

who visited it, and it soon became evident that early holders of property had every prospect of realizing largely on their investments. The town had been laid out in blocks and lots, the real estate market became active, and population flowed in. So rapidly did the young town progress, that a city government became desirable, the more fully to protect the interests of the people, and on the 25th of March, 1854, an act incorporating the City of Oakland was approved by the Governor. The vote polled at the first charter election was three hundred and sixty-eight, indicating a population of about one thousand. Adult male citizens predominated at that early day. Oakland was now fairly started upon a career of organized progress. The first Mayor was Mr. H. W. Carpenter, who delivered his first message April 9th, 1854. Of the long and embarrassing litigation which followed, involving the title to the water front, it is unnecessary to speak, except to state that all subject matters in dispute were happily settled by compromise—but not until 1868. From the date of its incorporation to the present day Oakland has constantly progressed, at times slowly and at other times with marvellous rapidity. A firm and well founded belief has always prevailed among the leading men of Oakland that the city was destined to a brilliant future. Already are the predictions of her pioneers being fulfilled. That great drawback to her prosperity, lack of speedy and certain communication with San Francisco has been removed. The improvement of her harbor to an extent that shall enable the largest ships to come up alongside her wharves is progressing, and will soon be an accomplished fact. David Leeman Emerson, in a recent lecture, has given a glowing prophetic picture of the near future of the city. He says that “the water front will be lined with warehouses, docks and wharves, in front of which shall be safely moored multitudes of steamers and merchantmen from every clime, while along our principal streets costly and spacious edifices devoted to trade shall extend one mile from the waters edge.” C. B. McDonald, Esq., in a paper published in the Centennial edition of the Daily Transcript, says: “All that is necessary to estab-