observation it has been found that the expulsion of air precedes a storm of some sort and the influx of air a change for fair weather. This natural barometer is explained on theory that the bore has penetrated a cavern of some size and that the air beneath the earth is driven out when the atmospheric pressure lessens and flows back when the pressure becomes heavier.

STRIKE TIES UP MEXICAN RAILWAY

Engineers and Trainmen Join Shopmen in Second Demand for Better Day.

MEXICO CITY, July 29. — The freight traffic on the Mexican Railroad which runs from Mexico City to Vera Cruz is tied up today as the result of a strike of the shopmen at Orizaba and a sympathetic walkout of engineers and trainmen. Passenger trains are operating with considerable delay.

The shopmen were granted an increase in wages several days ago, but made now demands amounting to a 25 per cent advance.

EUREKA MAY SECURE BIG FRUIT CANNERY

EUREKA, July 29. — J. E. Trewin, commercial agent for Northwestern Pacific Railroad Company, is in receipt of a letter from the Central California Canning Company, asking for all information which he can give it regarding a site for a cannery and likewise regarding the fruit and especially the berries which can be grown within a ten-mile radius of Eureka and also regarding Rumboldt's peach and pear crop.

LAND OPENING IN PRIZE WINNING COUNTY

At the California Midwinter Exposition, Merced county won the first medal for its display of agricultural, horticultural and viticultural products. Again, at the State fair in Sacramento last year, Merced county received eight first and second prizes, including the grand prize, over all the counties in the State. It is not surprising, therefore, that the opening of a 3000-acre tract and the beginning of a thriving town in this prize-winning county are attracting more than usual attention. The Cressey Colony Co. (Inc.), of which State Senator Marshall Black, of Palo Alto, is president, acquired this tract a short time ago for purposes of subdivision. It is said to be an exceptionally fine body of land, the soil being composed of a rich, sandy loam, highly productive and easily worked, adapted to all kinds of fruit and vegetables, but especially to alfalfa, which is a great crop in this section. With ample water for irrigation from an old gravity system, a railroad station on the tract and very reasonable prices for the property, it is selling readily, although little advertising has been done. Old farmers who had worked the land and knew of its character were among the first to buy. The new town of Cressey City, beautifully located overlooking the Merced river, 125 miles from Oakland, on the Santa Fe railroad, gives great promise of developing into one of the best towns in the valley. It starts with a new $7000 school, a creamery, a ten-room hotel, municipal waterworks and other improvements. McHenry & Kaiser, in the Central Bank building, who have the local handling of the Cressey lands, consider this among the very best propositions anywhere on the market.

IMPORTS OF YEAR SHOW A DECREASE

The Quantity of Merchandise Brought Into United States in 1911 Slumps.

WASHINGTON, July 29.—The quantity of merchandise brought into the United States in the fiscal year 1911 is materially less than in 1910. The value of the year's imports shows a fall of $29,000,000, or about 2 per cent below those of the high record year, 1910, but in most cases the decline in quantity is greater than this slight fall in the value would indicate.

This is due to the fact that the import prices of many articles are higher in 1911 than in 1910. Of coffee, for example, the value of the year's imports is much greater than that of last year, while the quantity is about the same as last year; the total number of pounds imported in 1911 being 876.3 million pounds, against 871.5 million in 1910, but the stated value of the 1911 imports is 90.6 million dollars, against 69.2 million-last year.

MATERIALLY LESS.

Of sugar the quantity imported is also materially less than last year, the total imports in 1911 being 3397 million pounds, against 4.095 million in the fiscal year 1910, and the value 96.4 million, against 106.2 million last year. Raw wool shows an even greater decline, the value of the imports in the fiscal year being but 23.2 million dollars, against 51.2 million in 1910, and the quantity 127.6 million pounds, against 264 million in 1910, the quantity imported in 1911 being but about half as much as in the preceding year and the value considerably less than half that of 1910.

SHOWS SLIGHT DECLINE.

In lumber the quantity imported also shows a slight decline, the figures for 1911 being 871,937 M feet, against 1,035,-616 M feet in 1910, and the stated value in 1911, 16.1 million dollars, against 19.3 million in 1910.

