

# Sale of Site of the Old Grand Hotel Most Significant Transaction.

## Price Paid Proves That Realty Is Advancing.

The real estate market, which was dull during the early part of the week, suddenly revived and two important announcements were made yesterday. One was the sale of the Grand Hotel site and the other that D. O. Mills had instructed John Galen Howard to undertake the work of reconstructing the Mills building.

A good many sales have been reported of small lots and residence properties in the Western Addition, and operators contend that it pays to build flats even at the increased cost of material and of labor, as the high rentals offset the expense. There is, however, another side to the question and that is the difficulty of obtaining material.

According to those who are building, new work is almost at a standstill owing to the impossibility of securing steel, iron and woodwork. Vice President Giannini of the Bank of Italy, who is putting up a number of flats and apartment-houses, says the mills are running at full capacity and as they refuse more work orders have to be sent out of the city. Another thing to be taken into consideration is that no one will take a contract. All work is being done on a commission basis and that is expensive in view of the conditions, Mr. Giannini said.

### MATERIAL SCARCE.

The chief difficulty of the builder is to get material. It is almost impossible to get steel and iron. A friend of mine, who is building in Chinatown, let a contract for the iron work on the first of August. The iron was to be delivered in the middle of September. He is promised the iron by Saturday, but he is not at all sure that it will arrive. Old brick is getting scarce and the price has been advanced to \$7 a thousand and pretty soon there will be a shortage of that material.

"We must expect things to be a little slack during the winter, but when spring opens there will be a big revival. People will have had time to have their plans made, materials will be on hand and there will be plenty of labor. Indeed, so far as unskilled labor goes we have enough, and we have every assurance that before the winter is over there should be many more skilled workmen in the city. Building operations are being rapidly shut down in the East and the men will come out here and probably settle.

This city is receiving an enormous number of Greeks. I believe that by far the greatest immigration to San Francisco is from Greece. The Greeks are good laborers and willing to work. The better class of Greeks is going into the restaurant and retail trade, and some are taking possession of Third and Fourth streets.

"Going back to the building question I can say that we are much hampered. For instance, I am building at Mason and Water street, and though the house is ready I am unable to get doors or plate glass for windows. I could put fifty carpenters at work on my site at Bay and Leavenworth, but I cannot get material. Everything points to big business next spring, however, and San Francisco will be the busiest city in the country then."

### SALES OF LEASES.

A good many leases are reported to have changed hands during the week. It is claimed that this new investment is a profitable one, as the investor himself buys and resells it and is not put to the expense of building.

Edward L. Holmes, vice president of the Ferrill Company, has left for the East. He will be in charge of the work his company is about to undertake.

Boardman Bros. have removed their office to 504 California street.

Bernard Schweitzer has started work on a three-story and basement brick building to cover a lot 55x100 on the north side of Market street, between Larkin and Larkin street.

This building has been under way for ten years by the Morse-Klinkner Company through the office of Harrison, Weldenmuller & Rosenstrin at a total rental of \$33,000.

F. D. Marsh of Burnett & Marsh Company reports the sale of the southwest corner of Devisadero and Geary streets, 55x80, for account of M. D. Meyer to E. Schmidt for \$33,000. The improvements consist of three large stores and two floors above. Also Julius Holm to Nita E. Hirschy the southwest corner of Benton and Bache streets, size 50x70, for \$550.

Wolf & Holman have closed the following leases:

For the Polk Realty Company to the Hotel Baltimore, a section of the two-story brick building erected on the corner of Polk and Market streets, to be used as sample-rooms; also three stores on Polk street. The lease is for five years, and total rent is \$30,000.

For Starr Estate Company to Walter Martin, two-story brick building on lot 10 Pacific and Kearny streets, with a Pacific-street frontage of 105 feet and a depth of 90 feet. The building will contain hotel, stores and stores below. The term is a five-year lease and rental totals \$20,000.

For account of Ralph Crothers they have leased to J. A. Pearson, lot and improvements on the southwest corner of Van Ness avenue and Valencia street for ten-year term at a total rental of \$21,000.

For account of Sigmund Stern to L. S. Leung, two-story brick building to be erected on a lot on the north side of Sacramento street, near Kearny, for a term of five years at a total rental of \$19,000.

### SAY MARKET IMPROVES.

Thomas Greig & Sons report the market for selling of stock, during the week just closed have negotiated sales aggregating an amount slightly over \$100,000.

