ESTIMATES ON WORK ON AUERBACH BLOCK

Original Bids Too High So Big Department Store May be Built Of Concrete.

Estimates for the construction of the mammoth department store, to be erected on the southwest corner of State and Third South streets by the Auerbach estate, have been received from both Salt Lake contractors and eastern contractors. The figures were on a four-story steel structure 165 by 295 feet. These estimates were found to be so high that they have all been turned down. There was considerable variation in the figures, some of the local contractors differing greatly, as did those from the east, the eastern and home figures being about the same. But they were all considered entirely too high, so the management has decided to eliminate the steel frame feature, and once more call for bids, this time for a concrete structure of the same general design as first proposed. This, it is hoped, will enable the contractors to get down to somewhere near the figures the Auerbachs consider reasonable for the construction of the big store.

The work on the great excavation is being rapidly pushed and should be completed by July 10. By that time it is thought the contract for the superstructure will have been let and the work of rearing the huge building will begin immediately.

Arnold W. Brunner, the noted New York architect, has drawn the plans for the building, and will superintend the construction. He will leave James L. Chesboro here as his personal representative to watch operations.

The height of the ceilings will be 19 feet, making the four stories as high as ordinary six-story buildings. The main entrance will be on the corner of State and Third South, but there will be entrances on both State and Third South.

Every convenience and improvement known to the modern large department store will be embodied in this building. The general offices will be on the third floor. On the second floor will be rest rooms for the women, with writing desks, chairs, couches and a small emergency hospital.

The heating and lighting facilities will be the best systems in vogue today. There will be three passenger elevators in the front of the building, and two freight elevators in the rear.

When the Auerbach building is completed, it will be one of the handsomest and completest things of the kind in the west, if not as large as some, but as complete and convenient in every essential.

Every day is a good day at Wandamere.

CITY WATER NEAR FOR HIGHLAND PARK

Contractor P. J. Moran's big trench digger, which is digging the ditch for the six-inch water main into Highland Park, is already well past the business district of Sugar House, and it is expected by tonight it will have reached Stratford avenue, which is the main east and west street in Highland Park. The water main passing through the business district of Sugar House means that that section will soon have the advantage of city water, which was one of the reasons why annexation with the city met with so little opposition.

Kimball & Richards, who operate Highland Park, report that business in that locality has been somewhat better the past week, in fact, the first few days of the week were the best the firm has had in the matter of bringing sales to a "head" that it has had in two months. "The lull," said a member of the firm, "which naturally enough followed on the first burst of activity in the local real estate field, at the opening of spring, seems now to be over. We have had good sales all along, and we have no kick on the real estate market here."

NEW ENAMEL BRICK.

Brick and Concrete Co. Begins Construction of Plant Next Week.

From Nephi L. Morris, manager of the Enamel Brick and Concrete company, lately organized, it is learned that the company will begin work on its buildings at Ninth South and Sixth West next week. The work will be rushed to completion, and an expert from the east, who is to arrive with the machinery and will supervise the building and operations, is expected in the near future. Mr. Morris thinks that if nothing unforeseen happens, the company will have its brick on the market before the fall, as the machinery from the eastern factory comes already for installation.

The stockholders of the new company include quite a number of prominent Salt Lake business men, some of whom have visited the eastern works where the company is turning out enamel brick, and all are quite sanguine of the success of the Salt Lake enterprise.

Fine children's playgrounds at Wandamere.

CHEAPER TO BUILD THAN TO PAY RENT

Some Hints for the Man With a Small Income and a Desire to Build.

A man can pay rent in Salt Lake if he wants to but there's no need of it and no money in it. If he pays rent he will have to put up from $10 to $40 per month, according to his choice of residence, before he can move in. If he is ambitious to own his own home the Salt Lake real estate man will sell him a lot for $5 to $10 down and $10 per month payment. If his resources are too limited to include a chit for lumber the real estate man will have enough for a small house delivered on the lot and attach the cost to the instalment payments for the lot.

If it happens to be spring or summer the purchaser can get a tent and spend the season camping on the lot. By utilizing hours outside his regular employment he can, by the approach of cold weather, have a neat and comfortable little home erected that will serve him and his family until his means are sufficient for the building of a more pretentious residence. It is astonishing how rapidly these means accumulate when rental and incidental expenses are cut off. And by the use of paint and trimmings the little house or "shack" as it is familiarly known, may be made surprisingly attractive.

