

# Financial BUSINESS WORLD Commercial

## REAL ESTATE IS IN GOOD DEMAND AS RECORDS SHOW

Despite Short Week Number of Deeds Recorded Is Well Up to the Average

Despite a short week, reduced to five business days by the holiday, the volume of business in real estate as measured by the recorded conveyances in the office of the Bureau of Conveyances is close to the normal in number and in considerations for the property, where more than normal consideration is mentioned, is above the normal.

The demand for residential property continues greater than that for business property and comparatively little property is being purchased to lie idle but rather immediate building and improvement is contemplated.

The week has been small in building permits, the number issued being only 13 with a total estimated cost of \$9245. Of these permits nine were for the erection of dwellings, two for garages, one for a club house and one for a moving picture theater.

The theater is to be built at the mauka-Ewa corner of Morris lane and King by Lu Wa Dinn and cost \$1,440.

Territory of Hawaii by Comr. of Public Lands to O. H. Gulick, 1123 sq ft of Gr. 175, Manoa, \$112,500.

Mrs. E. A. Henderson by Atty. to Frederick G. Krauss, lot A (12 A), blk. 22, College Hills tract, \$1.

Frederick G. Krauss and wf. to Mid-Pacific Institute, lot 12-A, blk 22, College Hills tract, \$100.

Guardian Trust Company, Ltd., to Elsie Bolton, Lots 7 and 8, rents, etc., Halehala lots, \$2800.

Territory of Hawaii by Comr. of Public Lands to O. Julia A. Gulic, 2860 sq ft of Gr. 175, Manoa, \$286.

F. A. Steere and wf. to Eva M. Belser, 4 pcs land, Kamohilihi, \$2000.

Est. of Solomon Mahelona by Tr. et al. to C. Q. Yee Hop, 6653 sq ft of Kul. 774-B, Ap. 7 and 1241 Ap. 2, Palama, Honolulu.

J. E. Atherton Est., Ltd. to Ruth Richards, lots 4 and 5, blk 15, College Hills tract, \$1000.

Est. of Frank S. Dodge by Tr. et al. to Logan W. Shepherd, 18,750 sq ft land, rents, etc., Panahou and Dominis Sts, \$2800.

Mary N. Simerson and hb. to J. P. Looney, por R. P. 3588, Kul. 237, part 2 secs. 1 and 2 Kapalama, \$3750.

Edith E. Pond and hb. to James T. Leach, lots 2 and 3, Fort St. tract, \$1.

Mary Abel and hb. to Thomas Higginbotham, 4906 sq ft of Gr. 3330, S. slope Punchbowl Hill, \$4000.

Mary H. Smith and hb. et al. to Territory of Hawaii, 3 pcs land Nuuanu St. \$1 etc.

Adelaide V. Bellina and hb. to Percy T. Cleghorn et al, int. in por. Ap. 2, R. P. 3449, Kul. 863, bldgs, etc, Peleolu, Honolulu, \$1.

Percy T. Cleghorn and wf. by Atty. et al. to Emma Wael, por Ap. 2, R. P. 3449, Kul. 863, bldgs, etc, Nuuanu St. \$17,000.

Fanny Chapman and hb. to Percy T. Cleghorn et al, int in por Ap. 2, R. P. 3449, Kul. 863, bldgs, etc, Peleolu, \$1.

P. E. R. Strauch and wf. to Henry Waterhouse Trust Company, Ltd., various pcs land, \$1000.

P. E. R. Strauch and wf. to Henry Waterhouse Trust Company, Ltd., lot 16, blk. S.A., Kapahulu tract, \$200.

Eugene Murphy and wf. to Carlotta Stewart, 12,353 sq ft land, and bldgs, Kailua, \$2800.

Percy M. Pond and wf. to Jeannette D. Whan, lot 26, Royal Grove tract, \$975.

Albert K. Naukama and wf. to Mrs. Lucy K. Kaili, int in R. P. 5650, Kul. 1042, Kailua, Honolulu, \$1.

Fanny Strauch and hb. to Henry Waterhouse Trust Co., Ltd., various pcs land, Honolulu, \$2000.