For the account of A. S. Payson they have sold to Herman Box thirty-two acres of outside land, known as the Payson Tract, for a price around \$50,000. This is the second sale of large outside holdings made to them since the fire.

# Imposing Corner Is Assured

It was announced yesterday by A. J. Rich & Co. that the site of the old Grand Hotel had been sold for the Sharon estate to the Metropolis Trust and Savings Bank of the city for the sum of \$425,000, or \$85 a square foot.

This is the most important transaction since the fire, as the high figure is proof conclusive that Market-street property is increasing in value. Mr. Rich says this is the highest price a square foot that has ever been paid for a Market-street holding.

The Metropolis Trust and Savings Bank intends to commence at once the construction of a twelve-story class A building at a cost of \$450,000. It will be of steel and stone. The lower floor will be occupied by the bank, the basement will be fitted up for safe deposit vaults, and the eleven upper floors will be arranged for offices.

The new bank building will have a frontage of 55 feet on Market street and 91.6 on New Montgomery. It will be within a block of three of the great banks of the city—the Union Trust Company, the First National Bank and the Crocker National Bank.

The fate of the old Grand Hotel site has been a matter of speculation for some time. It was known before the fire that the Sharon estate was ready to listen to offers, and at one time the report was industriously circulated that the Southern Pacific was to be its purchaser. This was said because the Southern Pacific had its main ticket office on the ground floor of the hotel.

The total amount of money that will be expended on the southeasterly corner of Market and New Montgomery streets will be \$875,000, and with the rehabilitation of the Palace Hotel and the Crocker building and with the Union Trust building will make this corner the most imposing in the city.

property they have leased one store each to W. B. McGerry & Co., real estate, and J. B. Boland & Co., florists.

### REPORTS OF SALES.

Boardman Bros. & Co. report the following leases:

Frederica George et al to Darby Laidlaw, lot on the east line of Stewart street, 225 feet south of Howard, 68.9x68.9, for two years at a total rent of \$24,000.

Annie Debocke to Mary E. Carroll, property Nos. 457 to 463 Fell street, consisting of three double houses, five years at a total rental of \$9,000.

A. D. and Francis C. Keyes to Emil Duchemin, new three-story building consisting of stores and lodging-houses on the north line of Broadway, 87 feet east of Powell street, five years, at a total rental of \$13,000.

Mrs. Amelia McWilliams to Mrs. Einstein, property at 2293 Sacramento street, two years at a total rental of \$34,000.

Baldwin & Howell report the following sales:

The property on the north side of Golden Gate avenue, between Fillmore and Webster streets, under lease to the California Market Company at a monthly rental of \$200, has been sold to H. F. Vantiburg of San Diego for account of C. D. Rodolph for \$30,000.

Mrs. Amelia McWilliams to Mrs. Einstein, property at 2293 Sacramento street, two years at a total rental of \$34,000.

The lot 30x127.6 feet on the north line of Pine street, 220 feet west of Broderick, with improvements consisting of a two-story building of two flats renting for \$100 per month, has been sold for account of Mrs. M. McGraw to L. Levy for \$9,000.

John D. Tobin has purchased the two-story residence of nine rooms and bath, with lot 25x120, on the west side of Devisadero street, 100 feet south of Washington street, for \$7,000.

Mrs. A. J. Gardner has sold to Mrs. S. A. Harris the two-story residence of nine rooms and bath, with lot 50x116, at the southwest corner of Willard street and Parnassus avenue for \$18,000.

John Sheehy of Watsonville has purchased the lot 48x81 feet at the southwest corner of Fillmore street and Germania avenue, with improvements consisting of a two-story building, for \$100 per month on private terms.

A. B. Grossman has purchased from Mrs. A. Wood the lot 125x100 on the east side of First avenue, 97 feet south of Euclid, for \$29,500.

The vacant lot 25x115 on the south side of Henry street, 145 feet east of Noe, has been sold for account of Charles Brandenburg to Mrs. Hannah Hankin for \$15,000.

A. Bond has sold to L. Lossman the two-story building of two flats of five rooms each on the south side of Sutter street, with lot 25x127.6, for \$61,500.

The two-story building of two flats renting for \$65 per month, with lot 25x127.6, on the south side of Sutter street, 162.5 feet west of Broderick, has been purchased by Alexander Bond from F. McCormick for \$57,500.

