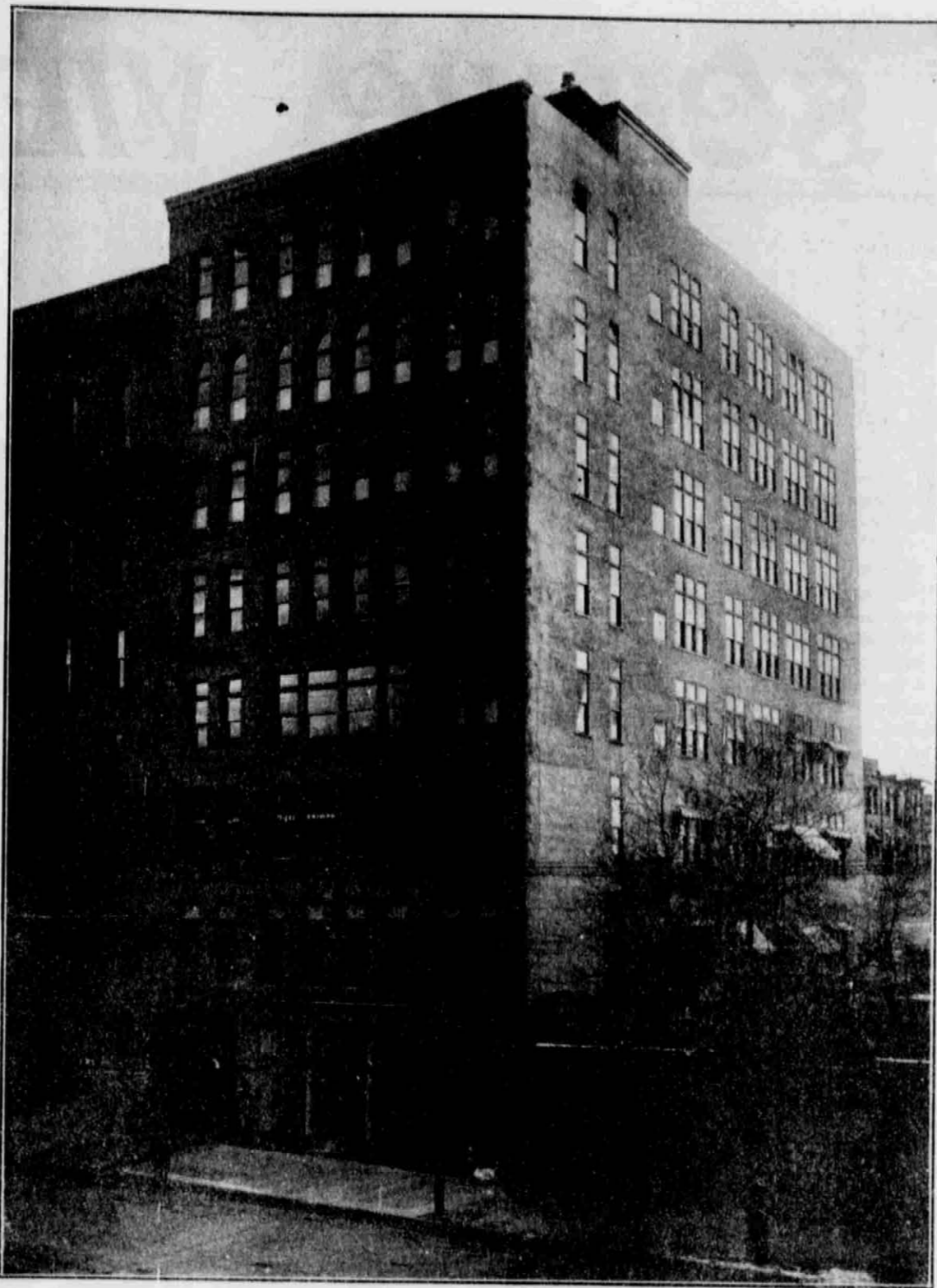


Eloquent Story of the City's Growth.