Even in those articles in which the values show a higher figure than in the preceding year—silk, tin and cotton—the increase in value is greater than in quantity, due, of course, to higher prices. For example, the value of raw cotton imported in 1911 is set down by the bureau of statistics, Department of Commerce and Labor, at 24.8 million dollars, against 15.8 million in 1910, an increase of 56 per cent; while the quantity for 1911 is 114.3 million pounds against 86 million last year, an increase of 33 per cent.

Commencing August 1, Casa del Rey, Santa Cruz, will install American plan. Rates $4 and up per day. their agents.

READY

For the discriminating women of Oakland who want the

Best in Ladies' Garments



WE have just completed extensive alterations of which we are justly proud. We want you to visit our Store and see just what pains we have taken to furnish you with the handsomest and most convenient Suit Department in the bay section. A store where every convenience for our large clientele has been considered. Finest Tailoring Department. Brilliantly lighted Fitting rooms and cheery and commodious Salesrooms.

Now Showing

Strictly Man Tailored models arriving daily from one of New York's leading tailors.

Swagger effects In Imported Scotch Tweeds and Mixtures In the new shades of Browns, Imported Serges and the extra heavy weight Navy Blue Serges.

Swellest Line Shown in Oakland

Fit Guaranteed

Our hobby Is Perfect Fitting Garments in Exclusive Styles, so remember, if not absolutely satisfied with every detail of workmanship and fitting your money will be refunded.

A One-Suit Sale Is not our object—we know one perfect garment will sell many others.

You Are the One to Be Satisfied

Cosgrave's Oakland Store Invites Your Inspection. The Values Shown This Week Will Induce You to Open an Account to Which You Are Always Welcome.

All Suits Lined with guaranteed Skinner Satin Lining and Hair Cloth Bust. Positively A No. 1 workmanship throughout.

COSGRAVE'S Oakland Store

Franklin Street *Corner Twelfth*

TEXAS PAYS ATTENTION TO HORSE BREEDING

SAN ANTONIO, Texas, July 29.—No industry in Texas is getting more careful attention just now than that of horse breeding. For a time, the ranchman and the farmer depended entirely on the broncho and the mule, and while Texas today is the greatest mule producing state in the union, the horse is getting that attention which promises to make this state a leader in horse rearing. In almost every neighborhood, fine individuals of the very best families are kept for breeding purposes and farmers are giving that same careful attention to the horse industry that has made some of the eastern, northern and southern states famous for their horses. It seems that the introduction of the automobile, instead of lessening the demand for horses has increased the effort to grow the very best animals—those of the most approved blood lines, both for carriage and draft purposes.

BETTER ROADS WANTED.

OROVILLE, July 29. — The Board of Supervisors of Butte county have inaugurated a campaign for a $500,000 bond election for good roads.

Southern Pacific Makes Low Rates to Salt Lake City.

On August 3, 4, 5, round-trip tickets will be sold to above named point for $40, account Optical Convention, and this rate is open to the public. Final return limit thirty days from sale dates. For further information ask Southern Pacific Company, Broadway and Thirteenth street, Oakland, or their agents.

THE BLUE BOOK

Announcing the Forthcoming 25th Annual Edition

The Fashionable Private Address DIRECTORY

Now Being Compiled and Reservations Made

Embracing in departments San Francisco, Oakland, Piedmont, Berkeley, Alameda and the prominent residents within 100 suburban cities and towns of California.

A new feature will be a list of Five Hundred Banks, giving the Officers and Directors, with addresses of same.

Special features being the names, addresses, reception days and country residences, with private telephone numbers arranged alphabetically for reference.

The San Francisco list is classified in the residential district by blocks, streets and numbers, with occupants' names, giving odd numbers in left column and even in right—making it an invaluable guide for social purposes and an easy reference for the commercial and professional community.

The List of Addresses, Clubs and Societies, giving the Officers and Members with Addresses. Revised Street and Avenue Guide. Permanent Guests at the Leading Hotels. Banking, Insurance, Real Estate and Professional Men. Personnel of the Press. Theater Diagrams, Ladies' Shopping Guides, etc., etc.

The utmost care will be used this year in revision and compilation to make the work complete and accurate. Address all communications to CERAS. C. HOAG, Secretary of Publication, 313 Battery street, room 1, San Francisco. Telephone Douglas 1229.

THOUSANDS COMING BACK TO OAKLAND

Next Monday the City Will Be Alive With Young Americans

Merchants of Oakland will breathe a sigh of relief and the smile of appreciation will soon be delineated on their faces. The long silence of summertime will be broken by the commencement of schools in Greater Oakland.

