

OUTSIDE CONCERNS SEEK SITES HERE

Warehouse and Factory Locations Are in Good Demand by Eastern Firms.

BIG DEALS ON THE TAPIS

MANY HANG FIRE, BUT TRANSACTIONS ARE IN BIG SUMS.

With a number of big deals hanging fire and others equally as important in the making of the prospect for business in the real estate market during the next few weeks is good.

One of the important transfers of the week was that of Mrs. B. Boviore to the Utah Ice & Storage company of a valuable piece of property on Second North, between Third West and Fourth West streets, for \$27,500.

This plant will have a capacity of 200 tons daily and will be one of the largest in the west. Machinery has already been ordered and will be ready to be installed when the plans are completed.

Activity in subdivision and addition property continues strong. Dealers report the sale of many lots in the various tracts and they promise that these lots will be improved by the erection of modern cottages.

Many inquiries for suitable trackage property are reported by dealers. Eastern firms are desirous of getting good warehouse sites along the Denver & Rio Grande and the Oregon Short Line tracks.

In speaking of the demand for trackage property a local dealer said yesterday:

Identical Demands.

"The wholesale houses and the factories are almost identical in their requirements as to land. The lighter wholesale business and the lighter factories, where the demand is not so important, the cheap handling of merchandise, locate close in to the business center. The heavy manufacturers and the big factories come as close to the center as they can and will have big areas of land in the suburbs, where they can enjoy trackage and cheap land. Location of such factories depends upon small business and residence communities.

The residence land values are also based upon the principle of selling to the highest bidder, but in a somewhat different way, than business and warehouse values, and is therefore different.

In dealing with business property the bidder figures entirely from a standpoint of dollars and cents. In dealing with residence property the social element is most important and there is therefore less stability in values and often more violent fluctuation.

Dealing with the general question of residence values, the rich select first the place in which they will build their homes, others select a tract of land, and then go as close as they can to this location or to the conditions that approximate the tract of land in proportion to financial ability until the small houses in the suburbs and houses in the vicinity of railroads and factories are reached.

Sold Under Restrictions.

"The chief of these requirements is elevation above the surrounding city, nearness to parks and boulevards and freedom from nuisances or anything else that will tend to interfere with the enjoyment of home life. The first of these requirements is one that is established by nature, and because of the ability of man to control them, practically all subdivisions in large cities are now being sold under restrictions that guarantee to the purchaser that the subdivision is a roomy, airy, and healthy place, and that the restrictions provide against undesirable tenancies of the property and against a limit as to the cost of the building, prescribe the distance from the street that the residence can be erected and designate the height of the fence that can be built around them."

Activity in buying was most marked during the past week. The steel framework of the Utah hotel is now up to the story level, and the work is being pushed with a view of having the entire steel structure up within a few days. Considerable progress is also being made on the Newhouse hotel, corner Fourth South and Main streets. Large jumbo crane has been installed at the site of the Kearns office building and the concrete work will be started in putting the heavy steel girders in place.

The spirit of improvement seems to be in the air. Alterations to the Cliff building, corner Third South and Main streets, which are now being made, result in a greatly improved appearance. Improvements are also being made in the Goebel-Fitts drug store, corner First South and Main streets. In many places in the business center buildings are being taken out and new ones put in. These improvements will give the business district a more pleasing appearance.

OUTSIDERS INTERESTED

Federal Heights Attracts Many Investors From East.

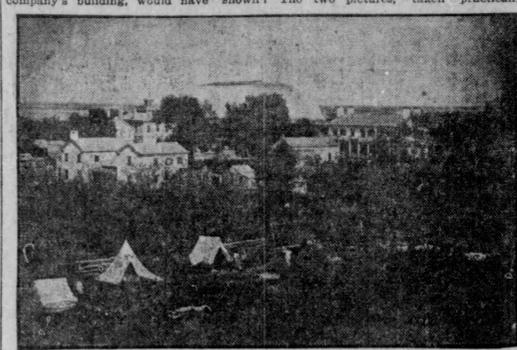
That outside investors are now becoming interested in Federal Heights is shown by the numerous inquiries received during the past week for descriptions of the property and the advantages of securing home sites in the addition. Of special significance was the receipt during the past week from Washington, D. C., of a reservation of the heights by wire. The announcement that another increase in the prices of lots may be made later in the spring has apparently stimulated the attention of prospective buyers, and there is an evident intention of many who desire homes in the beautiful addition to secure locations there before there is any further rise in values.

