

# Millions Invested in New Buildings This Year

## PHENOMENAL BUILDING RECORD.

Total, 11 months 1908.....\$4,190,131  
Total, for 1907.....3,020,950  
Total, for 1906.....2,718,114  
Total, for 1905.....1,672,811  
Gain of 1908 over 1907.....1,169,181  
Gain of 1908 over 1905.....2,517,320

FOR the person who likes to absorb his information through the medium of figures, those of this year's building record ought to make delightful reading. There is an excess of building records over the unprecedented year of 1907, when Salt Lake's sky scrapers were figured in to bulge the totals over those of 1906, of an amount nearly equal to the entire total for 1905.

That means that in 1908 the city is erecting as many more buildings than it did in 1907, as the entire sum of its building activity only four years ago. This then, is the full significance of the little motto that Fisher Harris stamps on the Commercial club envelopes: "Let us build a city here before we die."

For those who don't absorb their information through comparative totals of figures, the lesson stands forth fully as clear. It may be read in the disappearing bill boards, the newly parked streets, the many growing buildings in the business district, the rapid expansion of the suburban sections, the erection of dozens of new apartment houses.

And in a business way its significance is to be appreciated in the fact that month after month through the worst period of panic and business depression the country has known since 1893, Salt Lake's building records forged to the front in comparison with every American city.

### BY LEAPS AND BOUNDS.

Through the entire summer Salt Lake grew faster than any competitor, and held almost for every month the first place in the point of percentage of gain in building record over the same month for the year previous.

While old centers of population showed a universal loss of activity and an impairment of prosperity Salt Lake's progress was such that the city was practically panic-proof, and immune from the general hard times.

With Denver this year Salt Lake came into the first real competition. Four years ago Mr. Harriman spoke for Salt Lake a destiny in which she should be one of the four great cities between New York and San Francisco. To grow into this destiny only Chicago is left to be one of the other three, Denver, Omaha, Kansas City, and their neighbors must be passed in their present lead as way stations on the transcontinental route for power, influence, prestige, and wealth.

And Salt Lake struck Denver a fair blow, demanding an accounting from her, and a showing of cause why she should not forfeit the headquarters of the American mining congress, when Samuel Newhouse this summer promised to donate the site for a mining temple, and D. C. Jackling promised to subscribe \$50,000 as the beginning of a building fund to erect this mining temple.

Close of the year, too, sees the ushering in of the skyscraper era, with the stone facings to the Boston and Newhouse blocks complete, and all their steel framing hidden permanently from sight after starting the people in the face for upwards of a year.

### NOVEMBER BIGGEST MONTH.

A feature of a building situation in which pressure was so keen, and the hard times could produce no effect upon it, is again evident in the fact that the progress stops not for changing seasons any more than it stopped for a panic. For November, 1908, the record is greater than that for any other month, even for May, which is the season's record breaker in all normal years. Nearly \$1,000,000 in permits were taken out in November, and the figures being \$82,500, while in May the total was \$601,275. In spite of all this tremendous gain for 1908, the general trend of the total was to trail along behind that of 1907, almost at the end, being unable to pass the handicap of the Newhouse skyscraper, until at the very end a spurt of activity brought in a victory that of course is to be decided only by the term "overwhelming."

Into the November total goes one new schoolhouse, a new Oregon Short Line depot, a \$16,000 residence for Dr. C. A. Wherry, a \$20,000 residence for L. T. Terry, a \$15,000 building for Zion's Home Building society and the Twelfth-Thirteenth ward chapel.

### DEPOT TOPS THE LIST.

The Oregon Short Line depot is the largest thing undertaken for the year. Its cost is given at \$250,000, and next in importance comes the new car barns, to cost \$142,000. Two new pictures of the new Newhouse business district showed an ideal section of Exchange place and Cactus street. Only low steel skeletons



## What is Your Guess on the Number of Houses in Salt Lake?

THE Christmas News herewith presents for the first time in the history of the city some interesting statistics on the number of residences, both palatial and humble, in Salt Lake. To the bishops of a number of wards thanks are due for information cheerfully given from the ward records. In cases where no records were available personal canvass was made by a representative of the "News."

The returns show the surprising growth of Salt Lake City during the year, there being 1,131 dwellings either completed or in course of erection between Jan. 1, and Dec. 15, 1908. The figures pertain to dwellings alone, apartment houses and flats being counted as one structure.