THE thoughtful citizen or the stranger within our gates, who may be here for the purpose of looking over the field of opportunity for investment is good, in Salt Lake the multiplicity of new buildings, with numerous attendant evidences of prosperity, tell an eloquent story of the future of the City of the Saints. They inquire what it all means, and reason that there must be well founded cause. They observe an industrial and architectural evolution out of which must surely come a Greater Salt Lake—a city whose fame will grow even more rapidly than her boundaries.

That the climate is well-nigh matchless is conceded. That the educational, social, musical and other advantages are all that can be desired is a fact that is never controverted. Its scenic surroundings are unexcelled, and its health and sanitary conditions are the very best. But to the prac-

quirement they have seen dependent territory gradually added to the field covered by the hustling Salt Lake trade-getter. All that has meant and will continue to mean growth and growth is what the business man wants, first last and all the time. When the man of affairs investigates and learns that this city is doing \$35,000,000 worth of jobbing business a year, nearly three times as much as Denver, which is twice the size of Salt Lake, he runs across another eloquent story and as he pursues his inquiry he will find that Salt Lake is without a jobbing competitor in the west; that as all the avenues of travel led to Rome of old, so do all kinds of business find an active field and common center here. In short, it is where the metropolis is located; and to the metropolis comes the rich man to live and the poor man to find employment. Whether he has made his money from the treasures taken from the mountains of



DESERET NEWS ANNEX FROM THE INFORMATION BUREAU BUILDING.

built upon them and everybody is looking for the time not far away when ours will be "a big city." As to just what is necessary to make it such the "News" has asked a number of conservative real estate men to ex-

world's map a big city. Two million dollars is being expended by the two railroads already here, we have three railroads, the Moffat, the Clark and Western Pacific roads, in course of building and in prospect, the national government is spending

nary needs, and that we have the finest temperate climate on earth a valley that is the most healthful, and natural sanitarium in the world, and mines pouring new money into our community continuously, regardless of whether times be good or dull, and



HOLY CROSS HOSPITAL WITH NEW WING ON LEFT.

press an opinion, knowing that they are keen judges of the necessities in the case. Their views follow.

J. W. Houston—I think the special conditions with reference to railroads and prospective depot improvements, government betterments, and the residence building of the town are such as would make any other point in the

at Fort Douglas and in Federal building improvement \$2,000,000 more. The irrigation appropriation of \$11,000,000, a large proportion of it, will go within the district tributary to Salt Lake City. All these with the prosperous outlook in the matter of residence buildings throughout the city, should, and will no doubt, give us the most prosperous year in 1904, Salt Lake City has ever seen.

a large church institution, material and progressive as well as spiritual, of which this city constitutes the "Little Rome," makes us feel that the future of Salt Lake is beyond all questions far above the future outlook of any other city in the Union.

Little Bros.—The approaching opening of the iron mines in Iron

Little Bros.—There has been a number of our clients predicting a dull year for 1904, on the grounds that it would be a presidential year, and that those particular years are usually dull in real estate. Admitting that under ordinary circumstances this would be true, we claim for Salt Lake extraordinary local conditions which will radically affect the real estate market. The direct influence of two new railroads coming into any city would usually create a boom market; but Salt Lake has for years been promised great things in railway, as well as in other directions. But invariably their hopes were doomed to disappointment. Consequently they have got used to discounting their bright prospects and stories. But next year, to use the language we expressed in once before, they will probably hear the whistles of two locomotives, one coming from the east, and one from the west. They will see new depots, with likelihood of a magnificent union depot; and the exploitations of the recently organized oil syndicate are encouraging. These assumed improvements over conditions heretofore existing, combined with the fact that we have now a good market, that everybody has money—enough at least for ordi-

Architectural Monuments of the Year.