The new additions in all parts of Salt Lake are dotted with these cozy little homes. The course of improvement and increasing contentment from modest beginning is demonstrated in the older additions where handsome residences have replaced the humble "shack."

Here is a verified instance of what may be accomplished in Spokane home building under the most unpromising conditions taken from the Spokane Spokesman-Review. It is also a refutation of the prohibitive cost of living cry. "Frank Elm worked in a sawmill here for $55 per month. He had five beside himself to support. Nevertheless he contracted to pay $25 per month on four lots. In two years and a half he has paid for the lots and has a small but comfortable home there now."

There are many instances of what has been done in the way of acquiring property by the men who begin at the ground. The same conditions and results run up through higher priced classes of property. There is many a real estate dealer in Salt Lake today who had nothing a few years ago and is counted wealthy today. And there are many other citizens who are following their trades or professions and at the same time comfortably fortifying themselves against hard work in their declining years by starting in on such small beginnings as above mentioned.

ANOTHER BUSY WEEK.

Burl & Carlquist "The Home Builders," have had another very busy week in their home building department. In addition to the many houses now in course of construction, contracts have been signed during the week for the erection of five modern homes under their easy payment home building plan for F. Brockwood, D. R. Coombs, Clarence Goodliffe, D. Robbins and Gus H. Sentker. They also report the sale of a five-room house near Liberty park from Gronway Parry to L. Heath, a building lot from Elijah Thompson on Tenth East and Eleventh South and a lot on J street to Mr. H. S. Reynolds.

SALES AT LONGVIEW.

The following sales in Longview park on State street near Fourteenth South street, was reported this morning by N. M. Long & Co., owners of the addition, and show that there is a good demand for real estate in that neighborhood: Clara Wagner Nicols, three lots; J. T. Doty, six lots; Mrs. Cladie A. Ditser, two lots; J. C. Wallace, five lots; Ira Beckstrand, two lots; J. C. Perkes, three lots. Mr. Long, manager of the company, says that arrangements have been completed for a new building plan which should result in the rapid development of Longview. For the benefit of the purchasers of lots the Long company will erect homes on the easiest of terms.

Pingree Townsite opens July 2nd. Drawings for town lots takes place at 1:00 o'clock p. m. Special rates Oregon Short Line from all stations to Pingree, Idaho. See agents or write for particulars.

See "Venice on the Lake"—Wandamere.

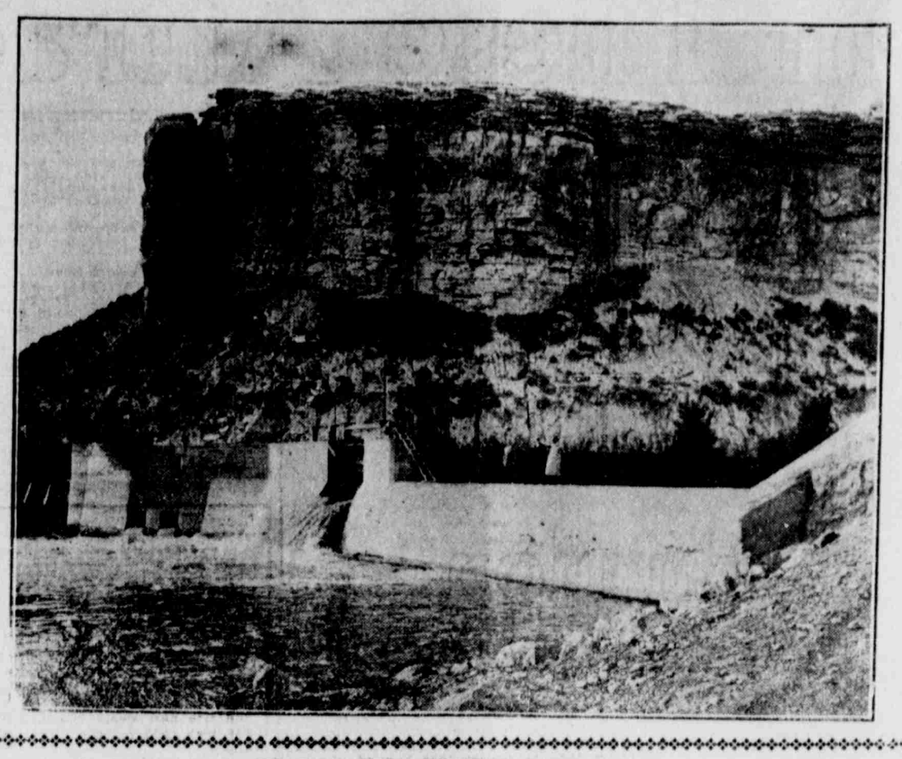
SIX BEST SELLING BOOKS.

