

Banner Year for Salt Lake Real Estate and Building

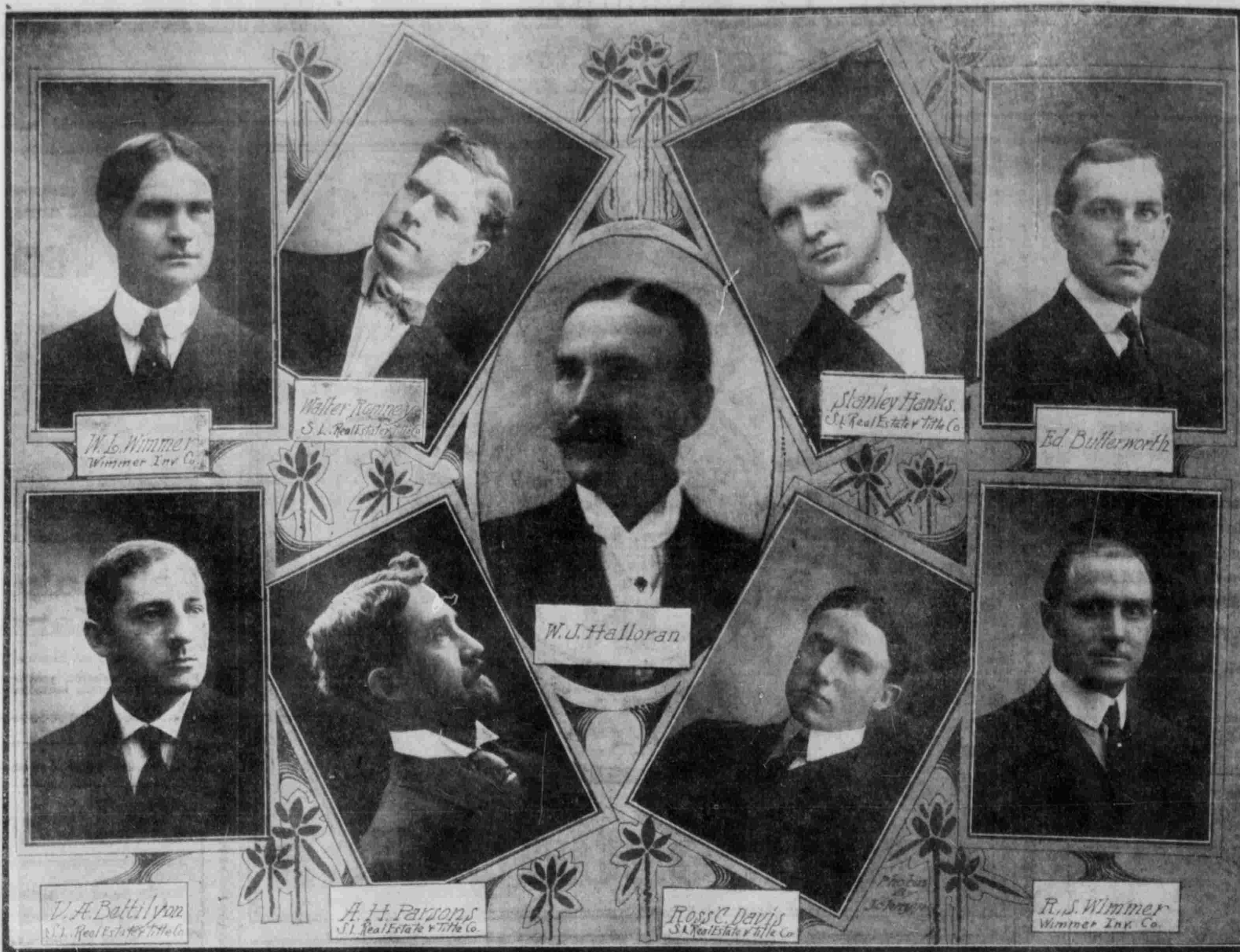
ONE day 65 years ago the pioneers, standing on the foot hills looked down upon the site of Salt Lake City. It was an untimely stretch of sagebrush, without a tree to break the ugliness of it all. Today there are pioneers still living. To them, and to them alone, can the growth of Salt Lake be a thing truly appreciated. It's an experience few men have in their life time; this thing of watching a city of wonderful breadth, of magnificent structures, of tree lined streets, and beautiful lawns cover an expanse which once knew nothing but sagebrush, through which stalked the treacherous coyote. To fully understand and appreciate what Salt Lake has done, it is necessary to read the history of this city, studying especially the story of its birth.

YEAR'S BIG INCREASE.

The past year—1907—is an important chapter in the history of Salt Lake. The great transition from dreary waste to thriving city came slowly; the transformation worked itself out gradually until 1907 was born. Then mighty changes came quickly; one thing followed upon the heels of another, with such rapidity that few of the city's many residents realize fully just how great these events have been. The total of building permits issued for the past 11 months is \$2,020,350, showing an increase over the corresponding 11 months in 1906 of \$398,112. These figures tell a splendid story but unless one has studied affairs carefully even these figures stand for more than one can get at a glance.

