

Hot Pace Set With Continual Rapid Growth of the City

MRS. FOLSOM YOUNG'S HOME CHANGES HANDS

Historic Mansion on South Temple Street Purchased by H. W. Doscher for \$49,000.

One of the largest real estate deals of the week, in fact, one of the largest closed up in this city for some time, was consummated this week by Cannon in the sale of the Mrs. Armstrong Young home at First West and South Temple for \$49,000. The consideration approaching \$49,000, is \$200 a front foot on South Temple. The land is 60 by 130 feet, and was purchased by Mr. Doscher as an investment, but he contemplates in the future erecting a hotel, or other business block on this valuable corner.

BOUGHT FOR \$968 HE SELLS FOR \$8,800

Ashby-Jenkins company yesterday purchased from Joseph Powell 20x16 lots on North East between Ninth and Tenth South streets for \$8,800. The property is already being resold, one-third of the piece having been disposed of today for building purposes. Mr. Powell, a pioneer in Utah, has owned this tract for years, having lately used

addition is practically under the city water main now, the company intends to petition the city council for water at once. The contract for grading the streets, under way now, is held by Mr. Helms; and this improvement will be completed by the first of the week. The lots are all staked with numbers on each stake. Altogether the addition has started off far beyond the expectations of the company, a fact which well shows the desirableness of the tract as a residential section. The company has automobiles in service at all times to show the property.

CONSTRUCTION STARTS ON BIG WAREHOUSE

The new warehouse of the Consolidated Wagon & Machine company at Third West and Seventh South streets, the construction of which was begun this week, will be five stories high and cover an area of 80x250 feet. The site was acquired 20 years ago for \$5,000, whereas \$25,000 is a conservative estimate of its value today. As soon as the building is completed the company will move its warehouse, the up-town offices, however, remaining the same.

BIG DEMAND FOR CLOSE IN BUILDING LOTS

Hoffman Bros. report a very busy week, not only in resident property, but a great demand for close-in building lots surrounding Liberty park and lots in Butte subdivision located Seventh

NOT ALL ACTIVITY CONFINED TO CITY

Much Interest Being Manifested in the Further Development of Carey Act Projects.

The unusual precipitation with which Utah has been favored the past year or so has not only brought Great Salt Lake up to a higher level than ever before since the records began, but also covered some lands which heretofore were noted for the excellence and abundance of grazing verdure. Rush lake, for instance, in Tooele county, following a season of drouth a few years ago, dried up and permitted use by prospective settlers of grazing lands unsurpassed in this region. None thought that the lake would ever assume its former proportions, though now it is five miles long, one mile wide and nine feet deep.

MORE LOTS BOUGHT AT FEDERAL HEIGHTS

Sales aggregating nearly \$18,000 and new homes under contemplation to cost about \$50,000, is the record set by the owners of Federal Heights during the past few weeks since the opening of the spring real estate season. I. E. Roberts of Denver, Mark Austin of the Utah-Idaho Sugar company, James Ingelbreton, attorney; David Smith, a prominent real estate investor of Salt Lake, and others have recently purchased building lots during the past month and have signified their intention to have homes constructed in the near future. Straws which show the direction of the wind are the inquiries for property which are received almost constantly from all sections of the country. A reservation was recently received from Washington, D. C., and during the past week a request was received from a gentleman of Chicago, for literature regarding the handsome addition, a description of the property and list of prices. A number of important deals are now pending and it is expected that the announcement of additional sales of building sites in the heights may be made at any time.

CONTRACTS FOR FIFTY HOUSES THIS SEASON

New Building Company Gets Down to Business on Highland Park Proposition.

The organization of the Kimball-Richards Building company which filed articles of incorporation this week means much in the improvement of the southeast bench property in general, and, of course, of Highland Park in particular. For the owners of that addition are the principal shareholders in the new company. It is announced that this company has already let the contracts for 50 houses in Highland Park to be built this summer, and plans are out for 20 more, work on which will be started this year if conditions warrant.

ADVANTAGE OF OWNING A HOME IN SALT LAKE

The advantage of owning a home in this city becomes more and more apparent every year and especially so at this particular season when the trees are budding and the rich lawns and flower beds are beginning to beautify the surroundings. Home owners always find pleasure and recreation in beautifying their properties, which can be done with but little expense, while as a general thing tenants pay no attention whatever to keeping up the appearance of rented properties. This city is fortunate in having solidly built. The companies that have been instrumental in building and selling homes have been wise enough to foresee the advisability of building solid, durable houses which, combined with pleasing architecture, has resulted, even after many years of service, in these houses being as good today as when they were originally built.