RECORD FOR MAY.

According to reports from the leading book sellers of the country, the six books (fiction), which have sold best in the order of demand during the month are:

1 A Modern Chronicle, Churchill $1.50
2 White Magic, Phillips, ...$1.50
3 The Rosary, Barclay, (Putman $1.35
4 Lady Merton, Colonist, Ward $1.50
5 By Inheritance, Thanet $1.50
6 The Kingdom of Slender Swords, Rives $1.50

DESERET NEWS BOOK STORE. The Leading Book Concern. 6 Main St.



UTAH'S LATEST IRRIGATION PROJECT.

The above picture of the diversion dam of the Price River Irrigation company between Price and Helper, Utah, shows the stability and excellence of the work. The dam is set deeply in the ground on bed rock and is a triumph of engineering skill. It diverts the water of Price river into the main canal of the company from which along its 21 miles the water is distributed to the land. There are over 20,000 acres of the best fruit land under the ditch and the water is now in the canal to reclaim it. It is safe to assume that with the rapid development of this section of the state and the heavy planting of apples which will be made next spring there will be a great influx of eastern people who are desirous of securing irrigated land in the region of sunshine and plenty where crops never fail.

Price is situated on the Denver & Rio Grande railway, 121 miles east of Salt Lake City, in the Price River valley. It has a population of about 1,000 and is the county seat of Carbon county.

Heretofore Price has received most of its revenues from the adjacent coal industries and from the immense amount of traffic occasioned because of its being the main distributing point for Carbon, Emery and Uintah counties. It has done the second largest freight business of any railway point in Utah.

There are many beautiful homes in Price. It has a public school building erected at a cost of $28,000, where both grammar and high school work is being done. The Methodist mission school teachers advanced courses. It has a fine county courthouse erected at at a cost of $75,000. Other public buildings do credit to the enterprise of its citizens.

The First National bank of Price is a well established institution, having a capital of $50,000. Two newspapers, several good hotels, and numerous modern general stores are among the thriving business concerns of the town.

Price is surrounded by vast fields of coal upon which are located the thriving camps of Sunnyside, Castle Gate, Scofield, Winter Quarters, Clear Creek, Kenilworth and Miller Creek. These fields furnish 80 per cent of the coal and coke used in Utah, and also furnish large quantities which are shipped to the Pacific coast. The coal and coke and incidental industries of Carbon county afford unexcelled markets for all agricultural products, and the lands of Price River valley grow peaches, pears, apples, potatoes ,corn, tomatoes and all fruits, vegetables and other agricultural products in quality and quantity unsurpassed anywhere.

The "Price Project" is reclaiming 20,000 acres of choice lands suitable for all agricultural purposes. This project was undertaken for the purpose of extending the irrigable lands in Price River valley by conserving and utilizing the surplus waters of the Price river and will irrigate the land lying southerly from price along the D. & R. G. railway.

These lands are for sale at $80 per acre. Terms: one-fourth cash and the balance in annual installments of from one to five years to suit the purchaser. All deferred installments bear interest at 6 per cent per annum, and will be represented by the notes of the purchaser secured by liens upon the land and water right purchased.

The water rights are represented by one share of stock in the Price River Irrigation company for each acre of land. The water rights are adjudicated by decree of court, and allowed by awards of the state engineer of Utah. Abstracts will be furnished showing all titles to be good.

The land owners will own and control the water system after one year. They will always fix their own annual maintenance and operating charges.

Messrs. McAlister & Miers, are the general agents for the sale of these lands, with offices at 1121 Newhouse building, Salt Lake City, and Price, Utah.

REAL ESTATE TRANSFERS.