Work on all the new homes under course of construction in the heights at the present time is the change along Perry avenue where the new home of G. B. Lockhart has sprung up almost in a night, and where only a few weeks ago was a hole in the ground is now one of the prettiest bungalows in the addition, the walls up, the roof on and plasterers at work on the interior of the building.

The home of Horace Dunbar on Wolcott avenue, the new building being completed by Owen H. Gray, and the all being pushed as rapidly as possible, and will be completed by the coming of real warm weather and June sunshine.

AS SALT LAKE USED TO BE--AS IT APPEARS TODAY

LOOKING northwest from the Salt forty years ago a number of tents and residences in the middle of the block where now are located over a score of business structures. The two pictures, taken practically

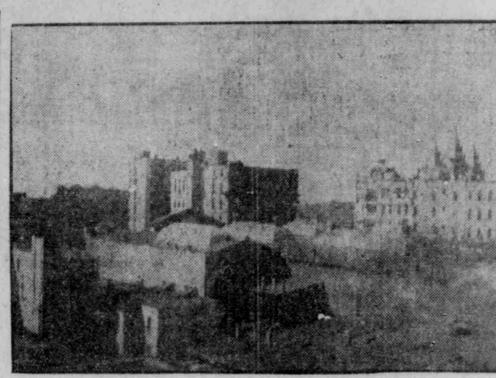


VIEW LOOKING NORTHWEST FROM THEATRE, SHOWING TABERNACLE IN BACKGROUND.

MANY CHANGES IN TWO-SCORE YEARS IN SALT LAKE CITY

from the same position, but with a period of over forty years between, are illustrative of the great changes that have taken place in this block since 1868-70. The picture of forty years ago was taken from the roof of the Salt Lake theatre and there is nothing high enough in the foreground to obstruct the view of the Tabernacle about two blocks distant. The view today shows a maze of roofs of big buildings, where once were modest residences, with plenty of lawn space around them. The Templeton building and the Deseret News building, at Main and South Temple streets, almost shut off the view of the Tabernacle, only a portion of the roof showing. Beyond the first two buildings the spire of the Salt Lake temple loom up in the background. The Temple forty years ago was practically only an idea that was to be realized some time later. This large church structure not being completed until 1883. The Z. C. M. L. building, the Hooper block and other buildings have been erected since the picture of old Salt Lake was taken.

SAME PORTION OF SALT LAKE IN 1910.



VIEW TAKEN FROM SAME PLACE, SHOWING CHANGES THAT HAVE COME IN 40 YEARS.

ARCHITECT TELLS USES OF SOLARIUM

Arthur C. Clausen Describes Benefit of Plenty of Sun and Fresh Air.

GOOD PLACE TO SMOKE EVERY MEMBER OF FAMILY WILL ENJOY SOLAR PARLOR.

"We should be moderate in the use of all things except sunlight and fresh air," writes Architect Arthur C. Clausen of Spokane. "Fresh air can be distributed indiscriminately through every part of the house, but it is neither possible, practical nor desirable to have the direct rays of the sun flooded through every room, especially in the summer time, when the sun is very hot. It is a splendid thing, however, to have one room devoted exclusively to the raising of plants and the admission of the solar rays, thereby linking fall with spring, with a bit of indoor summer time."

"There are a number of family uses to which the solarium can be put. It is a splendid place for the children to play when the ground outside is wet with melting snow, or even in the summer time during the rainy weather. The windows can be opened, and it provides an ideal room for the children to play in, and the solarium can be used for the raising of plants. A solarium is a room sometimes placed in one corner of the house with windows on two sides, but more often projecting from the house with windows on three sides, having a roof over it, with curtains on the windows and only a few choice plants set on stands or brackets in appropriate places.

"The ideal solarium is a room about nine by twelve feet, containing ten windows, three of them being on each side, and the other four on the long side. This should be connected with either the dining room or living room by two wide sliding glass doors. The floor should be of tile and the walls of the solarium should be of a light color. The windows should be placed on balance weights. When these windows are closed, the solarium becomes an open porch.