county means as much to Salt Lake as all the other mines put together. Then there is not another city in the country with as many railroads running into it as in Salt Lake. Moreover, our farmers are going out of raising grain and giving their time and attention to raising sugar beets and vegetables, which brings them more money, and bring more trade to Salt Lake business houses. Some growers raise enough in one year to almost pay for the lands on which the crops are grown. We find many strangers coming to town to look around with a view to investment and to buy homes to live in, particularly from Montana and Idaho. The strikes in Butte have seemed to send many people this way from the north. The past year has been profitable for the real estate men generally, and all look forward to the next year as the banner year. Prices are and will continue reasonable; there is property in town today, which can be bought for 30 per cent of what it sold for during the boom. Particularly is this

kind of property. It is to be hoped that the incoming administration will act more favorably towards making public improvements, especially in paving some of the streets, and in the extension of the sewer system.

Edward B. Wicks.—I believe that Salt Lake is destined to be the smelter center of the inter-mountain region. The city is growing all the time, and one could not ask for a better growth than has prevailed during the past six years. What we want is manufacturing concerns here and then the town will forge ahead. But I do not think that Salt Lake will ever grow to be bigger than Denver, because that city has a much larger agricultural district tributary to it.

James K. Shaw.—What can be done to build up Salt Lake City? First: Complete harmony between mayor and council; second: For the city authorities to inaugurate city improvements by way of street paving sewer and sidewalk building, and on-



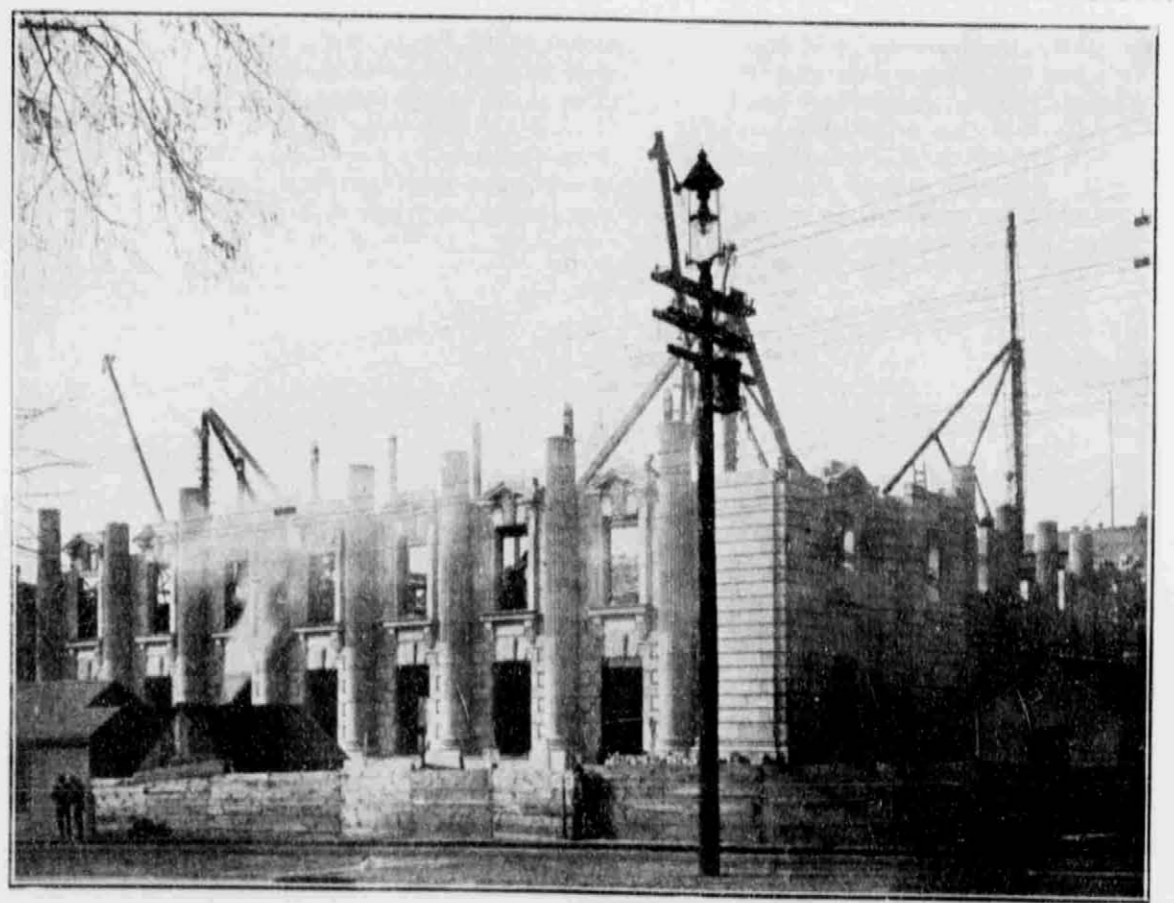
ATLAS BLOCK (SIX STORIES) IN COURSE OF RECONSTRUCTION.

