

Salt Lake Realty Offers Good Investments

SOUTH EAST BENCH A HIVE OF INDUSTRY

Improvements on Various New Additions in Full Swing With Forces of Men at Work.

Improvements on the southeast bench continue to command much attention. At the extreme south, Klamath and Richards continue their unobstructed vigor. Further north Dunsmuir Brothers have just completed additional work in laying out sidewalks in Westchester Heights. Even greater activity is found in one area between Twelfth and Thirteenth South streets and from Thirteenth to Fifteenth South streets. Almost this entire district is made up of Liberty Heights and Emerson Heights, and Emerson Heights Second addition. In Liberty Heights cement sidewalks, curbs and gutters are being laid for Ashton-Jenkins company. A number of houses with modern improvements are in course of construction and everything has a lively appearance.

The streets of Emerson Heights were, last fall, graded to city grades and are in splendid condition except where torn up for the city water mains now being laid. The cement work is being done in Liberty Heights. Cement sidewalks, for George M. Cannon company, who are the owners of this beautiful addition, are under contract to Carl F. Buehner. Walks were just laid on Fifteenth, Fourteenth and Fifteenth East streets, and on Eleventh South street, and Roosevelt avenue. This week five foot cement sidewalks are being laid on Kensington avenue, and will next be laid on Emerson, and then on Bryan and Logan avenues, which will complete the work in Emerson Heights.

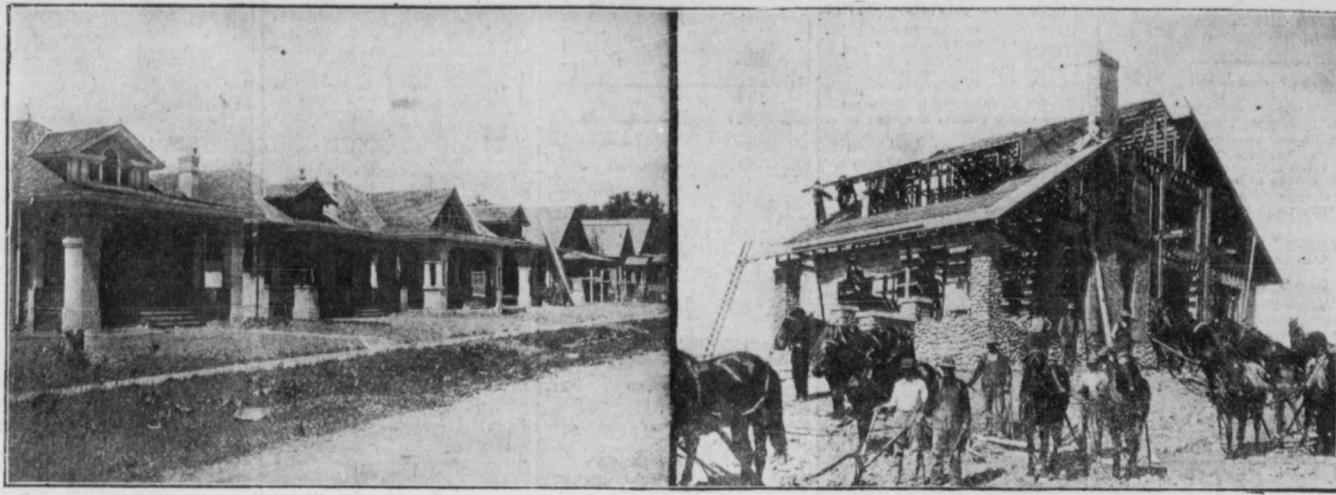
A novel feature is found in the provision which the owners have made for watering the fine young trees planted along these avenues. This consists of six-inch drain tiles which are bedded under the cement walks, at the intersection of every corner. In this way a small stream of water can be furnished along every row of trees. Both the Buehner and Cannon companies, the owners of the street, and the Utah Nursery company who furnished the hardwood shade trees in front of every lot in Emerson Heights are particularly proud of the effect. The trees are Norway maples, and Mr. Cannon says are the finest lot of shade trees he ever bought. The leaves are first green come out are red, but this tint gradually changes to a beautiful dark green. The greatest advantage of such trees as compared with evergreens is that the older they get the more beautiful they become.