Lucy Ab Sing and hb. Antonio M. Joseph and wf., lot 22, blk 17, Kapioian tract, \$250.

Emma Wael and hb. to Bishop Trust Company, Ltd., por Ap. 2, R. P. 3449, Kul. 863, bldgs, rents, etc, Nuuanu St. \$6000.

## PLANS FOR PARSONAGE ARE NEARLY PREPARED

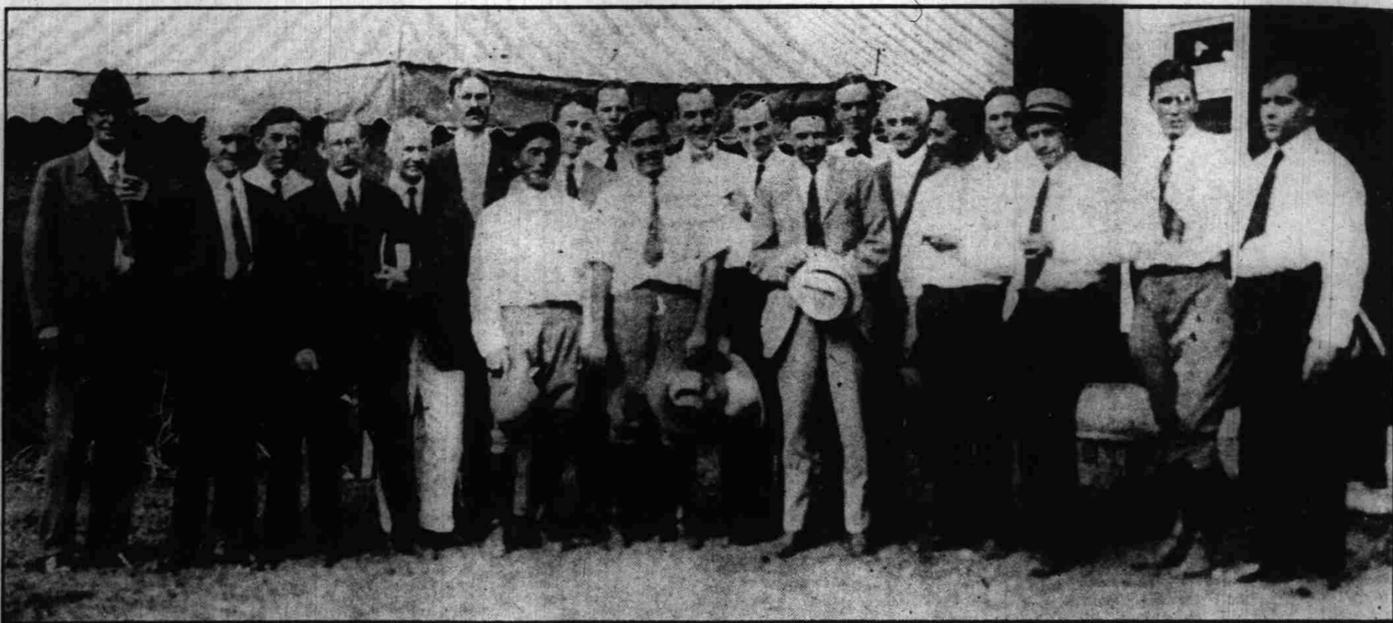
Plans for a new parsonage for the First Methodist church, Beretania and Victoria, are now under way and the drawings, which are being done by Ripley & Davis, are expected to be finished in a week or two.

The parsonage will be in mission style to conform with the architecture of the church, and cost approximately \$7000, according to Richard Trent, chairman of the building committee.

At a meeting of the committee three months ago it was planned to erect a new building and the old one was immediately torn down and plans for a new one have been since under consideration.

The completion of the new administration building for the Hawaiian Sugar Factories department station on Keolu street is progressing rapidly. The ground was broken the first of December and already the concrete foundation is in. It is expected to be finished by May or June and as all the material for its construction is here there will probably be no delay.