true of prospective business property and acreage. There is a good chance for a great deal of building the coming year, so that work in many lines is assured.

W. J. Halloran.—The realty market for the year has been very fair, although the last half of the year has not been up to expectations. That can be accounted for by the money market in the east being unsettled. However, the prospects for a good movement in real estate are promising for the early spring. With all the contemplated improvements by the railroads, the future looks very bright. Now as the money market becomes settled, we are bound to have a good, active real estate market, as at the present prices there is no doubt but that real estate will prove a good investment. One thing of note during the year, was the number of small homes sold to working people. With all of the contemplated improvements there will certainly come a large increase in our population, and more small homes will be necessary. Noticeable during the year has been the great demand for store accommodations, showing that there is much room for improvement in this respect, and that it will pay people with means to invest in the future in this

ly charge the citizens actual cost of same and not add thirty per cent as has been the beneficent custom and business of past administrations. Third: No speedy, nor far reaching benefits can accrue to Salt Lake City through the efforts of exclusively local people. Non-residents and their money, coupled with the earnest efforts of our own citizens can only bring prosperity to our city. To accomplish this there must be perfect harmony among all elements

John Weir, Jr.—Salt Lake wants more railroads. When we get them, then we will go ahead by leaps and bounds. While railroads are good things we want more manufacturing concerns and wage earners. We are going to have a good town, alright, but it will take time. Before we grow to be a big city we must straighten out the discrimination against us on the part of the railroads. I was only today talking to a mining man who gave a point in instance. He stated that he could ship mining machinery to San Francisco from the east and back again to Elko, Nev., cheaper than it could be laid down here, although the shipments pass through Ogden. This is not right and Salt Lake cannot properly expand under such conditions.



HOW WORK IS PROGRESSING ON SALT LAKE'S \$500,000 FEDERAL BUILDING.