KLAMATH FALLS.

Considerable interest is being manifested by pedestrians in the beautiful all painting in the front window of the Felt building. It shows Klamath Falls, Dr. in a surprisingly accurate manner and is exhibited by the Klamath Falls Development company, Klamath Falls, which is midway between San Francisco and Portland is without doubt destined to be one of the largest cities in the west already is reached by one railroad and four more are in course of construction. The territory in the vicinity of Klamath Falls, is remarkably fertile, being not only capable of producing most satisfactory cereal crops but also of supplying 20,000,000 feet of timber, which can be cut at the rate of 500,000 feet a day would give employment for 150 years.

MORE BUSINESS BLOCKS PLANNED FOR SALT LAKE

One of the evidences of the permanent advancement of the city is the tendency to construct mammoth business structures of the finest material. So confident are local merchants that they willingly erect upon leased ground, in some cases, situated only on the verge of the present retail district. During the past week the work of clearing out and extending the foundations of the Peery building at the corner of Third South and West Temple was begun, and within 30 days the superstructure will be well under way. Plans for the building are now being made by Architect Irving Goodfellow.



A ROW OF HOMES NEAR LIBERTY PARK BUILT BY ASHTON & JENKINS.

CAPTAIN WEBB'S HOME IN LIBERTY HEIGHTS, COMMENCED ARBOR DAY.

SMALL PUBLIC PARKS ARE A TOWN'S LUNGS

May Well be Taken Without Loss to Owner and With Gain to District.

The small public parks, intelligently planned, add materially to the value of suburban property, is the opinion expressed by William E. Harmon of the New York firm of Wood, Harmon & company, according to the National Real Estate Journal. He also declares that such parks may be taken from almost any residential area at the beginning of its development without loss to owner, developer or municipality. Mr. Harmon's theory is based on the natural supposition that a person buying property in a suburban city or town is willing to pay more for land abutting on a well arranged park, and in order to prove this theory Mr. Harmon cites figures.

"I know of no public act which would create a deeper sense of appreciation or stronger disposition for cooperation than the voluntary gift of land to cities. Another direction is in the use of these facts, supplemented by further investigations in encouraging legislative action in various states. This action would take the form of permitting cities to segregate lands for park purposes in connection with future city planning, the cost being placed on the abutting properties."

FELL'S NORTH PARK PLACED ON MARKET

The latest real estate addition to be placed on the market is known as Fell's North Park, a subdivision situated at Ninth North and Thirteenth West. It comprises in all 136 lots varying in width from 25 to 32 feet wide, nearly all of them being 132 feet deep. The plat is within one and one half miles of the temple and within easy reach of the O. S. L. shops and other labor-employing centers. The land is high, dry and level and attractive in environment. The old Copper plant, which has been leased to the Griffin Wheel company, is three blocks north, and the Jordan river is only a short distance away to the west. The little peninsula formed by the river at this point, comprising about three acres, will be parked and made attractive as a boating depot when the river is dredged. The new steel bridge to be erected by the city on Ninth North street will reopen a main thoroughfare to the Great Salt Lake directly through the addition.

WHERE VIEW IS BROAD AND BALMY BREEZES BLOW

Liberty Heights, which overlook the valley from the eminence at the east end of Eleventh South street, is favored with a near view of the city's verdure and homes, as beautiful and attractive as one could well imagine such a sight to be. The sudden slope of the hillside at that point affords an uninterrupted stretch of green, and combines with this a clearness of atmosphere and a gentle breeze, which make home life at once attractive and restful to the tired worker.