Thousands of Oakland families have vacated their domiciles and sought the sequestered nooks of forest and stream to while away June and July. This general exodus in such large numbers has a tendency to make the local grocer, furnisher and outfitter look with envy upon those months. However, the grain of consolation is found in the fact that it gives merchants an opportunity for stock adjustments and receipt of new invoices preparatory to make extra inducements to mothers and school children to patronize them upon their return.

The past week the local merchant has been on the alert to prepare for the home-coming of young America, who has a depleted wardrobe as evidence of his thorough appreciation of the outing season.

Thousands of families are daily sending in their names to THE TRIBUNE for service of their paper to local addresses. This means the wise, thrifty merchant will avail himself of the splendid opportunities to secure admission to the homes of the able-to-buy and better classes of Greater Oakland, who consistently and in a responsive mood read THE TRIBUNE ads.

Ideal Resorts For Your Vacation

Very Low Excursion Rates

THERE IS

Yosemite Valley	Klamath Falls
Lake Tahoe	Lake County Resorts
Santa Cruz	Boulder Creek
Byron Springs	Brookdale
Paso Robles Hot Springs	Canadian Rockies
Del Monte	Yellowstone Park
Pacific Grove	Shasta Resorts
Capitola	Sierra Nevada Resorts
Shasta Springs	Monterey

and many others

Fishing, Hunting, Boating and vacation sports. Restful, healthful and invigorating. Ask us for our Outing Literature and rates.

Southern Pacific

TICKET OFFICES—Broadway and Thirteenth sts., Oakland; Oakland Sixteenth Street Depot; Oakland First and Broadway Depot; Oakland Seventh and Broadway Depot.

Oakland Tribune 1911

Alameda County Real Estate News

OAKLAND HAS PROSPERITY HABIT

KNOWLAND AND PERKINS AID OAKLAND

Have Been and Are Keenly Alive to City's Deep Harbor Requirements.

Their Co-operation Has Secured Many Dollars for Waterfront Needs.

Senator Perkins and Congressman Knowland have been of inestimable assistance in securing appropriations, from the United States government for the deepening of the channel of Oakland harbor, are still in the harness in the furtherance of that purpose and will continue in it until the harbor of this city shall have attained a depth of thirty feet and been widened, at certain points, so that the largest vessels may be turned with ease after having discharged their cargoes and again take to sea after having received a new cargo consigned to foreign ports.

They are alive to the necessity of haste in the matter regardless of the fact that they have been memorialized by the Chamber of Commerce and the Merchants' Exchange to urge speedy action on the part of the federal government in the matter of dredging the channel to the depth referred to.

PAST SUCCESS A GUARANTY.

Their success in securing appropriations in the past is an augury that they will be successful also in the future, all the more so because they feel that the dredging should be accomplished at as early a date as possible, in order that this city may be able to avail itself of the commerce which is to come here after the completion of the Panama canal, for which Oakland is now preparing by the construction of docks and massive quay walls.

It may be necessary for the dredging and the building of the wharves and quay walls, so to speak, to go hand in hand together, for the reason that in that manner the improvement in each may be completed simultaneously and thus open the harbor complete after the manner of the docks in Liverpool to the shipping of the world.

TERMINALS DEMANDED.

There are great demands upon the general government at this time for improvements of this kind in all parts of the country, but it is known that there are many of the applications which will be denied for the reason that they do not comply with the principles which have now become essential to success in the matter of securing appropriations of this nature from the government and one of the most insistent of these is that, in the effective and economic use of waterways, there must be proper and practical terminals. The idea has been espoused by the National Rivers and Harbors Congress which recently met in the national capital.

OAKLAND'S COMPLIANCE.

This condition, with the influence they wield, will be an invaluable auxiliary to Senator Perkins and Congressman Knowland among the legislators at Washington, for the reason that Oakland is now complying with the same as is no other city in the country, which is seeking money from the federal government for the improvement of her harbor. The fact of Oakland's compliance with this requirement is easily acceptable of proof. Indeed, the fact has long since been established in Washington by the legislators referred to as also by the government engineers who have long been in charge with the various kinds of work done in improving the harbor.