The total number of houses in Salt Lake City, irrespective of stores and uptown apartments and rooming houses, is 12,879.

When it is taken into consideration that there are 250 roominghouses and over 50 flats which are not included in this count a fair average for each dwelling might be six persons. On this basis, 77,274 people reside within the corporate limits of the city. Add to this the population of the suburbs and it gives Greater Salt Lake 100,000 residents.

The figures further show the growth of the city along the east bench. The wards wherein the largest number of new houses are being erected this year are the Twenty-firsts and Thirty-firsts, which are tied for first place with 79 each. The Twenty-seventh comes second with 77, and the Twentieth, third with 76.

In the Fourteenth ward, which is located in the business district, no new houses were erected, but it embraces 11 roominghouses and 3 flats.

The remarkable growth of the southeast section of the city is illustrated in the returns from Liberty stake which tops the list with a total of 374 new houses and 3721 residences old and new. Ensign stake comes second with 366 and 3,246 respectively while Salt Lake stake has 149 new dwellings and 3,102 houses and Pioneer stake makes a good fourth with 178 and 2,489.

The four stakes in detail and the overflow from Granite stake are herewith given:

LIBERTY STAKE			SALT LAKE STAKE		
Ward.	New Houses.	Total Dwellings.	Ward.	New Houses.	Total Dwellings.
First	71	500	Fourteenth	0	281
Second	40	469	Fifteenth	49	376
Third	30	420	Sixteenth	13	479
Eighth	28	460	Seventeenth	15	460
Ninth	41	404	Nineteenth	18	353
Tenth	27	472	Twentieth	13	331
Thirtieth	79	487	Twenty-first	6	92
Thirty-first	39	337	Twenty-second	10	297
Liberty	19	112	Twenty-third	11	268
Total	374	3,721	Twenty-fourth	9	106
			Twenty-fifth	5	59
			Center		

ENSIGN STAKE			PIONEER STAKE		
Ward.	New Houses.	Total Dwellings.	Ward.	New Houses.	Total Dwellings.
Eleventh and Twelfth			Fourth	39	383
Thirteenth	84	982	Fifth	25	335
Eighteenth	49	456	Sixth	6	297
Twentieth	76	689	Seventh	2	501
Twenty-first	79	610	Twenty-fifth	7	240
Twenty-seventh	77	509	Twenty-sixth	15	233
Total	365	3,246	Thirtieth	65	238
			Thirty-first	61	309
			Cannon	10	80
			Total	178	2,489

GRANITE STAKE		
Portions of Emerson and Waterloo wards	New Houses.	Total Dwellings.
	65	321

Grand Total (New Houses) 1,131. Old and New Dwellings 12,879

## THREE THOUSAND ROOMS

IS Salt Lake City in need of increased hotel accommodations?

The business man, the man of affairs, the man who is looking to the future and who sees the steady, daily growth of this city, will answer the question in the affirmative. Some local hotel men may say "no" because the hotel business is not quite so fascinating as may appear to those unfamiliar with the ups and downs of the business, and they fear, if there is any marked increase of hotels, all will suffer in consequence.

But to the man who realizes that this city is putting on metropolitan airs; that its population is being added to daily; that confidence has been restored in the nation and as a result there is greater tourist travel; better business opportunities, and in fact that this city is attracting attention from all over the country, the announcement that new hotels of modern design and equipment are to be erected is hailed with delight.

Of course there are periods of time during the year when there is nothing like a rush, but several times each year the city is crowded and accommodations become decidedly scarce. Take conference time, for instance, April and October, when

thousands come to the city, the situation then presents itself in a manner that gives sufficient answer to those who think that Salt Lake has ample hotel facilities. Of the thousands who come to the city then probably 50 per cent have relatives and friends who extend to them the courtesy of bed and board. The balance go to hotels and roominghouses, and eat at restaurants; even then the hotels and roominghouses are crowded to their capacity, and "doubling up" in the larger rooms and the use of cots in the halls, are in order while the restaurants are patronized from early morning until late at night.

### CAN SALT LAKE DO IT?

In August of next year this city will be called upon to take care of probably 50,000 persons. This means that the city will be required to furnish beds and board for that number in addition to those already here and the transients. Can the city do it?

The hotel men and the rooming-house keeper will say "yes." According to the records in the assessor's office there are listed nine hotels and 96 roominghouses. Two in the hotel list may be eliminated so

far as taking care of a portion of the expected influx next August, for the reason that one is occupied practically all the time and the other cater to the colored trade.