Kathryn B. Keith et al. to Keith Realty Co., part of lot 6, block 74, plat A $50,000
John E. Leonard et al. to C. N. Nelson, lot 7, part of lot 8, block 1, East Capitol Ave. Add..... 2,150
Kimball & Richards Co. to Swan T. Olsen, lots 20 and 21, block 2, Burton Place 250
Urban Picknell and wife to William C. Roper, part of lot 1, block 15, plat A 800
Henry P. Burns and wife to John Mace, part of lot 8, block 9, plat C 550
United Realty Co. to W. A. Buchanan, lots 24 and 25, block 1, Union Heights Sub. .....$ 530
H. C. Hoffman et al. to E. W. Hill, lots 21 and 22, block 7, North Columbia Sub. 5
H. C. Hoffman et al. to Sydna A. Rice, part of lot 12, block 11, 5-acre A..... 5
Lorenzo D. Curey to Georgia Curey, lots 17 and 18, block 2, South Capital Ave. Add..... 5
Winfield S. Booker to Henry C. Hoffman et al., lots 11, 12, 13, 14, block 1, Park Place Add..... 5
Evelyn L. Foster to John H. Glenn, lot 20, block 2, Thomas' Sub..... 1
Alfred Ball and wife to Frederick W. Walker, part of section 20, township 2 south, range 1 east.... 1
United Realty Co. to J. M. Faddies, lots 33 and 34, block 5, Union Heights Sub. 340
Ben R. Eldredge and wife to Miller Hamilton, lots 1, 2 and 3, block 1, Benwood Sub. 650
Della M. Anderson to George Wicks, part of lot 8, block 31, plat E.... 400
Clark O. Dunshee to Robert E. Steele, lots 25, 26, 27 and 28, block 1, Westminster Heights 10
Maria B. Winder to William T. Nuttall, part of lot 7, block 86, plat A 2,000
Mikkel Knudsen and wife to John A. Petersen, part of lot 14, block 33, 10-acre A 2,400
John A. Petersen and wife to the Intermountain Milling and Elevator company, part of lot 14, block 33, 10-acre A..... 2,000
Ester Price et al. to Madeline Bouton, lots 3, 4 and 5, block 1, West Temple Add. 200
Henry Phipps and wife to George M. McLean, lots 11 and 12, block 2, Gordon plat 10
Jasper Fletcher to Jasper Fletcher, Jr., part of lot 4, block 11, plat B 1
Kimball & Richards Co. to Hugh H. Jennings, lots 236 and 237, South gate Park 236
Kimball & Richards Co. to John R. Hiller, lot 1, Jackson Square.. 160
N. H. Stone and wife to Kimball & Richards, lot 1, Jackson Square. 5
H. C. Hoffman and wife to Herbert C. Anderson, lots 18 and 19, block 2, Maryland Sub. 5
Kenneth R. Smoot et al., trustee, to Mary McClellan, part of lot 4, block 4, plat D. 5,000
S. L. Baggs and wife to John C. Schmerer, part of lot 6, block 44, plat B 5,000
Mariah Quarnberg to Caroline Wiseman, part of lot 2, block 70, plat C.....$ 10
Henry B. Elder and wife to Mariah Qarunberg, part of lot 2, block 70, plat C 625
W. O. Kay to W. O. Kay Investment Co., part of lot 1, block 69, plat A 54,000
William R. Wallace and wife to Charles P. Margetts, part of lot 8, block 42, plat A 1,000
Edgar F. Speirs to B. & G. Railway Co., part of section 9, township 2 south, range 2 west..... 200
Kimball & Richards Co. to John Burman and wife, lots 63, 64, 65 and 66, block 3, Burton Place Sub. 425
James Sellers to A. B. Christenson, part of section 35, township 1 south, range 1 east 3,300
United Realty Co. to Mark Kuhn, lot 67, block 3, Union Heights.... 175
Margaret Y. Taylor to Ruth C. Taylor, part of lot 2, block 2, 5-acre A 1
Thomas Cooper to R. B. Cooper, lot 14, block 21, Kelsey & Gillespie's Sub. .....$ 2,000
Mary Triptow to George Holmes, lots 4, 5 and 6, block 69, Sandy.... 125
Niels P. Larsen to N. P. Anderson, part of lot 2, block 30, plat E..... 10
Kimball & Richards Co. to Walter Bryant, lot 41, Jackson Square.... 660
Sidney W. Hiatt and wife to Thomas R. Robins, part of lot 2, block 1, Sub. of block 20, plat F..... 10
Levina G. Ohlad to M. M. King, part of lot 7, block 2, plat B.... 10
Salt Lake Sec. & Trust Co. to John Kaempfer and wife, part of lot 7, block 182, plat C..... 2,200
Sonie S. Richards to W. B. Richards, blocks 2 to 7, Evergreen park 1
J. A. Fritsch to W. M. Davies, lots 7 and 8, block 2, East Capitol Avenue addition..... 350
George Bracklebank and wife to J. and E. Byrne, part of lot 6, block 4, plat E, Bingham Canyon 2,000
Francis O. Lundberg and wife to Utah Copper company, lot 7, block 2, plat E, Bingham Canyon 4,000
Sydna E. Rice and wife to Hoffman Bros., lot 6, block 5, J. H. Whalon's addition 5
Alice Fairclough to Peter Gransson, lots 31 and 32, block 3, Lincoln park 400
Kimball & Richards company to John G. Applequist, lots 32, 33, 34, 35, 36 and 37, block 1, Burton Place subdivision 690
Ladies' Literary club to B'nai B'rith Hall association, part of lot 6, block M, 3 a..... 8,250
Erick W. Anderson and wife to Andrew Johnson and wife, part of section 1, 2 s., 1 w..... 800
A. O. Clark and wife to Annie R. Wanless, lots 60 and 61, block 2, Lincoln Park subdivision..... 3,550
James A. Taylor and wife to P. S. Witcher, part of section 14, 2 s., 1 w..... 3,000
Kimball & Richards company to Sarah K. Parker, lots 95 and 96, block 2, Burton place..... 270
Orson H. Hewlett and wife to Annie V. Luce, part of lot 12, block 133 D..... 1,000
Nells P. Larsen to M. M. Dean et al., part of lot 18, 1 s., five a. m. 10
Jennie I. Egbert et al. to John Harwood et al., part of section 11, 3 s., 1 e..... 250
P. S. Witcher to Margaret Z. Witcher, part section 14, 2 s., 1 e..... 1,000
Elaf N. Engbery et al. to Rose J. Stephens, part lot 2, block 130, plat D 3,350
Ernest M. Famlen et al. to Gilbert Goudie, part section 3, township 1 south, range 1 west 300
Carl E. Johnson and wife to Morris C. Johnson, part lot 4, block 20, five-acre plat A 1
Kimball & Richards to Vida F. Gilpin, lots 56, 57 and 58, Hollywood tract 660
D. M. Lindsay and wife to Lean Sweet, part lot 2, block 5, plat G 5,000
Hiram G. Spencer and wife to B. & G. Railway company, part section 31, township 1 south, range 2 west 650
C. H. Carlquist and wife to Utah Investment & Trust company, part 22, 23, 24, 25 and 26, block 1, Belmont subdivision 10
Burt & Carlquist to Utah Investment & Trust company, part lots 22, 23, 24, 25 and 26, block 1, Belmont subdivision 10
Burt & Carlquist to Utah Investment & Trust company, lot 5, block 5, Ontario subdivision... 10
The Telluride Realty company to Charles S. Ruffner, lots 15 and 16, block 3, Federal Heights..... 2,650