H. B. Severns has sold to F. Hoffman the two-story residence, with lot 27.6x137.6, on the north side of Pine street, 110 feet west of Broderick, for \$6,000.

### FLATS FIND A SALE.

Julian R. Brandt reports the following sales:

Three flats on east side of Walnut street, 80 feet north of California, Elizabeth M. Gifford to John H. Pelletier, lot 25x127.6, on the south side of Sutter street, 162.5 feet west of Broderick, has been purchased by Alexander Bond from F. McCormick for \$57,500.

H. B. Severns has sold to F. Hoffman the two-story residence, with lot 27.6x137.6, on the north side of Pine street, 110 feet west of Broderick, for \$6,000.

# RAISIN CROP IS OVERSOLD.

## Dealers and Producers Are Greatly Excited Over the Steady Advance in Prices TROUBLE MAY FOLLOW

The present year is a record breaker in the raisin business in California. So declares Lee L. Gray, president of the Fresno Home Packing Company. Fifty per cent of the estimated output of Valencia and Malaga raisins, that compete with the California product, was ruined. Practically all the Canadian demand was therefore turned over to California.

A great raisin crop was expected in California. The grapes grew, but mysteriously they lacked in sugar. This caused them to shrink. There is a great shortage in the weight of the expected home supply. One unexpected happening has followed another and now the large dealers in raisins who do business in this city declare that the crop is oversold for its own use. It was developed later, but none to export.

"Canada, which ordinarily buys raisins abroad, had to come to us. Our stocks in this State are pretty well cleared up. The exact situation will not be known until a fortnight later, possibly. We are not selling any raisins. Neither is any other dealer."

There is a story on the street that certain raisin growers of Fresno County, seeing the falling prices in the markets of the East and having taken means to acquaint themselves with the conditions abroad, have helped to make a shortage by holding secretly back large quantities of raisins and falling short in filling their contracts to all at a price agreed upon early in the season. The raisins in the hands of the Theo Kearney estate were recently sold at a secret price, which is positively supposed to be a ruse. Producers suspected of not acting in good faith are supposed to have raisins to sell at the top notch price whenever that price is reached.

Lee L. Gray says that the prices for seeded raisins opened extremely low, from 5 1/2 cents to 6 cents a pound. Under the changed conditions Gray believes that before January 1 the fancy seeded fruit will bring 10 cents, a great improvement in appreciation of the general market. He says that the price of good faith are supposed to have raisins to sell at the top notch price whenever that price is reached.

A story is current at Fresno that several of the raisin growers have been carted away secretly to avoid delivery under contracts and litigation is threatened. In more ways than one this may be the record breaking year among the raisin men.

### SENDS CHECK FOR WIDOWS AND ORPHANS OF FIREMEN

The Fire Commissioners accepted yesterday a check for \$250 donated by Dunham, Carrigan & Hayden to the widows' and orphans' fund of the Fire Department, and Edward Lennon, hoseman of engine 2, on account of physical disability.

Charges were ordered filed against M. E. Wormuth and D. McAllister, hosemen of engine 6, for fighting at quarters.

W. Collins of Truck No. 6 was deprived of five days pay for absenting himself from duty without permission, and fined John Windsor, hoseman of Engine No. 10, five days' pay for visiting a saloon while on duty.

### MERCHANTS CONSIDER PROPOSED AMENDMENTS TO CONSTITUTION

Ten Measures Are Favored as Being Desirable, While Four are Being Declared as Not Meritorious.

At a meeting of the Merchants' Exchange yesterday the members carefully considered all the proposed amendments to the State Constitution and then endorsed those which appeared to them as being desirable, condemning the others. Those endorsed are amendments Nos. 1, 2, 3, 4, 5, 6, 8, 9, 13 and 14. The amendments opposed are Nos. 7, 10, 11 and 12.

Amendment No. 13 was also indorsed at a meeting of the Chamber of Commerce yesterday. This amendment does away with the tax on mortgages and deeds of trust, which tax, in addition to being ineffective for its purpose, is considered to be injurious to efforts to attract investments in California from other places.

### COMMERCIAL TRAVELER IN JAIL ON SERIOUS CHARGES

W. B. Woolbridge, accused of forging orders on Home Firm and disposing of goods to pawnbrokers.

W. B. Woolbridge, a commercial traveler employed by the St. Louis Jewelry Company, is under arrest at Bush-street police station on charges of obtaining money by false pretenses, preferred by several firms, whose names, it is alleged, he forged to orders.