During the past week over a hundred men have been at work on the addition, grading the streets and cementing the five-foot walks. The spacious home of Carl Webb commenced only a week or so ago, is nearing completion; and nearly every purchaser of lots in the plat contemplates immediate building.

The trench for the extension of the water main to Liberty Heights was dug this week, and the pipes will soon be laid. The grading and completion of the street improvements have made necessary a delay in the planting of trees, on the avenues of the plat; but it is the company's intention to do this work as soon as convenient.

CONSIDERABLE ACTIVITY IN NORTH BENCH PROPERTY

North bench property has been moving off during the week with remarkable rapidity. Two sales were made to sight-seers visiting Salt Lake, last Wednesday. These gentlemen were so taken with the location of the north bench as well as the attractive bungalow homes, that they unhesitatingly purchased the two referred to. The building up of north bench has done more to advertise Salt Lake as a home city than anything else that has ever transpired in the real estate market. The Salt Lake Security and Trust Company has let contracts for the erection of several other bungalow homes to be built on the north bench. These bungalow lots are promised will be marked by durability of construction, beautiful in architectural design and thoroughly modern in every respect.

KNIT GARMENTS, 90c AND UP. Cutter Quality, 34 Main St.

FOUR SUBDIVISIONS IN EMIGRATION CANYON

Over Twelve Thousand Lots For Summer Cottages Are Being Placed On the Market.

Four subdivisions, embracing 1,240 lots for summer cottages have recently been thrown open to the public in upper Emigration canyon by the Emigration Canyon Improvement company. The sale of the lots has been placed in the hands of the Heber J. Grant Realty company. The price of the lots run from \$100 up to \$150 each and already nearly 100 lots have been disposed of. The subdivisions are as follows: Maple city with 224 lots, 28 of which have been sold; Little Mountain with 576 lots, Killyon with 220 lots, 28 of which have been purchased, and Burr Fork with 220 lots, a total of 1,240.

The lots are 50 feet front, running from 100 to 600 feet in depth. There is a well in the canyon for culinary purposes. The company has purchased the water rights; has constructed reservoirs for storage purposes and water will be piped to all the lots, which are ideally situated for being quickly and cheaply converted into delightful summer cottage homes.

A little further up the canyon, Capt. Lankett, a retired British officer, who recently married a German heiress, purchased everything in sight on both sides of McRae canyon. He was taken up there last fall, and was so captivated with the beauty of the place that he immediately entered into negotiations with the owners, resulting in his acquiring the acreage running up and down Mr. Ran's canyon. He has bought with the purpose in view of either converting the canyon into a private preserve, or opening it up into a public park or resort.

At present, two Emigration electric trains run from this city into the canyon and return daily, but beginning June 1 and continuing all the summer season, an hourly service will be offered the public. By this means men may give their families the privilege of this opportunity of owning a summer business morning, greatly refreshed and invigorated from an evening, night and morning spent in the mountains.

Emigration promises to become immensely popular as years go by, and hundreds of the citizens of this city will undoubtedly take advantage of this opportunity of owning a mountain home and enjoying them during the hot, nerve-straining months of mid-summer.

MILFORD BLOSSOMS OUT AS DISTRIBUTING POINT

Within a few blocks of the railroad station of Milford is a large tract of land which was recently transferred from former state residence on Ninth to B. F. Walling & Co., and which has now been placed on the market for building and fruitgrowing. The thriving little city of the south, called by the people "The Falls of Utah," has recently greatly increased its commercial importance by becoming the distributing point for the Beaver Irrigation Land & Power company's huge 50,000-acre project, and for a territory heretofore undeveloped in that particular vicinity.

MILL CREEK WATER TURNS BIG WHEELS

Within a few months the power plant of the Mill Creek Power company in Mill Creek canyon will be sending out 2,600 horsepower to the mines and smelters of the valley. A reservoir has been built by the company five miles up the canyon, and from this a pipe line runs down the side of the canyon at a gentle slope. The water will be turned into drop tubes at the mouth and in the 1,000 feet of this tube will develop power enough to run two gigantic water wheels, each generating 1,300 horsepower.