ALL EYES FOCUS ON SOUTH STATE

Come-Allen-Middleton Sale This Week An Indication of Realty Investors' Trend.

The Come-Allen-Middleton sale this week of 231 feet on State street, between Seventh and Eighth South at \$10 a foot, amounting to \$2,309, is but another indication that business interests have their eyes on South State. At present, Seventh and Eighth South seem quite out of the business district, but when property down that way will command \$2,475 a rod, it is crawling pretty well away from the residence property line. In fact, it has gotten so far away that never again will property thereabout be purchased for residence purposes. There are now over 40 store rooms on State street, alone between Fourth South and Ninth South streets. The growth of State in a business way the past year has been almost phenomenal, and the half has not yet been told.

NEW ADDITION COMES INTO ITS OWN SPEEDILY

"Lurehurst" the East Bench subdivision, which is now being handled by the Prudential Realty company, has created considerable interest in the past few weeks in the realty market on account of its beautiful view, and other attractions as a residential district. Much of this addition has already been sold in lots of much more than the ordinary size, and upon these some of the finest homes of the bench will be constructed in the near future. The new company has divided the remaining part of the subdivision into regular sized lots and as they will be intermingled with the larger lots, each purchaser is assured proximity to a most desirable neighbor.

IF YOU DANCE

The Odeon has the best every Tuesday, Thursday and Saturday evenings.

questions generally are in regard to the stability of the value and the demand for the property. And the home-builder is there too, with his queries as to the time when he may expect street car service, electric light, city water and all the other conveniences for which the owners are now negotiating, as well as when the work on the improvements now going on will be completed.

FINISHED WEST WING OF COVEY APARTMENTS WITH MEREDITH FLATS IN BACKGROUND.

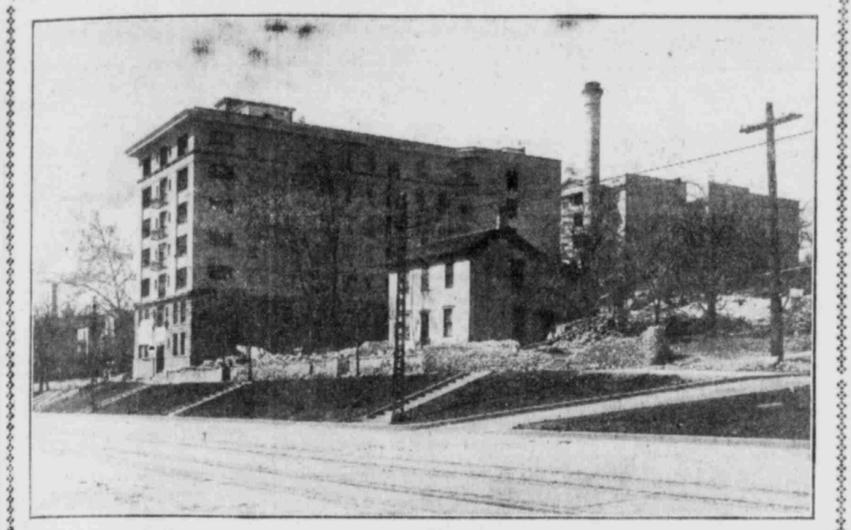


Photo by Utah Photo Materials Co. FINISHED WEST WING OF COVEY APARTMENTS WITH MEREDITH FLATS IN BACKGROUND.

for hot houses. In 1885 he purchased it for \$48, and the price paid him, nearly ten times that amount, shows all the steady advance in Salt Lake realty values. The property with which Ashby-Jenkins company dispose of their southeast properties well illustrates the constant drifting of homes towards the fertile southeast.

JEFFERSON HEIGHTS COMING TO THE FRONT

E. Butterworth, real estate, reports an active interest in Jefferson heights, a new subdivision on Eleventh South and Seventeenth East. This addition is divided into 30 lots of 25x110 dimension. The prices range from \$150 to \$300 per lot. It is astonishing how rapidly the southeast bench is building up, though for years its cool summer breezes and attractive topography have been well known. The coming of better street car service, and the extension of the boulevard, undoubtedly make this neighborhood most desirable from a residential standpoint. The new addition is not only near the boulevard and the new car line, but in easy access of a schoolhouse recently constructed. Already a movement has been started to get this addition with others within the city limits, thus assuring an unexcelled water service.