## Sugar Experts of Planters' Station Who are Factors In Hawaii's Success



From left to right the picture shows J. F. C. Hagens, Dr. R. S. Norris, Otto H. Swenzy, W. R. McAlle, Muir, H. L. Lyon, Y. Kutsumai, Guy Haddock, J. T. Moir, Jr., J. S. B. Pratt, Jr., Geo. Hutchinson, P. S. Burgess, H. P. Agee, R. M. Allen, F. R. Werthmueller, J. A. Verrett, R. E. Doty, L. D. Larsen, W. P. Alexander, H. B. Campbell.

## STOCKHOLDERS OF ENGELS COPPER GET GREAT NEWS

No news of the importance of that which was received from E. E. Paxton, manager of the Engels Copper Company, by Bishop & Company, the agents, on Wednesday has ever before reached the stockholders of the company. The cable said:

"Struck the ore in tunnel 6, 1000 feet from shaft, indicating an enormous body. Railroad grade completed to mine and track laid to Crescent Mills. Superior development continues good. Heavy storm but operating O. K. New mill machinery ordered. Notify brokers. Happy New Year."

Tunnel No. 6 is in the Engels group of claims and is 350 feet below tunnel No. 4. From the latter a shaft had been put down 150 feet so that the new tunnel is 250 feet below the lowest formerly working. From above diamond drill holes had been put down and the general trend of the ore body developed. From such indications it had not been expected to meet the ore body that has been encountered until the tunnel had penetrated the mountain several hundred feet further. It has been said since the tunnel was started that when the ore body was met the magnitude of the property would be determined. Stockholders now consider that such has been the case. Paxton evidently feels the same way from the tone of his message.

But while tunnel No. 6 was being driven into the Engels group work also has continued in the Superior group and it was the development in that group that was largely responsible for the advance which the stock of the company made in the last six months and until Thursday.

The ore deposit at the Engels property is not in veins, nor fissures, nor in contacts but of a formation such as scientists a few years ago said was not to be found in the United States. It is of exceptionally high grade copper content so high as to equal any that have been or are termed "bonanza" propositions from the ore values carried.

This, say prominent stockholders, is a digest of the real developments of the property during the year that is drawing to its close.

## REPORT SUBSCRIPTIONS FOR STOCK COME FAST

Reports from brokerage houses which have in hand subscriptions for the stock of the Madera Gold Mining Company, Ltd., are to the effect that applications are coming in fast and the proposed issue is being rapidly taken up. The fact that it is to be a local company in all senses except the location of the property is considered by the brokers to be the reason for this since the five directors from Hawaii are well known and have the confidence of the investing public.

## BABIES GET MORE SUGAR

LONDON, Eng.—An investigation into the increasing infant mortality in Berlin has established that the rising death rate is due to an insufficient sugar allowance, according to an Exchange Telegraph despatch from Amsterdam. The despatch says that it has been decided that each child born after December 1 shall receive an additional half pound monthly of sugar, the ration of the rest of the population being proportionately reduced. The allowance up to this time has been a little over two pounds monthly for each baby.

## FREEZE IS CHECK TO CANE GROWTH

NEW ORLEANS.—The extent of the damage to Louisiana's cane crop from the recent freeze still remains the principal topic of discussion in local sugar circles. From latest advices obtainable, it appears that the cane suffered more severely than was at first reported. The injury, however, so far as can be learned from reliable sources, was generally confined to the restriction of further development of the cane.

Nevertheless, rather warm weather for this season of the year aggravated the situation for several days last week and somewhat sultry climatic conditions at the opening of this week did not promise to aid the planters much.

Except in some few localities the bud of the cane was killed and temperatures dropped so low in some places as to give rise to fears that "split canes" would be found. But none have so far been reported and only further progress in grinding operations can throw additional light on whether the cane in the fields was injured in this manner.

The weather remained cool for several days following the freeze but on Monday of last week temperatures began to rise and Wednesday brought a warm rain. This was followed by a cool wave with the mercury registering in the lower fifties but temperatures rose again during the latter part of the week.