Why pay more? WE WILL FURNISH YOU THE lots and build you a 2 to 4 room cottage from \$1,000 to \$1,500; \$150 cash, balance like paying rent. Come in and see the plans. HUBBARD INVESTMENT COMPANY, 66 W. 2nd South St.

Why pay rent? LIST YOUR PROPERTY EXCLUSIVELY with us. We will sell it at once. A. N. HUMPHRIES, 75 W. 2nd So. St.

HALLORAN-JUDGE LOAN & TRUST Co. Real Estate, 209 Main Street.

DEALS OF THE WEEK.

According to The News forecast, work looking to the permanent improvement and building up of Third South street from Main street to the new Denver & Rio Grande depot, has already begun in a most substantial manner. Two new hotels will soon grace that part of the city. The three-story Peery hotel building on the corner of West Temple and Third South has already begun and in a few days excavation work will probably be started on A. H. Vogelers proposed 100-room hotel on Third South near the new depot.

The Peery Hotel company has just filed its articles of incorporation covering the Peery property. The capital stock is \$100,000, 1,000 shares of \$100 each. The officers of the company are Mrs. Elizabeth Peery, president; Jos. S. Peery and Horace Peery, vice presidents; Harold Peery, secretary and treasurer. These with Louisa Richardson, constitute the board of directors. Architect Irving Goodfellow is at present working on the plans, which show large ground-floor store rooms, with the two upper stories for hotel purposes. The excavation work is now well under way, and the building will be erected as quickly as possible.

"I have heard it reported that there are today 2,600 empty houses in Port land, but such a condition as that exists in Salt Lake," said Fred Little of Little & Little, this morning. "Salt Lake is not being over-built. As proof of this statement just inquire around and find how difficult it is to secure houses to rent. They are almost unobtainable. This holds good for business and street conditions as well as residences. Things are a little quiet just now, but we cannot expect brisk times every week and every month of the year. We are very well satisfied with the local situation. I see eastern stocks are beginning to rise, which means the money market is loosening up somewhat, and ready money is more easily obtainable both abroad and here in Salt Lake."

The real estate firm of Burt & Carlquist, the "Home Builders," report sales for the week as follows: A four-room modern brick residence in Jefferson Place to Mrs. Mary Reed; a bungalow, to Mr. Louis E. Granger, a member of the firm of the Sanders-Granger Floral Co.; a modern eight-room residence located in one of the finest residential districts of the city to Mr. R. Strickland, manager of the Utah Mines company; to Mr. C. H. Carr of the postal service, a pretty four-room brick cottage just off Ninth East street, and a modern four-room brick on Seventh South street, near Second West, to Mr. A. Lorenzen. Mr. R. T. Robins purchased a lot on Douglas avenue, and Mr. Thomas Welsh of Pennsylvania bought a 14-acre fruit-farm.

The firm has also, in addition to the above sales, contracted during the week to construct residences for Mr. Frank Groesbeck of the D. & R. G. ticket office, a five-room, high-class, modern bungalow, on Tower Heights, and a seven-room residence on Ninth avenue for Mrs. Margaret Poulton. Also a deal pending, involving the sum of \$12,000 for the construction of four double terraces in the southeastern part of the city.

The firm has also under construction in various parts of the city 11 modern houses, which are nearing completion, all being built under the direct supervision of their architect.

The Sears Realty company has had a busy week. Its sales have been confined the past few days exclusively to farm property in Salt Lake county. Nearly half a dozen big sales have been negotiated, one of which covers a large acreage near the city, involving a sum close to \$20,000. "This week has certainly been a good one for us," said

Mr. Sears, "and if business will only continue as lively, we shall have no complaints to register. Inquiries for good farm lands not too far from the city have been the feature of our business lately, resulting in several very good sales."