"A very pretty treatment for the woodwork is to use quarter-sawn oak stained a light copper green. Red oak treated in this manner produces the best effect. Light green willow porch furniture should be used in the rooms in combination with woodwork of this color. A very pretty combination is obtained by plastering the room with a light color, and using a little lime in the mortar to lighten the color and leave it unstained. Birch woodwork, stained a dark mahogany, looks well in combination with the color predominating in the room.

"The sliding glass doors between the solarium and the adjoining room should have glass panels the full length, the same as French windows. These should never be plain, but should be either divided or art glass. While some simple design in leaded glass looks well, they could be made very attractive by dividing the glass into squares with leaded bars to simulate a vine trellis. Then, in colored art glass run a leafy vine up the outside of both glass panels, bringing them together at the top, with the branches laden with grapes, drooping down for about one-third of the way from the top of the door.

"Leave the balance clear glass. The combination of green and brown leaves and the purple grapes seen against the strong light of the solarium is very pleasing. The only object in having these glass doors is to close the solarium off from the adjoining room during the few days in summer when the heat coming from this room would be somewhat oppressive."

PALACE SITE CHEAPER THAN TENEMENT LAND

Ground Where Poor Have Homes Worth More Than Millionaire's Demesne.

A committee that has just investigated the congestion of population in New York is forward with the dictum that poor people have no right to live on Manhattan Island, just where they are settled thickest.

The great value of land there is given as the reason for this striking conclusion. Where the poorest live the land is worth more than the sites for millionaires' palaces.

By careful computation the committee finds that it is impossible to house the unskilled working population on land worth more than \$3.50 a square foot. If a workman earns only \$500 or \$600 a year, sums on which tens of thousands support families, his rent in tenement built on property worth more than \$3.50 a foot is more than he can afford.

No solution of the problem is offered by the committee, but it is obvious that a wholesale removal to some other less valuable ground is the only thing that will answer. That, of course, is impracticable, mainly for the reason that unskilled workmen must be near their work. They cannot afford railroad fares, and the differences in rents would not pay the fares. It is just for this very reason that the congestion exists.

And, even supposing another place for the poor were found, real estate values and rents would soon mount as high as they do at present. So the situation appears to have no remedy.

REALTY FIRM ASKS FOR AN EXTENSION OF TIME

The real estate firm of Ashton & Jenkins filed a communication with the city council yesterday, bearing the endorsement of City Engineer George F. McGonagie, that they had employed P. J. Moran to grade Belmont avenue and Tenth East streets in the new addition which is asking for admission to the city, and ask the council for an extension to July 1 to complete the work.

It is probable, however, that this action will be rescinded and the extension granted.

DECORATION HINTS

The interior wall covering of one of the house is largely a striking combination of pale lavender and peacock blue.

Oil-filled wood in dark oak and light tones is fast taking the place of the usual wood that has a more finished, but not a richer appearance.

Blackened timbers enhance the beauty of one modern house. The beams, rafters and panels look like old wood.

Creamy tinted bed linen is embroidered with half-blown thistles.

This design is created with a new Oriental stitch that is not unlike zig-zag lighting. The long and short stitches of purple and white are effective.

Log oak furniture is popular now.

Pierced brass ornaments and hand-pounded brass and copper pieces are often less effective for decorative purposes than pottery, but, being rather new, they are in considerable demand. They are usually durable.—Beautiful Homes.

RUSH LAKE RESUMES ANCIENT APPEARANCE

Nine Feet of Water Now On Tract Where Cattle Grazed a Few Years Ago.

After being dried up for a period of ten years, Rush lake, in Tooele county, this state, has once more assumed its former physical features, and the fertile bottoms where cattle grazed undisturbed for so many years is now occupied with water, which has a surface five miles in length and about a mile in width. The lake measures something like nine feet in depth.

A decade ago, following a season of drought, the lake dried up, and prospective settlers, with no thought of a possible afterflood, made application to the government to have the bottom of the erstwhile lake surveyed and opened to entry.