Woolbridge is said to have secured at least \$500 by sending on orders to his home firm and disposing of the goods to pawnbrokers.

### LENDERS OF COIN COMPLAIN.

"No one in San Francisco wants to borrow any money." This is the complaint of a professional money lender. His hearers do not regard this as a joke. It was incredible that every one in San Francisco has all the money he needs.

In a way inquiry developed the fact that the money lender's statement was justified. Professional lenders, who before the fire were able to place many loans easily at 10 per cent interest a month without exception, declared that no one wished to borrow on their terms.

One lender, whose name is well known from one end of San Francisco to the other, confessed that he had not made ten loans of any size since April 18. Others had the same story to tell. The money lender, however, had not arrived. There are some poor people. There are many impecunious and im-provident, but they seem to have determined to repent and borrow no more.

# Stow New Trustee of Stanford.



VANDERLYN STOW

## University Authorities Choose College Man.

The trustees of Stanford University yesterday elected Vanderlyn Stow to the board of trustees to succeed the late Mrs. Jane Lathrop Stanford. Mr. Stow is a son of the late W. W. Stow, who as chairman of the Board of Park Commissioners did much to develop the parks of the city, and for whom Stow Lake in Golden Gate Park was named. The new trustee was educated at Harvard, from which institution he graduated. He is a member of the Harvard and Bohemian clubs of this city, and is prominently identified with the social and business life of the community. He is a member of the firm of Thomas Day & Co. While at college Mr. Stow was a member of the Harvard football team and one of the varsity crew. He is thoroughly imbued with the college spirit and has always taken keen interest in college affairs.

## RETIREMENT OF PROFESSORS.

The trustees adopted resolutions providing that in future all members of the teaching or executive staff of the university shall retire from active service upon the close of the academic year in which they shall become sixty-five years of age, unless, with their consent, they be continued in active service by the formal action of the board of trustees. The resolutions provided further that the president of the university shall annually present to the board of trustees for consideration with the salary roll for the following academic year the names of all members of the teaching or executive staff who shall be over sixty-five on the first day of the following academic year, with his recommendations as to the retirement or retention of all such persons. Today's action of the trustees involves an appropriation for pensions, the Carnegie pension fund being available.

## AUTOMOBILE ROAD.

The trustees approved plans for an automobile road through the campus. The road will run from a point just east of the main entrance to the university through the arboretum, connecting at the new gymnasium with the main road which passes the east end of the outer quadrangle, and connects with Lasuen street. The road will continue along Lasuen street to the county road in the rear of the university. The road will be direct and somewhat shorter to the quadrangle than the main avenue. It will be about a mile and a half in length. The trustees directed that it be completed as soon as practicable.

## BUILDING GOING ON.

Professor C. D. Marx, as chairman of the commission of engineers in charge of the building operations at the university, reported satisfactory progress.

The commission was authorized to perfect a system of storm water drainage for the campus.

The directors present at yesterday's meeting were: Timothy Hopkins, Judge F. B. McFarland, S. F. Leib, J. D. Grant, Leon Sloss, George E. Crothers, Frank Miller, Charles G. Lathrop, William Babcock and Charles P. Ellis.

Adjournment was taken until January 4. The regular December meeting will not be held.

The contract of sale of lands in Contra Costa County, belonging to the university, was approved. The tract is known as the Governor's Ranch, and comprises about 2700 acres. The sale price is \$75,000.

# ROYAL Baking Powder

## ABSOLUTELY PURE

Healthful cream of tartar, derived solely from grapes, refined to absolute purity, is the active principle of every pound of Royal Baking Powder.

Hence it is that Royal Baking Powder renders the food remarkable both for its fine flavor and healthfulness.

No alum, no phosphate—which are the principal elements of the so-called cheap baking powders—and which are derived from bones, rock and sulphuric acid.

ROYAL BAKING POWDER CO., NEW YORK

## FEDERAL SALARIES INCREASED.

Secretary Metcalf has increased the compensation of employees of the United States Immigration Office in this city as follows upon the recommendation of Hart H. North, United States Immigration Commissioner: H. A. S. Persch, Japanese interpreter, from \$1200 to \$1400 per annum; Alice Strange, stenographer, from \$1000 to \$1200; Herman Low, Chinese interpreter, from \$1000 to \$1200; J. T. Plumb and John E. Warner, clerks, from \$1000 to \$1200; Alexander S. Harrison, messenger, from \$340 to \$1000, and the following watchmen from \$840 to \$1000: A. F. Cook, Charles Schultz, Michael J. Duffy, D. J. Flynn, James H. Nebel, Guilford Ball, Joseph E. Scully, Hart Hawkins, John Andrew Robinson and Sheppard D. Plummer. Increased cost of living in San Francisco and the other bay cities is given as the reason for the advance.