In saying there will be about 80,000 persons here next summer, reference is made to the annual convention and encampment of the G. A. R. That there will be that many if not more there is not the least doubt and the question naturally arises: Can Salt Lake take care of them?

The G. A. R. gathering will be in August. This time of the year is

selected because then the weather will be warm and the problem of taking care of a large number of visitors will not be as great as was the convention to be held in the winter time.

### WHAT DENVER DID.

When the veterans met in Denver the Colorado metropolis was crowded to its utmost capacity. Every hotel, every lodging house and private residence were crowded to the limit and it was found necessary to use school houses and other public buildings

where cots were placed for the accommodation of the army of visitors. It was all Denver could do to take care of them. It is expected that Salt Lake will have nearly as great a crowd but there is no fear among the local G. A. R. people that they will suffer for the want of bed and board. When the hotels are full, the roominghouses crowded and private residence taxed to the limit, school houses and other public buildings will be utilized. By using two or more beds in a room and placing cots in the halls, the hotels will be able to

avenues will extend over the entire area, with macadamized streets, curbed and guttered, and a sewer and water system that will be as perfect as any in the city. It is known that Mr. Newhouse will spend \$1,000,000 next summer on landscape alone for the bench, and will prepare it to receive modern homes of the most substantial class.

### SUBURBAN ENTERPRISES.

For that long stretch of bench land directly to the east, entered from South Temple street the future is also certain. Under the title of "Federal Heights" the Telluride Real Estate company has spent the summer preparing this section for new homes, and building them. Its preliminary work is completed and the selling of lots is already well under way. Just to prove that the scope is not exhausted by these two enterprises into the suburban situation, a new section, far flung on the southeast bench is in the forming, its style is Laurelhurst, and its aim is to fill the country near the state prison with homes, old and new. The Newhouse park and Federal heights absorb the country between the city and the cemetery and the University.

Modest cow pastures and well paying lucra fields have gone down in great numbers before the demand for suburban districts. To the southeast the cottages extend their sway, and this summer has seen such old forms as that of Robert T. Burton brought onto the market suddenly under the title of "Burton Place," while cement men have been engaged with an adze loosening up the hard rock of the extensive fields, in order to lay the pavements counted on to lure the home seeking young couple with the price of a building lot in the bank.

Salt Lake has grown so much more rapidly in 1908 than seemed possible in the panic days of 1907's finish, that one wonders what another year has hidden in the way of surprises. An automobile race course to Salt Lake is one of the possibilities, a mining building is another. What new sky scrapers will be announced is one of the interesting things to watch for, for comparison with the vogue in apartment houses that came in with the building of the Bradford and still to prove that his apartment house was not years ahead of the town. The Newhouse house, a year with the proof to establish that his two sky scrapers, adding as they do 40 per cent to the available office

## FOR TRANSIENT VISITORS

provide resting places for nearly 2,000. By the same method, the roominghouses will be able to take care of nearly 5,000. Room will be made for thousands in residences and apartment houses and if necessary school houses will be brought into requisition.

### WHAT HOTEL MEN SAY.

"Salt Lake can take care of all the people who come here," said Gus Holmes, proprietor of the Knutsford. "At the Knutsford we have 200 rooms. We can accommodate between 350 and 400 so far as sleeping is concerned, and as to providing food, with the three dining rooms we can easily feed 1,200 daily. So let the people come, Salt Lake can take care of them all."

### HOTELS BADLY NEEDED.

E. B. Heywood of the Cullen emphatically declared that Salt Lake needs more hotels and especially the kind contemplated by Samuel Newhouse. He said: "I don't know the hotel business very much, but I know that during the time of the San Francisco disaster, tourist travel was greatly interfered with, and then came on the panic when people remained at home and there was, as a result, not much doing in the hotel business. But now conditions are different. Confidence is restored in the nation. Tourist business is better and the wonderful growth of Salt Lake City demands that more hotels be built. I hall with de-

space of the town, are not too big a step in advance.

The surest thermometer to the new growth, will be to test, through next year, the effect of this year's skyscrapers on the pressure for room in the business district, and if that pressure continues at its present tenor, then it will be known how permanent and incessant is the work that is going forward that the people of Salt Lake may build a city here before we die."

### YEARS' BUILDING PERMITS.

The building permits of Salt Lake City for the first 11 months of the present year, total \$4,405,031. November was the banner month, having to its credit nearly one-fourth of the entire amount, or, in exact figures, \$982,500.