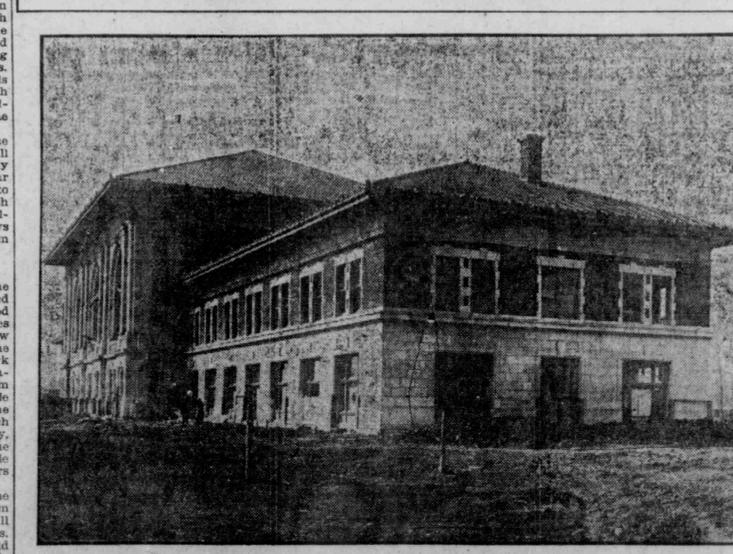
In all, there were 2,540 acres surveyed, but the appraisement was too high, and none of the land was filed upon. But for years it was known as one of the finest grazing tracts in the entire intermountain country.

One man who had a small shelter on the old-time shores of the lake was desisted of procuring the entire tract, and the water had all disappeared. It appears, however, that he was unable to comply with the homestead laws, and he gave up all idea of ever obtaining the fertile tract. And now he is congratulating himself over his good luck in not obtaining what is now an expanse of water.

Many years ago when the first government survey of the lake was made, a high water mark was established. When the water disappeared a second survey was made. Today the water is back almost up to the old high water line. Should the water rise any higher, the village of Stockton, situated upon the lake's shore, will be threatened with inundation. It is not probable, however, that the water will rise any higher unless heavy rains set in shortly.

The water in Rush lake is undoubtedly due to the heavy precipitation during the past winter.

UNION STATION NEARLY READY



New passenger depot erected by Denver & Rio Grande and Western Pacific. View from northeast end of station, showing that structure is nearly ready to be thrown open to the public.

The new union depot being erected and to be used jointly by the Denver & Rio Grande and the Western Pacific railroads, in the blocks bounded by Second South street, Fourth West street, Fourth South street and Fifth West street, is well on toward completion, and should be ready for occupancy by the two Gould railroads by May 1, the date set for the completion of the structure in the original contract.

The new station, which, when completed, will be one of the most pretentious west of the Mississippi river, is being erected at a cost of approximately \$800,000, and will add vastly to the general appearance of the western portion of the city.

H. Ellenberger & Co. of Chicago, who have the general contract for the new depot, began work on the structure on May 1 of last year, and had one year in which to complete the job. Owing to unforeseen delays in the arrival of material, the work dragged along considerably longer than was anticipated, and the result is that the full year will be required. Henry H. Reinke, general superintendent on the job for the Ellenberger company, states, however, that every effort will be made to complete the building and have it ready for occupancy by the two railroads on the first day of next May. The decorations and other minor details will require some months to complete, but so far as the structure itself is concerned the firm has every hope of having it ready on time.

Both inside and out, the new passenger depot is a model of perfection. Its substantiality is at once apparent to even the casual observer, while the interior arrangement is being most favorably commented on. It is now possible for the visitor to the building to gain a fair idea of the pretentiousness of the structure, and all are loud in their praise.

(Continued on Page Two.)

WILL LAY GAS MAINS IN NEW SUBDIVISION

Ashton & Jenkins Outline Plans For Improvements and Report Sales.

Considerable activity in the building of homes in subdivisions placed on the market by Ashton & Jenkins is reported by the firm. This firm is having plans prepared for the erection of a four-room modern cottage for William C. Webb, military instructor of the Salt Lake high school, on the subdivision recently acquired in the southeastern part of the city. This subdivision, which consists of 45 acres, has not been named as yet.