Pingree Townsite opens July 2nd. Drawings for town lots takes place at 1:00 o'clock p. m. Special rates Oregon Short Line from all stations to Pingree, Idaho. See agents or write for particulars.

Photo by Utah Photo Materials Co.

SITE OF BIG DEPARTMENT STORE FOR AUERBACH.

APPARTMENT HOUSES AS AN INVESTMENT

Success Depends Solely on the Elements of Location, Construction And Capable Management.

So many prominent local financiers are investing in apartment houses, and so numerous are apartment structures becoming, especially in the easily accessible districts, that some information is most opportune. Probably the best that has recently been written on the subject was by W. W. Hannan, the president of the National Association of Real Estate Exchanges, in the official "Journal." In part he says:

Let me at the outset establish this principle: That the success of an apartment house investment depends on three elements: Firstly, location; secondly, construction, and thirdly, management.

The selection of an improper location for an apartment house of a certain type means a substantial loss to the investor. What I mean by an improper location is this:

Suppose a man who either has sufficient means, or is in a position to procure them, desires to erect a large apartment house which he intends shall cater to what we term the moderate rent payer. The first question he must ask himself is: "Where shall I build this apartment house?" He then must needs answer himself that he must build it where it is easy of access to the class of tenants he intends catering to, or where there are indications of a substantial building up of a certain section. The next step is to determine on a location which will warrant the investment proposed.

Suppose this man invests from $50,000 to $75,000, and when his apartment house is thrown open for rental, he finds that the class of tenants who desire to, or are willing to reside in that particular section of the city, want an apartment at a lower rental; that his fine structure though it may be perfect in every detail, must go begging for tenants.

He can't reduce the fixed charges without further pecuniary loss. He cannot reduce the janitor force, or the property suffers in depreciation and gains an unenviable reputation among apartment house dwellers. He can't reduce the cost of heating, for the same reason. He can't reduce the taxes, for he has no control over that element. He can't reduce the interest rate on the money he put into the structure.