There is no resident of this city and in a special manner, no reader of THE TRIBUNE, who does not know what this city is doing now in the building of docks on the western water front for the accommodation of commerce and the construction of quay walls on the estuary from Market street to Broadway, as also the erection of an indestructible wharf at Livingston street on East Oakland for the purpose of enabling cargoes to be discharged and reloaded for the purpose of advancing trade and commerce. Such being the case, it will be interesting for citizens generally to read the sentiment of the National Rivers and Harbors Congress in the matter of the improvement of harbors, when such achievements as have been referred to, have been accomplished by Oakland:

HARBORS MUST BE UTILIZED.

"Various association throughout the country have been organized to promote specific projects and at the same time they have directed the attention of the public to the necessity and benefits of improved waterways. The people are gradually learning that the problem is not sectional, but national, and that the people of the interior even when distant from waterways, receive an indirect advantage affording ample compensation.

"But the mere improvement of natural waterways and the construction of artificial waterways are not alone sufficient. They must be utilized. One of the necessary incidents in the effective and economic use of waterways is the construction of proper terminals. No wise manager of a railroad would think of undertaking the building up or taking care of the traffic upon his railroad without providing adequate terminals. Each section must have its sidetracks and at every point where large traffic exists there must be a large area with its network of tracks, and with other facilities of a modern railway terminal.

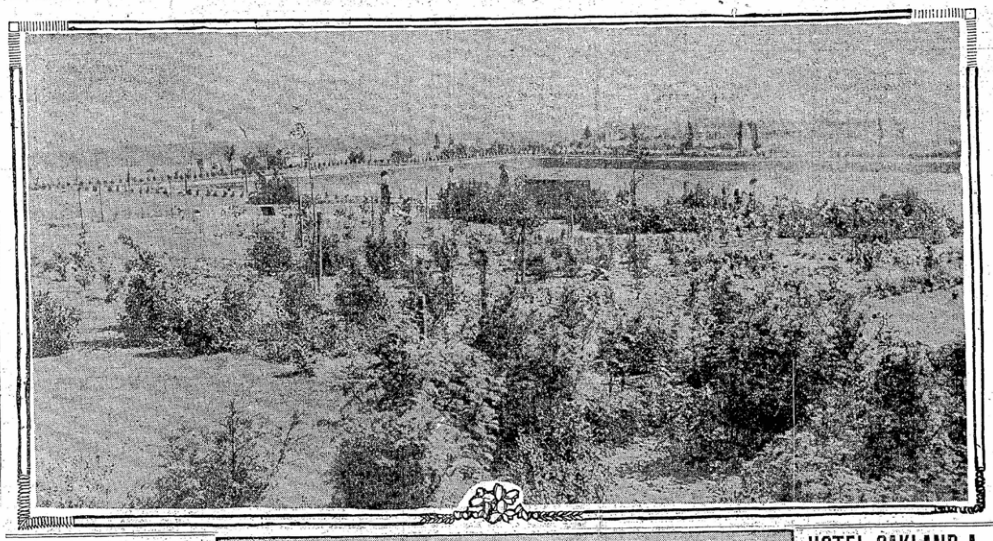
WATERWAY TERMINALS.

"With waterway terminals are equally important. Wherever there is a feeder for the water carrier a proper terminal must be constructed, and the greater the traffic the more complete and capacious must be the water terminal. The main purpose in view must be the transfer of freight between the water carrier and the railroad with the utmost dispatch and the greatest economy. A waterway is essentially incomplete without these water terminals. Who shall provide these water terminals along the waterway?

"Waterways differ from railroads in

(Continued on Page 43)

SCENE SHOWING WORK OF IMPROVEMENT IN LAKESIDE PARK



CLEARING HOUSE RECORDS INCREASE

Prosperity of the City Reflected in Its Bank Report.

The record of the Oakland clearing house for the week ending Thursday last at noon shows another increase over that made for the corresponding week of last year.

In 1910 the clearings for the corresponding week were $3,676,461.63, whereas the amount of the transaction for the week ending Thursday of the present week were $4,161,534.89, the increase in the latter over the volume of one year ago being $36,072.77. This is only $15,000 less than $100,000, but, on its own account is worthy of appreciation because it indicates a corresponding increase in the volume of business of Oakland.

There is soon to be a concerted move on the part of the civic bodies of this city, to open a campaign of education among the people who have bank accounts both in this city and San Francisco, for the purpose of showing them how, in the drawing of their checks for the purpose of paying an indebtedness, could still further increase the weekly report of the clearing house in favor of this city.