One of the scenes of real estate activity during the past week has been Longview park, the new addition on Fourteenth South and State streets. According to N. M. Long of N. M. Long & Company, owners of the property the past week has been marked by all kinds of activity. Over twenty-five lots have been sold and a great deal of improvement work has been carried on. Monday morning work will be begun on two miles of cement sidewalks to be laid on both sides of all the streets, including among the others, State street which is the main street of the addition. Arrangements are also being made for many new homes. Among those who are going to build is Charles S. Burton, cashier of the State Bank of Utah who has secured five lots in the addition for the purpose of erecting modern cottages. Mr. Long reports that the addition has been in big demand during the past week. Automobiles have been kept busy hauling prospective investors to the ground. Mr. Long says that his sales have gone beyond his wildest hopes.

Sales footing \$3,521,478.90 is the past three and a half years record for just one Salt Lake firm, Tuttle Brothers company. That is an average of \$1,000,-

CAPITAL \$100,000.00

REAL ESTATE, MORTGAGE, LOANS, FIRE INSURANCE

COLONIAL REALTY AND TRUST COMPANY

22 EAST FIRST SOUTH ST., SALT LAKE CITY, UTAH.

- \$1,000.00—Buys a rooming house, lease, including furniture. Has 15 rooms, bath, kitchen, etc., close in.
- \$2,300.00—Reduced from \$2,750.00. Choice of 2 fine brand new 4-room cottages, all modern. West on Third North. BETTER SEE THESE.
- \$2,000.00—Five 6-roomed modern on Third avenue, 7 rooms, Ninth East and Second South. 2700 rooms on Sixth avenue, 10 rooms, 10th East and Fifth South, and several others in different parts of City, choice of any one at this price. EACH A BARGAIN.
- \$3,000.00—8-roomed brick on Third avenue, near R or choice of two other elegant homes on Third avenue just off Canyon road, any one at this price.
- \$3,000.00—Bryan avenue and Eleventh East, below Tenth South, brand new buff brick, all conveniences.
- \$2,250.00—Look at this 4-room shingle bungalow, Second West, below Ninth South, summer porch, basement, fine lot.
- Third South and First West, 42x16 feet at \$200.00 front foot, 8-roomed adobe house now on property. Other land near here can not be had for double.
- 40 acre farm near Deweyville, Boxelder county, Utah, on railroad; 23 acres has water right 13 of which is in 3-year-old apple trees in fine condition. Other 27 acres dry land, but water can be had at \$2.50 per acre. Only \$3,000.00. One lot, 2000 ft. balance on splendid terms. A rare opportunity.
- Two lots, Eighth West and Hazel Street, only \$200.00 each.
- See us for a map on 40 acres, 80 acres, 100 acres, 30 acres and others. We are headquarters on farms and orchards.

Colonial Realty & Trust Co.

Both Phones, 467. 23 East First South St.

ARE YOU IN DOUBT

whether it is better to own your own home or continue to pay rent? If you are we invite you to call at our office, suite 304, third floor Felt building and investigate

OUR EASY HOME BUILDING PLAN.

That will dispel all doubt from your mind and you will better understand what Shakespeare meant when he said "Our doubts are traitors and often make us lose the good we might win by fearing to attempt."

You need have no fear. The good that you will win will be a home instead of rent receipt. Our plan makes it possible for you to pay for a home with your rent money.

Then Why Pay Rent?

Mortgage Loans

Burt & Carlquist

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GRANITE PARK!

Located on 14th South and 4th and 5th East.

Lots From \$75 up Terms From \$2.50 per month NO INTEREST.

A chance for the wage earner. Come Quickly. They are selling fast.



Two homes will be given free to two lucky purchasers of the Granite Park Lots. You might be one—Ask us about it.

Dan Muir Real Estate Co., 26 1/2 Main St. Phones—Bell, 1201, Ind 1246.