Over Sunday the weather was warm and not favorable for any cane that might have been seriously frozen. As the cane stands today the major portion of whatever injury the cane has suffered, and which has come to light, is negative rather than positive in the sense that improvement in the sucrose content was checked, but the final exhibit depends entirely upon what kind of weather Louisiana enjoys between now and the end of the season.

The Allendale mill situated in West Baton Rouge Parish finished grinding last week and brokers expect to hear of several more factories closing down soon. The early start and favorable weather during the first month enabled the mills to handle the cane with despatch and the campaign is now half over.

## SALVATION ARMY PURCHASE MADE

The Salvation Army Thursday purchased the Hustace building for \$20,000 to be used as headquarters of the Hawaiian department. The money was raised through public subscription.

The building is situated on the mauka side of Beretania between Fort and Nuuanu. The Guardian Trust Company handled the deal for the army and the Henry Waterhouse Trust Company for Mellicie Hustace, owner of the property. The structure is two stories and the first of the year the Salvation Army will spend \$10,000 in alterations and equipment. It is the present plan to make the second floor into a large auditorium with a seating capacity of 500, the first floor will be turned into offices for the different departments and the basement, which runs the entire length of the building, will be used for school purposes. When completion of the building will answer all requirements of the Salvation Army for many years.

## New Record For Building Made By Year 1916

All building records in Honolulu were broken this year. The number of new buildings is 155 + larger than ever and 319 + nearly a third larger than last year.

The number of buildings erected in Honolulu from 1908 to 1916 inclusive were:	
1908	64
1909	134
1910	211
1911	516
1912	1136
1913	1106
1914	905
1915	972
1916	1291

## BUSINESS NOTES

Only slight damage from rain is reported from the plantations.

There will be no session of the stock exchange on Monday.

The new mill at Oahu is reported as making substantial progress.

General delivery window at post-office opens two hours Monday.

Grinding is in progress on all of the Alexander & Baldwin plantations.

Honolulu Iron Works are to supply a 350-ton mill for a Philippine plantation.

Honolulu's growth is now at a rate that will mean over 1000 homes for the year.

Furnished houses for rent in locations desired by tourists are reported hard to find.

The telephone company has purchased and for addition to its storage capacity.

The Valley school has been moved from its old location on Kuakini to Nuuanu and Pauoa.

Work is progressing well on the site of the new building of the Hoffschlaeger Company, Nuuanu and King.

Harry Murray announces that a systematic campaign for bonds for sewer and water will be begun next week.

City Treasurer Conkling expresses his confidence that the next tax rate will be under L-27 but does not name figures.

There will be six more steamers running between Honolulu and the mainland by March than in March of this year.

Chas. S. Desky sold during the past week lot 8 in block 9 to M. Kawakara and lot 12, block 3, to H. Hubble. Both are in the McInerney tract and the prices were \$350 each.

The Hawaiian Trust Company Friday sold the W. M. Giffard lot on Green street, consisting of a two-story house and 14,160 square feet of land to Mrs. Helen McKay for \$500.

Heavy rains in the middle of the week stopped work temporarily on practically all improvement projects and will cause a consequent delay on some pending work which was to start on completion of the work that ceased.

## NEW APARTMENTS TO BE UP TO DATE

An up-to-date apartment house, the first of its kind in Honolulu, is being constructed at the corner of Kalakaua and John Ena and will be opened by Mrs. Sophia Cressaty in February.

The property, consisting of 11,000 square feet and a large two story house, was recently purchased by Mrs. Cressaty from Emma V. Harrison and husband for \$4000.

The house is to be altered to contain seven apartments, four on the first floor and three on the second. Each apartment will be furnished throughout and consists of a living and dining room, kitchen, bath and screened sleeping porch. Wall beds will be installed and each apartment will be equipped with private telephones. In connection with the apartments a garage and laundry are to be erected and a janitor service will be inaugurated to care for the rooms.

## SUGAR PRODUCTION ANNOUNCED

SAN FRANCISCO, Cal. — It has been announced here that the prospective sugar output for 1916 will amount to about 14,000 tons for the Union Sugar Company's plant at Netteravia and 10,000 tons of sugar for the Alameda factory. Untimely rains cut down the sugar yield of the Alameda below former estimates.