It will be simply to impress those people or those of them who desire to be loyal to Oakland to draw their checks on the banks of this city instead of on those on the other side of the bay. In this manner the checks will go through the banks of Oakland first and the various sums will be added to the total of the Oakland clearings at the end of the week.

As it is at the present time, many of those checks first pass through the banks on the other side and as a consequence are included in the showing which San Francisco makes, but which rightly should belong to Oakland.

This matter is to be averted by the organization referred to as a means of showing patriotism toward Oakland, more especially as the weekly bank clearings of Oakland are published once a week in all the large cities of the country and a weekly increase in the showing gives a city the close attention of financiers in all parts of the country.

TO OPEN ANOTHER RESIDENCE TRACT

Wickham Havens Plans Still One More Subdivision for Home Seekers.

An event of considerable importance in real estate circles will be the opening of a new residence tract by the Wickham Havens Company about October 1. This tract, which will be known as Crocker Highlands, is located in the Piedmont hills, adjoining East Piedmont Heights Extension on the west and the mansions of the exclusive Crocker tract on the east. The street work is nearing completion and arrangements are being made for an unprecedented volume of sales on the opening day.

Sales Manager Edgar A. Jones says: "Without doubt, this is the finest residence property yet offered to the public by the Wickham Havens Company. Nearly every lot is so situated that an unobstructed view of the whole bay region can be obtained. We intend to offer this property at prices within the reach of all, at the same time enforcing building restrictions in keeping with the fine residences of adjacent properties."



Attractive home of G. H. Wilhelm, on Crocker avenue.

CITY AND COUNTY REALTY DEVELOPMENT FLATTERING

Business in Office of County Recorder for Week Just Closed Shows Increase Over Like Period Last Year.

The record of the business in the office of County Recorder Bacon, in fulfillments which are usually looked upon as an index to the realty and development activity in this county, and, more especially, in Oakland, shows an increase over the same record for the corresponding week of last year.

Not alone that; it also upholds what has been said in these columns a number of times, that a comparison of the records of the office with those in the same respect with the records of the San Francisco county recorder show that a number of instances Oakland, or rather, Alameda county, leads the county on the other side of the bay in many features in which people who have given no attention to the matter for some time believe San Francisco has the lead.

Such, however, is not the case, as may be readily perceived in a comparison of the figures from the counties on either side of the bay. The showing is entirely creditable to the people of Alameda county, all the more so for the reason that there is such a discrepancy between the population on this side and the other side of the bay.

This is a matter on which at least the people of this section should be informed, and it may be stated that there is no purpose here of doing otherwise than representing both sides in a considerations manner.

It may be stated, however, that this comparison cannot be made with the records of each county for the present week, for the reason that the records of San Francisco, used in this comparison, are those of last week, because the records for the present week are not yet available, and those used here are the same published by one of the leading papers on the other side of the bay.

In justice to San Francisco, it may be stated also that in the preceding week there were only five working days there, whereas on this side during the week just closed there were six days for the carrying on of business. In justice to Alameda county, however, it must be said that a similar comparison was made a week ago when there was a holiday here, just as there was at the same time in San Francisco, and the same relative showing was made by both sections.

In the present instance Oakland leads San Francisco in four features, namely, the number of deeds filed of record, the number of deeds of trust and the amount of the same, the number of the releases of mortgages, and the number of building permits.

On the other hand, San Francisco exceeds in the number of mortgages and the value of the same, and the value of the building contracts; but there is very little difference in these respects when the relative size of the two municipalities is taken into consideration. This will appear more comprehensive in the following tabulation:

	San Francisco.	Oakland.
Deeds recorded	103	207
Mortgages recorded	109	90
Deeds of trust	23	131
Releases	84	90
Building permits	43	62
Mortgages, amount	$662,227	$601,800
Deeds of trust, value	139,197	410,497
Releases, amount		114,557
Building permits, value	$197,514	$111,629

It will be noticed, therefore, that Oakland leads by 99 deeds, 98 deeds of trust, six releases of mortgages, 62 building permits, $261,800 in the value of deeds of trust, $114,557 in mortgages releases, for the reason that there is no showing at all of the release of San Francisco obligations; while San Francisco leads Oakland simply by $53,000 in the value of building permits and about $50,000 in the total amount of her mortgages.