GRADERS BUSY ON PARK CRESCENT STREETS

Continued interest is manifest in the new Park Crescent subdivision on the east bench, the Warranty Real Estate & Investment company at 317 Main being kept fairly busy in showing the new property. Situated just above Mt. Olive, Park Crescent is in many ways one of the most favored localities in the city, from a standpoint of view, air, freedom, fertility, and accessibility. The work of grading is being pushed through to an early completion, other improvements to follow immediately. Various sales by the Anderson-Cummings company and the other agents have already been reported.

PARK CRESCENT LOTS GOING LIKE HOT CAKES

Anderson-Cummings company reports a great many sales in Park Crescent lots this week. Mrs. Del Wilson and Mrs. G. L. Cliff bought several in all half a block of lots. The prices in this addition are scheduled to advance May 1, though now they are selling from \$125 up. Sidewalks will be put in as soon as the streets are graded, bids being now considered, and as the

South and Ninth West. Among the week's sales are: To A. W. Woodbury, four-room modern cottage, \$2,500; Mrs. H. M. Kinney, five-room modern cottage, \$2,750; Mrs. H. M. Kinney, five-room modern cottage, \$3,750; C. W. Bird, five-room modern cottage, \$2,750; A. T. McCarty, four-room modern cottage, \$2,750; Joseph Luce, six-room modern bungalow, \$4,000; C. Johnson of Ansonia, Mont., purchased of Hoffman Bros. five lots in Harvard Place, \$2,000; R. A. Brooks of Spokane, Wash., four lots in Perkin's Fourth addition, \$1,800; J. E. Pearson of Salt Lake City three lots in Butte subdivision, \$1,200; E. Seagriff of Salt Lake City, three lots in Seventh South subdivision, \$1,150.

known as the Oasis Land & Irrigation company, situated 124 miles south of Salt Lake, on the main line of the San Pedro route. At the present time 17,000 acres of this tract have been sold, 10,000 acres of which is in crop this year. The canal system has reached completion, the settlers already having made use of the water to raise their crops and beautify the homes they are rapidly establishing. The Burton Irrigated Lands company, local agents for the company, reports that many people from other states are purchasing property in the site all of them being astonished at the opportunities Utah has for the man of small means. It is a curious fact that lithia water is so plen-

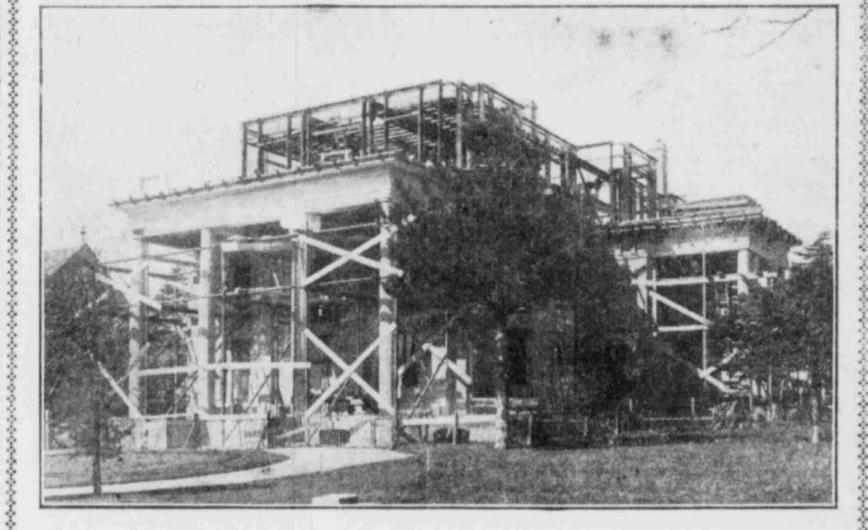


Photo by Utah Photo Materials Co. MANSION OF COL. E. A. WALL ON EAST SOUTH TEMPLE STREET.

system, the final allotment to be made when all the property is sold. Lurehurst is situated between Eleventh and Twelfth South on the East bench, being in close proximity to a new schoolhouse, and on a proposed new car line. Already 245 sales have been made since the first of the year.

NEW BUSINESS BLOCK ON SOUTH TEMPLE STREET

Another solidly constructed business block, to cost \$10,000, is nearing completion on South Temple, on the north

side of the street, a block east of the Oregon Short Line depot, at 244 west South Temple. It is being erected by Cannon & Fetzer, architects, for the George Q. Cannon association, to be occupied by the Salt Lake City Soda Water company, and is constructed especially for its purpose. The front is one story and basement, the rear running up two stories with elevator, the upper part to furnish gravity power for soda water purposes. The walls are constructed sufficiently strong that two additional stories may be built on if needed. The dimensions of the building are 35x90 feet.



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A Discount of Ten per cent from all our Extremely Low Prices on all Goods in the Store--Ten per cent Reduction

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