A nitrate company usually has its output engaged for many months in advance and so has no stock for sale to other buyers. The way to obtain supplies is to buy a contract from some broker or shipper, though frequently the companies may have some stock on hand not covered by contracts which they may sell as they choose.

## NITRATE OUTPUT IS ENGAGED FOR MONTHS AHEAD

Persons seeking to obtain supplies of sodium nitrate in Chile will find that the companies usually sell the product by means of a standard form of contract. Those making purchases are either large exporting firms or else brokers in Valparaiso who buy contracts as a speculation. The contracts call for the delivery of a definite number of quintals (of 101.4 pounds each), of a definite quality, at a specified time, at a specified port. Deliveries are always understood to be in lighters free alongside ship. All arrangements regarding freight, shipping, stevedoring, etc., are for the account of the purchaser. These contracts are sold by purchasers if they cannot use the nitrate themselves. Output Usually Engaged Months Ahead

It is not advisable to depend on this contingency, however. The leading brokers are in Valparaiso, and most of the nitrate companies also have their principal offices here. The branch offices in the nitrate ports take their instructions from Valparaiso and cannot do business independently. In case one of the firms here is not inclined to do business with an American purchaser the latter should endeavor to induce one of the brokers at Valparaiso to act for him.

## Difficulties in Way of Chartering Vessels

It is hardly likely that freights can be arranged at this end, as the chartering market once on this coast has disappeared since the war started, and vessels arriving are found to be chartered for the outward trip from here. Prospective shippers might get in touch with the coal firms shipping from Newport News or Baltimore, and also from Australia, and firms which furnish schooners to bring down lumber from Oregon and Washington. Several steamers recently have come here in ballast from Buenos Aires to load nitrate.

## STOCKS SAG AWAY AND MARKET IS UNSATISFACTORY

Brokers Hope That Entente Reply Will Have Strengthening Effect on Shares

Weakness has been felt by the stock market during the week and declines have been the rule. This is true of the listed and unlisted shares alike, Engels Copper being the striking exception. The explanations are peace talk and lower prices for sugar in the New York market.

Taking the asking price of stocks as a basis Ewa declined to Friday 1-4, Hawaii Commercial 3, Oahu 1, Oiaa 3-4, Onomea 8 1-2, Pioneer 2 1-4, San Carlos 1-4, Waiailua 2 and Wailuku 1-2.

Engels Copper has advanced from \$4.45 to \$5.10 and has been the feature of the market both unlisted and listed.

Mineral Products scored some recovery but only to lose it again and Friday it was not strong at 99 cents the low price of last Saturday.

Mountain King has also been weak. It recovered after its slump to 25 cents but on Friday lost all of its gain and stands at "two bits" again. Oil weakened to \$3.50 and recovered 10 cents. Tipperary has sold down to 3 1-2 cents and gained a cent. Montana-Bingham is practically unchanged.

Wherever there has been stock offered in any quantities there has been made manifest the lack of underlying strength and the market has been an unsatisfactory one in most respects.

There has been no absence of good news from sugar companies and three have announced dividend plans for the coming year. Yesterday afternoon it was thought by some of the brokers that the firm tones reported adopted by the entente powers would have the effect of strengthening sugar prices and generally the whole market.

## Where Shall Your New Home Be?

Naturally, it should be in a strict residential neighborhood, where the purchase of property is sure to prove a profitable investment.

# Woodlawn

### Honolulu's Beautiful Homesite

Ideally answers this description. It offers the home lover who needs rest and quiet after a busy day, a new world of peace and healthfulness where he can absorb the influence of nature's beauties, and enjoy the real comforts of life.

Furthermore, as an opportunity for investment, it is not only safe but more than likely to double in value in the next few years.

Full acres at \$1000 to \$1250. Half acres for \$500 and \$600. Easy Terms can be arranged.

Don't put it off—just call phone 2161 now—an auto will take you all through this desirable property.

## Charles S. Desky

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