When the population of the two counties is taken into consideration, there is no resident of Alameda county who ought not be satisfied with the showing.

There is another feature in the report made by Recorder Bacon, and that is to the effect that during the week closing Thursday last there were filed in his office 889 instruments of all kinds, the revenue from which amounted to $1565.75. This number was in excess, both of the instruments and revenue, for the corresponding week of last year, when there were only 856 documents filed and when the revenue amounted to only $1317.10.

$50,000 SITE BOUGHT IN SAN MATEO COUNTY

SAN FRANCISCO, Sept. 23.—Selah Chamberlain has purchased a 50-acre home site at $1,000 per acre, about three miles west of Redwood in the San Mateo county foothills. He has plans in preparation for a suburban mansion which will cost about $50,000 so that his entire investment in the place will be at least $100,000. This sale was negotiated by the Pringle Company, which also sold to E. C. Pringle, the adjoining 20 acres for himself at the same figure. He says that a prominent San Franciscan has taken an option of purchase on 5.0 acres in the tract for a home.

MONSTER PAPER MILLS OPERATING IN NORTH

TACOMA, Sept. 23.—The greatest pulp and paper mills in the world built by American capital have begun operating at Powell River, on British Columbia mainland, 90 miles north of Vancouver. Three years have been spent building them. The dam, 200 feet high, has been constructed across the Powell River, forming a gigantic reservoir; to secure an adequate water supply at all seasons. Several hundred square miles of timber limits have been acquired, comprising chiefly spruce and cottonwood.

HOTEL OAKLAND A PROGRESS BEACON

Massive $3,000,000 Structure in Process of Erection Tells Own Tale.

Although the Hotel Oakland is not as yet open for the entertainment of guests, at the same time it is advertising this city as Oakland was never advertised before by any of the greater structures of which this city boasts.

The new hostelry, with its ample and commanding proportions, is causing hundreds of people to marvel, even at this day, as to the uses to which it is to be put and impels those hundreds to make inquiry as to the purposes for which it is intended.

The hotel is visible to every passenger, stranger or otherwise, who travels through Alameda county on any of the lines, either on their way to this city or on any of the trains which pass along the lines on their way to the south. It seems, as it really is, larger than the Potter hotel at Santa Barbara and dwarfs even the large structures which hedge it about on all sides. It is visible for a number of minutes while the trains are passing and the stranger has sufficient time to make inquiry as to what is the purpose and the name of the structure and to receive information on the subject before the cars move him onward and out of view of the mammoth hostelry.

HOTEL STANDS ALONE.

The traveled man gives expression of surprise that there should be so large a hotel in this city and also to the idea that there is nothing like it in the line of hotels for touring or for any other purpose on the Pacific coast.

This impression is passed along the line because the man who is traveling for pleasure desires to know where the best accommodations and the safest quarters may be secured in connection with a climate which makes living a pleasure at all seasons of the year.

The effect of advertisement of this kind can not be over estimated and insures a liberal reservation of quarters by people from all section of the country when the management announces that the time has come to open the doors for the accommodation of the traveling people of the world.

The Union Savings bank, as also the buildings of the First National bank, the Oakland Bank of Savings, the Realty Syndicate, are today visible from the ferry steamers crossing back and forth between this city and San Francisco. They, too, lend travelers to ask the purposes to which they are applied and the fact that this city is able to support elegant structures like them is carried away by strangers and that fact is remembered when the subject of Oakland is again broached in their hearing.

ILLUMINATION AT NIGHT.

There is still another feature of life in Oakland which is a subject for thought to friends from abroad and that is the liberality with which the street illumination is carried on at night. There is no city on the Pacific coast which is better supplied with electric lights than Oakland. Eastern business men marvel at the number of electroliers and the richness of the glow which they produce. From the steamers on the bay the reflection of the street lights in the heavens causes people to wonder whether or not there is a conflagration in this city, and yet the brilliancy in the heavens is caused simply by the effulgence of the lamps which are giving Oakland simply its usual illumination at night.

ALLEGED BUNCO MEN ARE TAKEN IN RAID

NEW YORK, Sept. 23.—Federal and state officers raided the headquarters of Jared Flagg's stock market concern on West Fortieth street today and made several arrests of persons charged with using the mails in a scheme to defraud investors.