Take the case of the man who desires to erect an apartment house that shall be somewhat exclusive in its nature.

In the construction of a large apartment house, the services of an architect who has made apartment houses a special study, should be sought.

Time was when the investor actually believed that if he had a fine building, that was all that was necessary. A tenant may have a magnificent apartment and be satisfied with it in every respect, but if the owner or manager of the building does not see to it that the halls are kept clean, that the employes about the building are kind and courteous and that dozens of other details are not neglected, the tenants will move out. They will go where there is proper management.

It is the small things that count in apartment house management.

Keep your buildings clean. Set an example in cleanliness for your tenants. It doesn't cost much more to keep a building clean that it does to allow it to deteriorate in that respect.

Let us consider briefly what class of apartment houses present the best possible returns on the investment.

When a builder once determines to erect a large apartment house, he should bear in mind that the addition of two, three or more stories to his original plans will not increase the fixed charges, with the exception perhaps of a slight increase in taxes. The original revenue that those additional floors will bring, however, more than offsets any possible increase in the expense of conducting the building.

In the early life of the large apartment house, it was thought essential to the success of that institution that the apartments be equipped for complete housekeeping. Today, however, the apartment house that has become rid of that feature, and presents to its tenants a well managed cafe, is to my mind the most successful and most lucrative type of apartment house, or apartment hotel, as we have come to term them.

The cafe, however, demands the most exacting attention, as an ill-managed table will do more to injure the reputation of the apartment hotel than any other one element. The cafe, to be successful, must be moderate in price and plain in service. Have the cafe homelike both in appointments and in service.

BUILDING PERMITS.

Thomas Woodall, 1460 west Sixth South, one-story frame..... 200
Rich & Morris, 1430 south Lincoln avenue, one-story brick dwelling 2,000
Mrs. A. L. Bishop, 434 north Second West, frame addition..... 300
Augusta Roland, 945 south Windsor, one-story dwelling..... 3,000
Burt & Carlquist, 1411 south Blair avenue, one brick dwelling..... 2,000
Burt & Carlquist, 922 Blair avenue, one-story brick dwelling.. 2,000
Burt & Carlquist, 1149 Lake street, one-story brick dwelling..... 2,000
Burt & Carlquist, 1064 south West Temple, one-story brick dwelling 2,000
Burt & Carlquist, 573 Tenth avenue, one-story brick dwelling.. 2,000
John F. Thompson, Roosevelt avenue, one-story brick dwelling... 2,000
Matilda Trill, 1012 east Harvard avenue, one-story brick dwelling 2,000
John F. Knowles, 960 east Brooks avenue, one-story brick dwelling..... 2,000
P. J. Moran, 323 west Eighth South, one-story brick scale house 1,000
C. A. Carlson, 901 south Twelfth West, one-story brick dwelling. 2,000
T. F. Williams, 1053 Lake street, one-story brick dwelling 2,000
Ella Jepson, 1549 Fourth East, frame addition 100
J. D. Jones, 659 Thirteenth East, one-story cement dwelling. ... 1,000
W. B. Outcalt, 567 east Ninth South, two-story brick dwelling 4,500
W. H. Nutting, 627 Second avenue, two-story brick dwelling.. 7,500
Alladin's Caves Amusement company, Salt Palace, two-story frame 1,000
O. C. Brown, 984 south Washington street, one-story frame 2,000
Mrs. S. B. E. Holmes, 521 east First South, brick alterations.. 2,000
Mrs. S. B. E. Holmes, rear 521 east First South, one-story brick garage 1,000
Wagner Brewing company, 501 west Second South, two-story brick stores and rooms 8,000
Wagner Brewing company, 432 west Second South, one-story brick store 2,000
Henry L. Vadnais, 578 to 584 south Second West, two story brick apartment 5,000

Pioneer Roofings.
Sold, laid and guaranteed by LAMBERT PAPER CO.

Pingree Townsite opens July 2nd. Drawings for town lots takes place at 1:00 o'clock p. m. Special rates Oregon Short Line from all stations to Pingree, Idaho. See agents or write for particulars.

Fresh Water Bathing at Wandamere.

Saltair Popular Day Today. Band and Orchestra.

STOCK CERTIFICATES.
stock certificates, bonds, and blank books of any size or style made to order. Estimates promptly furnished. THE DESERET NEWS JOB DEPT.

Boating, Bathing and Bowling at Wandamere.