Preparations are now being made to have the gas mains laid in the subdivision, which will be something of an innovation when the work is completed. The names of the streets will be designated at the intersections, much after the style used by the city, steel signs to be used. A quantity of six-inch water mains have been ordered for the tract and will arrive by the time the subdivision is placed on the market.

The biggest sale made during the week by the firm was that of 41x21x25 feet of ground on Second West street, between First South and Second South streets, for Alfred Crebbs to P. E. Gibbs, for \$5,600. Mr. Gibbs will erect a blacksmith shop on the property.

Lots were sold during the week to George and Mary Coulam, each of whom is having plans drawn up for the erection of a modern house to cost about \$2,500. Edward L. Egli has commenced the erection for himself of a \$3,200 house in this subdivision.

The stability of a population the greater part of which own their homes must be apparent to every one. I believe that in such a city will be found the best type of citizenship. Such people are permanent fixtures; they are not here today and gone tomorrow. As a general thing they are intensely interested in matters of civic improvement and take a wholehearted interest in the welfare of their own city, and a house to shelter them."

The Hoffman Bros. are busy in the sale of residences and business property. The following transfers, aggregating \$26,500, were closed through their office:

Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; S. A. Rice (by Hoffman Bros.) to C. W. Bird, 6-room modern cottage, \$2,750; S. A. Rice (by Hoffman Bros.) to A. T. McCarty, 4-room modern cottage, \$2,750; Peter Johnson (by Hoffman Bros.) to Joseph Luce, 6-room modern bungalow, \$4,000; C. Johnson of Amanda, Mont., purchased of Hoffman Bros. 5 lots in Harvard Place, \$3,000.

R. A. Brooks of Spokane, Wash., purchased of Hoffman Bros. lots in Perkins' fourth addition, \$1,800. J. E. Pearson of Salt Lake purchased of Hoffman Bros. 3 lots in Butte subdivision, \$1,550.

B. Seargent of Salt Lake purchased of Hoffman Bros. 3 lots in Seventh South subdivision, \$1,160.

GEORGE D. M'DILL AT Y. M. C. A. TODAY

At the Y. M. C. A. today at 4:30 p. m., an address will be given by George D. M'Dill of Chicago, industrial secretary of the Y. M. C. A. international committee on the interesting subject, "The Association and the Industrial Worker."

The work of the association committee is in connection with the organizing and supervising of Y. M. C. A. branches in mining, milling and construction camps and among industrial workers of the larger cities. One instance of the successful work of the association is among the 2,600 employees of the great Los Angeles aqueduct, now in course of construction. For this work the city of Los Angeles appropriates \$5,000 annually.

SALT LAKE LEADS IN HOME OWNING

No Other City Where So Few Citizens Pay Rent to Landlords.

Obey Advice of Church Examples Set Many Years Ago Have Been Emulated.

"Salt Lake has a greater proportion of home owners than any other city in the United States of 100,000 population or over," the leading experts on the home-owning population, but whatever the proportion of people in that city who own their homes, it is believed that Salt Lake has it beaten at least 20 per cent.

To get exact figures on the proposition would require a canvass of the city. Even from the tax records such information could not be obtained, except in an incomplete manner. It is believed that it will be found upon inquiry among real estate dealers and others conversant with residence property in Salt Lake and other cities of the country that the general opinion will be that this city leads the United States in its home-owning population.

The condition is due primarily to the fact that it is a matter of tradition with the people of Salt Lake to own their homes. It is not that they are better off in the world's good than in other cities, but that they are better off in the world's good than in other cities in the world. From the time that the pioneers entered Salt Lake valley in July, 1847, to the present, the members of the Mormon church have been advised by their leaders to own their homes. This was preached from the pulpit and the fact was generally heeded. At the present time there are hundreds of the old original home-sites to be found in the city. In most of the cases the property has been handed down from generation to generation.

"The owning of their homes has actually become a habit with Salt Lake people generally. The example set many years ago has been followed down to the present by those who have come from other states of the Union and from foreign countries, as well as by those who were born here.

"In making a canvass of the city, I believe that it would be found in the pure residence districts that 80 per cent of the people in every block owned the homes they were living in. This is, of course, only a general statement. Various conditions made in the handling of real estate, but I do not think it is far from the actual figures.