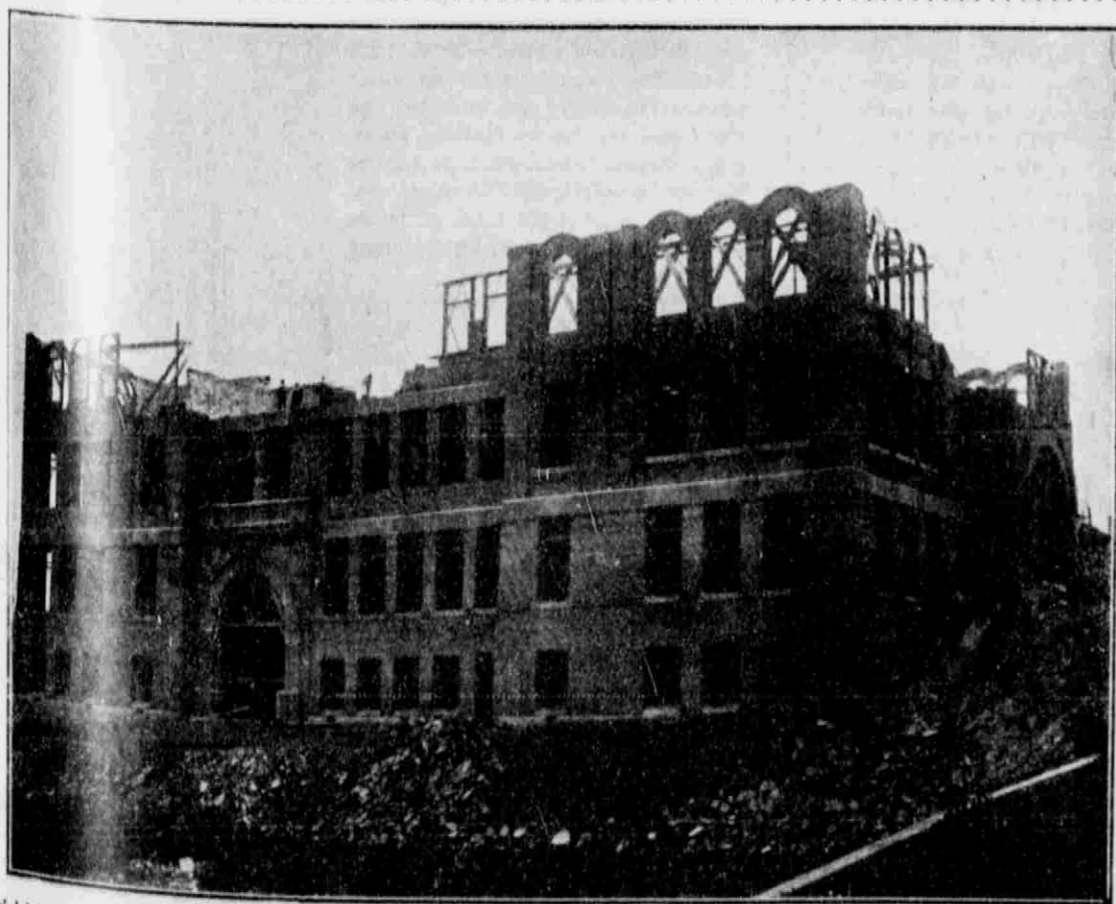
UTAH INDEPENDENT TELEPHONE COMPANY'S NEW HOME.

tial business man there is more than that. There is promise and certainty of growth. There is knowledge that his dollars judiciously invested will grow in numbers, and that the wheels of industry are unlikely to stop. He can readily see that the city occupies a position that is both strong and unique in the vast inter-mountain country in which it is set like a great hive of human activity in and out of which the avenues of western trade radiate in all directions. He sees here a great railroad center, and recognizes what may be termed a "large future" for it. The reason is obvious. Ever since the coming of the Pioneer, it has been a furnishing and distributing point. Year after year its business has increased. The passing of each decade has seen it far in advance of the mark reached the decade before. The builders of railroads have carefully noted the certain and unvarying trend of trade development, and have not been slow to make provision for it. In the analysis of business investigation and ac-

Utah and surrounding states or has grown wealthy as a raiser of fine cattle, horses, or sheep, or has become well-to-do from beet sugar and factory interests, or what not, he likes Salt Lake as an abiding place and when he comes he builds and helps build the kind of homes, business blocks, schools and churches that are given pictorial prominence in this and other sections of the Christmas "News."

As to the architectural monuments of the year there is but one opinion: they are all high class and representative of the growth of the city. With business blocks such as have been going up latterly it is not difficult to picture sky-scraping edifices among the buildings of the near future. In fact, they are quite certain.

Associated with the building era upon which the city has apparently launched for a long cruise, is an utter absence of the evils that attend boom growth. This is but natural as all improvements are impelled by substantiality and permanency. Solid foundations are having solid walls



LAFAYETTE SCHOOL TO BE COMPLETED THIS WINTER (COST \$175,000).