The totals by months are as follows:

January	63,250
February	189,700
March	329,331
April	581,900
May	601,275
June	134,900
July	241,500
August	288,500
September	317,015
October	347,150
November	982,500
To December 15	315,999

Following are the buildings erected in the city from Jan. 1 to Nov. 30, 1908, for \$10,000 and upwards:

January	
Wells Fargo & Co., Express, barn	\$ 10,000
Blanche Kimball, 115 east South Temple, residence	20,000
Kimball Van & Storage Co., 141 west First South, warehouse	12,000
February	
Ezra Thompson, 308 north Second West, dwellings	12,000
N. M. Hamilton, 150 east South Temple, flats	22,000
P. Gibbons, 251 east Third South, flats	25,000
Mrs. Wellington Lake, 325 east South Temple, dwelling	11,000
March	
E. H. Needham, 365 south State, stores	10,000
Mutual Realty company, cor. Second South and Brunswick, cor. Second South and Brunswick, 110,000	110,000
Mrs. Wellington Lake, 347 east South Temple, store	13,000
N. P. Cummings, 327 First avenue, dwellings	40,000

### APRIL.

W. C. A. Vissing, 273 south Fourth East, dwellings	\$ 19,000
J. G. Brooks, 53 east Third South, stores	13,500
John Q. Crichlow, 381 First avenue, flats	23,000
Second ward, L. D. S. chapel	20,000
Liberty ward chapel	12,000
Finch, Rogers & Mulvey, 427 east Third South, apartments	20,000

### MAY.

Dr. Fred Stauffer, East South Temple	40,000
Galloway, Hoek & Francis, 62 Main, store	50,000
H. J. Armstrong, 271 Main, apartments	20,000
George Swallow, 333 east First South, apartments	23,000
David Smith, 225 south Third East, apartments	50,000
L. and A. Simon, 142 south West Temple, wholesale store	75,000
L. D. S. Main street, bishop's office	132,000

### JUNE.

Westminster college dormitory, Eleventh South	30,000
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### JULY.

Salisbury estate, 213 Main, school	15,000
Joseph William Taylor, 8 west North Temple, apartments	20,000
L. E. Ritter, 84 B street, apartments	40,000

### AUGUST.

O. R. Meredith, 172 First avenue, apartments	20,000
Utah Mining & Machine Co., 161 Pierpont street, shops	15,000
Citizens' Investment company, dwellings	50,000

### SEPTEMBER.

James Langton, 615 east First South, residence	20,000
Citizens' Investment company, terraces	50,000

### OCTOBER.

Bailey & Sons, 461 south Second West, warehouse	17,000
L. E. and L. C. Ritter, 36 State, shops	23,000
P. Armstrong, 271 Main, First South, store	10,000
Utah Light & Railway company, car barns	142,000

### NOVEMBER.

Board of education, Ninth South and Main, school	71,000
Oregon Short Line Depot	250,000
C. A. Wherry, 457 east First South, residence	16,000
Lewis L. Terry, 177 east South Temple, residence	20,000
Zion's Home Building company, Twelfth-Thirteenth ward, chapel	45,000

### DECEMBER.

Total amount of the building permits up to Dec. 15, \$4,405,031.

light the announcement that Mr. Newhouse is to build a big hotel. It means a big thing for the city, and we need it. At the Cullen we can take care of 200 persons and we can board 500 daily."

Don Porter of the Kenyon was not so sure that Salt Lake really needed more hotels. He took practically the same view that Mr. Holmes did. "During the spring and the fall there is usually a rush," he said, "when the hotels are crowded, but what about the other months?"

"We have furnished beds for 385 persons. That was during the livestock convention, and therefore we know we can do it again. As to the number we can feed I am not at this time prepared to say, but we will take care of all that comes. There are some of our rooms where we can place three and four beds, and as the same applies to other hotels and lodging houses the sleeping accommodations are ample."

There is hardly a limit to the number of persons who can be furnished meals. In addition to the hotels there are the restaurants and boarding houses. According to a statement from the assessor's office there are nearly 250 restaurants in Salt Lake City. If you ask a restaurant man how many persons he can feed in a day, the answer will be: "Just as many as can get in the place and just as fast as the food can be cooked and served."

A canvass of the hotels and licensed roominghouses in Salt Lake gives a total of 2,840 rooms at the disposal of transient guests.