"The tenant proposition has almost been eliminated entirely from the new subdivisions that are being purchased by a class of people who are desirous of owning their homes, and who purchased the lots with the idea of having homes erected for them, usually on the easy-payment plan.

"The stability of a population the greater part of which own their homes must be apparent to every one. I believe that in such a city will be found the best type of citizenship. Such people are permanent fixtures; they are not here today and gone tomorrow. As a general thing they are intensely interested in matters of civic improvement and take a wholehearted interest in the welfare of their own city, and a house to shelter them."

"The Hoffman Bros. are busy in the sale of residences and business property. The following transfers, aggregating \$26,500, were closed through their office:

Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; S. A. Rice (by Hoffman Bros.) to C. W. Bird, 6-room modern cottage, \$2,750; S. A. Rice (by Hoffman Bros.) to A. T. McCarty, 4-room modern cottage, \$2,750; Peter Johnson (by Hoffman Bros.) to Joseph Luce, 6-room modern bungalow, \$4,000; C. Johnson of Amanda, Mont., purchased of Hoffman Bros. 5 lots in Harvard Place, \$3,000.

R. A. Brooks of Spokane, Wash., purchased of Hoffman Bros. lots in Perkins' fourth addition, \$1,800. J. E. Pearson of Salt Lake purchased of Hoffman Bros. 3 lots in Butte subdivision, \$1,550.

B. Seargent of Salt Lake purchased of Hoffman Bros. 3 lots in Seventh South subdivision, \$1,160.

HOFFMAN BROS. BUSY

A busy week is reported by Hoffman Brothers in the sale of residences and business property. The following transfers, aggregating \$26,500, were closed through their office:

Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; Hoffman Bros. to Mrs. H. M. Kinney, 6-room modern cottage, \$3,750; S. A. Rice (by Hoffman Bros.) to C. W. Bird, 6-room modern cottage, \$2,750; S. A. Rice (by Hoffman Bros.) to A. T. McCarty, 4-room modern cottage, \$2,750; Peter Johnson (by Hoffman Bros.) to Joseph Luce, 6-room modern bungalow, \$4,000; C. Johnson of Amanda, Mont., purchased of Hoffman Bros. 5 lots in Harvard Place, \$3,000.

R. A. Brooks of Spokane, Wash., purchased of Hoffman Bros. lots in Perkins' fourth addition, \$1,800. J. E. Pearson of Salt Lake purchased of Hoffman Bros. 3 lots in Butte subdivision, \$1,550.

B. Seargent of Salt Lake purchased of Hoffman Bros. 3 lots in Seventh South subdivision, \$1,160.

GEORGE D. M'DILL AT Y. M. C. A. TODAY

At the Y. M. C. A. today at 4:30 p. m., an address will be given by George D. M'Dill of Chicago, industrial secretary of the Y. M. C. A. international committee on the interesting subject, "The Association and the Industrial Worker."

The work of the association committee is in connection with the organizing and supervising of Y. M. C. A. branches in mining, milling and construction camps and among industrial workers of the larger cities. One instance of the successful work of the association is among the 2,600 employees of the great Los Angeles aqueduct, now in course of construction. For this work the city of Los Angeles appropriates \$5,000 annually.

THEY MARCH FOR BUSINESS HOUSES

Bank Clearings Show Considerable Increase Over Former Years.

The present month has been the liveliest March since 1907, is the good report that comes from the hardware trade. The spring trade is opening up equal to all expectations, and orders are coming in freely. An unsolicited order has just been received by one local concern from Eliza, Ida., for \$2,500 worth of hardware. The total clearings for the week ending Saturday were \$7,242,238, as compared with \$5,830,628.97 for the corresponding week of last year, a gain of \$1,411,609.41.

Country Merchants Buy Big Orders Received From Idaho and Elsewhere.

A rather quiet week is reported by local banking institutions, and is due to the fact that borrowers have supplied themselves with practically all the money needed for carrying on of various enterprises. The clearings, however, continue to show a satisfactory increase over last year, which speaks well for the general business situation. The total clearings for the week ending Saturday were \$7,242,238, as compared with \$5,830,628.97 for the corresponding week of last year, a gain of \$1,411,609.41.