CITY WITHOUT RIVAL ON COAST

Transcript of Record Index to Continued Commercial Growth.

All Alameda County United in Militant Campaign of Progress.

The transcript of records for the week ending Thursday last, which is elsewhere analyzed in this issue of THE TRIBUNE, shows that the week closing on that day was a very lively one in this city as also in the cities of Alameda and Berkeley and, indeed, throughout the county of Alameda.

During the six days referred to there were 307 deeds filed for record, or, at the average of 51 per day. Between that showing and that of San Francisco, there is a difference, for the week, or nearly a hundred. More than that, there is in it an increase, in the number of deeds over that of the number filed in this city during the preceding week, of 25.

It is true that some agents declare that the season is not as lively as it might be, while others assert that the business is in just as satisfactory a condition as it has been for years. There is certainly no dealer who has not his usual number of applications for lots on easy terms, for parcels of property in nice residence districts, for business sites and stores as also for industrial and warehouse property in all parts of the city.

DEALS REQUIRE WORK.

Demands of these kinds can not be satisfied in a day or a week, and in some instances in months, but the dealers are working on them, however, with patience which is certainly to be commended. An average of fifty sales a day is far from being a poor showing and energetic dealers are content with the showing, more especially when a city with more than double the population and many times the wealth of this community, on the other side of the bay, can not come any way near in the showing.

These deals tell a story in themselves. They show lots on which are to be constructed the humble home of the laborer and the artisan, the flat which means an investment, the apartment house which indicates speedy shelter for strangers who can not wait for the completion of individual homes, the bungalow which still continues to be a favorite for many people, as also the business house and manufactory which represents a liberal outlay and the eventual bringing to this city of skilled craftsmen and the expenditure of a great deal of money in the up building of the community.

OAKLAND ABROAD.

Many of these sales are to strangers from all parts of the country who have come here because of the manner in which Oakland has been brought to their attention during the past few years.

There is not a realty dealer in this city of any standing who has not in his pocket a commission to find a site for an industrial concern of some kind which wants to locate here before the advent of the crush of thousands which is to follow the completion of the Panama canal and the rush of business which is thereafter to be constantly on the shore of the bay of California.

The daily papers have spoken of the factories which are coming here of their own volition, without the intervention even of some of the best informed of the realty agencies of this city. Among these are pipe-makers in a powder manufactory, which is to give employment to a thousand men. The promoter of a steamship line which is to connect the Atlantic and the Pacific comes here to inspect the wharves and the quay wall which are now being built for the accommodation of the vessels of the world, which always berth at the places where they may find the best accommodations for the discharge and receiving of their cargoes. The representative of that concern informs the officials of this city that the wharves which Oakland is building at this time will surely bring the ships of his line to this side of the bay.

BUSINESS EVERYWHERE.

In every section of Oakland, in the heart of the city, in the older residence districts—everywhere, properly is changing hands, new homes are being constructed and machine shops and mills are buzzing and whatever else may happen to go.

This is an era of prosperity. It is inspiring every intelligent resident of Oakland who is able to appreciate the situation and, what is better than all of that were really possible, there seems to be a continuance of it in the future for beyond the hopes of even the most sanguine of the friends of this city.

More new capital has been brought to this city during the past week by the sale, through the agency of M. E. Schrader, one of the most energetic realtors of the younger real estate dealers of Oakland of the beautiful and modern Arcadian bungalow which he erected on Madison and Fourteenth streets. The structure is one of the most imposing of its kind in this city. It was formally inserted an advertisement in THE TRIBUNE that he had the building for sale and the advertisement caught the eye of J. W. Hamilton of Napa, who declared after he had inspected the structure, that it was the place he wanted in which to invest his money. There were several other enterprising purchasers after the advertisments also, but the Napa man won. He paid a liberal sum for the property and that sum has been transplanted from another section of the State to this city. R. Cott was the former owner of the Arca. The house contains 10 apartments, which comprise sixty-eight rooms. It is three stories in height, excellently ventilated, well lighted and will hereafter be run by Mr. Hamilton, the purchaser. M. E. Schrader's office is at 219 Bacon Block.

SOUTH OF SEVENTH.

There is a conclusion of inquiry for choice warehouse and industrial property in the section south of Seventh street and especially along the line of the Western Pacific, where there are a number

(Continued on Page 43)