## FEDERAL APPEAL DECISIONS.

The United States Circuit Court of Appeals handed down opinions yesterday as follows: Stanley Kusak vs. Charles F. Magaha and William Elliott—Judgment of Alaska court affirmed. John Rebmam, bankrupt, vs. Malcolm M. Hayes—California judgment affirmed.

## UNITED STATES VS. THE OREGON AND CALIFORNIA RAILROAD COMPANY, OREGON—Judgment affirmed in favor of the United States.

## STOLEN FROM REFUGEE.

Mrs. Margaret Hofferman, a refugee, secured a warrant yesterday for the arrest of Mrs. Cose Covert and Cecil Sajaket, a soldier, on a charge of grand larceny. The accused are alleged to have stolen a suit case containing articles valued at \$500, which was intrusted to the care of Mrs. Covert.

**No Guessing, We Give You Proof**

The 52 per cent. advance in the cost of shoe materials is playing havoc with shoe manufacturers. *Substitution and skimping are rife. So don't buy shoes you know nothing about.*

Regals are sold on the square deal principle. You want to be *shown beforehand*. That's just exactly what the Specifications tag does—tells you *how* and from *what* materials that particular pair of Regals is made. And it gives you our signed guarantee that the quality of these materials is the finest that money can buy.

Send for Style-Book. Mail Orders Promptly Filled.

Largest Retail Shoe Business in the World. 123 Stores in Principal Cities.

**REGAL THE SHOE THAT PROVES FOR MEN AND WOMEN**

**1/4 Sizes \$3.50 and \$4.00**

**PEG \$4.00**

True custom form, fit and finish. Made of Heyl's Patent Calf, with Matt Calf top.

**SAN FRANCISCO:**  
820 Market St., Phelan Building.  
1400 Van Ness Ave., Cor. Bush St.

**OAKLAND STORES:**  
22 San Pablo Ave.  
1217 Broadway.

**P. J. WENIGER & CO.**

Wholesale Liquor Dealers

Cor. Van Ness Ave. and Ellis St.

Phone Emergency 309

**Arcadian Waukesha Water Commodore Whisky**

Purveyors to the Retail Trade, Hotels, Clubs and Families

Right Goods. Right Prices. Right Treatment.

**VICHY CELESTINS**

Prevents GOUT and INDIGESTION. Ask your Physician.

**BURLINGAME THE BEAUTIFUL**

Is the Ideal Residence Suburb OF SAN FRANCISCO.

**Burlingame Grove**

Is the Choicest Location in this Ideal Suburb. Lots, 50x120, are now selling in this tract at \$500 and up. Small payment down and \$10 per month. Price includes sewer and water pipes, macadamized streets, cement sidewalks and shade trees.

**6 Cottages Now Building and For Sale on Terms**

Beginning January 1 half-hourly trains will reach Burlingame in 22 minutes.

Take San Mateo electric cars at Fifth and Market streets every 12 minutes. STOP AT BURLINGAME GROVE STATION; FARE IS FIVE CENTS CHEAPER than at Main station. Circulars and descriptive matter on request.

**Burlingame Grove Co.,**  
918 Monadnock Building Tel. Temporary 1083  
Market Street, opposite Chronicle Bldg., or on the property. These prices will be raised after January 1, 1907.

On the Geary-street side of the same

property they have leased one store each to W. B. McGerry & Co., real estate, and J. B. Boland & Co., florists.

BERGER AND GLEASON SUEB. A suit, on a note for \$500 has been commenced against Samy Berger and John J. Gleason by the United Loan and Trust Company on an instrument under date of April 3, 1906, which the company claims has not been paid. The complaint alleges that the promissory note carries interest at the rate of 2 1/2 per cent a month and that none of this has been paid. Attorney fees of \$100 are also asked.

COMMERCIAL TRAVELER IN JAIL ON SERIOUS CHARGES. W. B. Woolbridge, accused of forging orders on Home Firm and disposing of goods to pawnbrokers.

REGAL THE SHOE THAT PROVES FOR MEN AND WOMEN