The present month has been the liveliest March since 1907, is the good report that comes from the hardware trade. The spring trade is opening up equal to all expectations, and orders are coming in freely. An unsolicited order has just been received by one local concern from Eliza, Ida., for \$2,500 worth of hardware. The total clearings for the week ending Saturday were \$7,242,238, as compared with \$5,830,628.97 for the corresponding week of last year, a gain of \$1,411,609.41.

Business during the past week was quiet, but steady, with the wholesale dry goods trade. A war among the jobbers is expected to be the cause of a temporary break in some of the branded ticket bleaches. This line of goods includes Lonsdale, double-width sheetings and Hopsals. Jobbers report that as a general rule, they are larger, price concessions helping to move merchandise. Low prices are reported on colored fabrics such as denim, chevilles, stripes and heavy plaids, but the whole price situation is considered so irregular that agents do not leave quotations open long.

Low-priced prints are moving, though the movement in flannels is sluggish, attributable to the weather as well as to the attitude of the retailer toward new goods. A new line of flannels, in color and stripes and in white and colored shepherd checks. Selling agents are having a hard time of it, but are making fair prices on quilts. A fair sale for spring hosiery is reported, with buyers reselling high prices on fall lines.

The storm of the past week, somewhat of a depressing effect on the Saturday Easter trade, though the business during the forepart of the week was highly satisfactory. The demand for Easter hats is expected to be large, with the bulk of calls for big hats, which it seems hard to put out of fashion. Quite a rush on novelties is reported.

Real Estate Briefs

Canon & Cannon report the demand for lots to be strong with many prospective purchasers looking over plans. During the past week this firm sold 30 lots in Hill Crest addition, in the south-western part of the city. The sale of lots the past week, the addition is practically sold out, only seven lots remaining out of 400 lots that were placed on the market some time ago.

Conveyances have been kept busy during the past week in carrying prospective purchasers to the site of their new homes. During the past week this firm sold 30 lots in Hill Crest addition, in the south-western part of the city. The sale of lots the past week, the addition is practically sold out, only seven lots remaining out of 400 lots that were placed on the market some time ago.

Danley & Johnson report the following sales: To Mrs. Martin, Arthur Irons, Dr. L. W. Snow, lot on Sixth avenue, \$700. Arthur is going to improve the property. Mrs. George W. Miller, house and lot on Twenty-third street, \$2,000. To Mrs. Mattie W. Katz from George S. Smith, house and lot on Second East, \$2,000. A. J. Lewis, lot on Third East, \$2,000.

To assure himself of a good neighbor, so it is said, Richard A. Keyes purchased yesterday from Dr. H. H. Allan, through the firm of Tuttle Brothers, the house and lot on 20th street, \$2,000. It is stated that Mr. Keyes has in mind a friend whom he is desirous of having close next to him.

Deals aggregating \$14,000 were closed during the past week through the Hohner real estate agency, as follows: William G. Bradshaw of Los Angeles to John Parkinson, lot on 20th street, \$7,500. Ural Investment & Trust company to D. S. Gillius, five-room modern cottage on I street, near Sixth avenue, for \$3,750. Four-room modern cottage at No. 960 Laird avenue, to Francis Graham for \$2,000. Cottage on Maple avenue to E. J. Mooney for \$1,500.

The Peterson Real Estate Investment company will move the first of April from its present quarters, just south of the Walker dry goods store on Main street, to new offices at 301 First building, just across the street from the office now to be fitted up very attractively.

The Hubbard Investment company reports the sale during the past week of five lots in Oakley addition, upon which houses will be erected this summer. The firm also sold a new, modern bungalow in Oakley for \$3,000.

With the erection going on of eight houses in Gordon plat, the addition south of Ninth South and west of Liberty park, this addition is rapidly growing in favor. Tuttle Brothers company report that lots were disposed of during the week at an aggregate price of \$10,000.

A. N. Humphries, owner of Melwood addition, reports a number of sales of lots in the addition during the past week. Several of the new purchasers have already made known their intention of erecting homes.

The Warranty Real Estate & Investment company reports a lively demand for lots in the new Park Crescent subdivision on the east bench. The work of trading is being pushed through to an early completion and the other improvements will follow right away. The various agencies for the tract report a number of sales during the week.