SOME EVENTS RESPONSIBLE.

To catalogue the affairs responsible for this year's unique position and to do so within available space is a somewhat difficult task. Primarily the causes are the central position Salt Lake occupies in the intermountain region and entire west; the determination of big industries to locate in this neighborhood because of this fact and thirdly the activity shown by railroads in waging a merry war to get lines into and out of this city. When Gould announced he was going to build 21,000,000 terminals on Fourth West in the neighborhood of Third West the entire southwestern portion of town became the center of reality activity. It brought about the purchase of a greater portion of a square between Third and Fourth South streets on Main street by Samuel Newhouse and it was followed by the announcement that this mining magnate planned two steel skyscrapers to cost \$500,000 apiece in erection alone. This in turn brought about the



Photos by Johnson.

upon lightly; a few words should be devoted to the causes contributing towards this city's prosperity. When the rush was on to acquire land in the neighborhood where Mr. Newhouse made a house-to-house canvass with check books and cash in their hands, bidding at doorways for property. Yet, despite these exciting scenes there has been nothing in the nature of a "boom" in this city. It has been more an awakening; a coming into its own. Big industries have located in Salt Lake and the Salt Lake region, the payroll advance of these persons was paid in the city's population, more, during the past year. Instead of being a "boom" in a speculative manner, the force of the city's growth is a steady, professional and business-like manner. Good property has been in demand by the moderately fixed, in fact the past year has seen the greatest demand for homes and locations ever seen in Salt Lake.

GROWTH'S BEST EVIDENCE.

Like a boy who outgrows his clothing clothes before his parents realize he is no longer a toddling baby, Salt Lake found herself growing faster than she dreamed she was growing. Building operations great as they were did not begin to meet the demand so noticeable was this growth in the city. An appeal, calling attention to its own growth, was made by the city's real estate association, today, and thousands of families, today, find themselves forced to live in hotels and rooming houses, the lack of suitable homes. The call issued by the real estate association may not have had an effect for a year, and this fall particularly, but the scores of apartment houses, with a rush, and houses erected, as money could get them, are evidence to make them.

Flats and apartment houses have sprung into existence within the past few years in this city and the past year marks the birth year of many of these places of this style. Flats of three and four rooms are being rented at from \$20 to \$30, furnished or bare. And at these profitable figures they are not only also with tenants steadily but have long waiting lists. One instance of long waiting lists is typified by an investor who built a 24-flat house. Within a year he started the erection of a duplicate. The same date represent an expenditure of \$100,000, but not only did each flat have a prospective occupant but the waiting list had a long waiting list long before completion. Today apartment houses are scattered over the city in all directions and more are being built.

In conclusion it is necessary to repeat only that the record-breaking growth of Salt Lake is a real growth and not a hurry in really quick. The growth is just begun, just as the growth of the state and neighboring states from which this city derives additional prosperity is just commencing in earnest. A healthy tone dominates the soul



CLAUDE W. FREED'S BUNGALOW, YOUNG & SONS, ARCHITECTS.

Railroad exchange to cost \$400,000. Thus the entire southwestern portion of town forged to the front within a month. But this is one instance, only, of the greater affairs making the past year unprecedented.

HARRIMAN'S PART.

Gould's greatest rival for supremacy in the west is E. H. Harriman and one of the greatest battles fought in this war for supremacy was waged for terminal rights in Salt Lake. Mr. Harriman announced he was going to remodel his yards and build a depot on Third West at the foot of South Temple. The yards and freight changes are completed. Another million is to be

spent in the depot. This activity created an activity in the northwestern portion of the city and today property there is worth double what it was a year or two ago.

CITY'S PHYSICAL GROWTH.

These two examples do not represent advances in prices of property alone, oftentimes a hindrance, rather than a benefit to a growing city. They have attracted outside and home capital and have shown investors the opportunities for sane investment in Salt Lake. What were for years vacant lots, not offered because they were not demanded, have been bought, improved and today are the sites of palatial mansions, big

apartment houses or pleasant homes. The activity displayed by the two railroad magnates have had a bigger effect than creating liveliness in certain portions of town, only. Throughout the world Salt Lake has been heard of as the battle-ground for mighty magnates. From all directions have come money and men, anxious to become

identified with a city, with such a great future. The activity spread to the city's boundaries and then the city's boundaries spread to meet with new conditions. Plots have been taken up and are being built into pretty residence additions. Federal Heights, Westminster Heights and Tower Hill are good examples.

The foregoing paragraph speaks of growth in a sweeping sentence or two. Within our borders wonderful changes have been taking place. It is estimated that over 500 fine homes have been built. The word "over" is used advisedly. One does not need to go to any certain portion of Salt Lake to see dwellings,

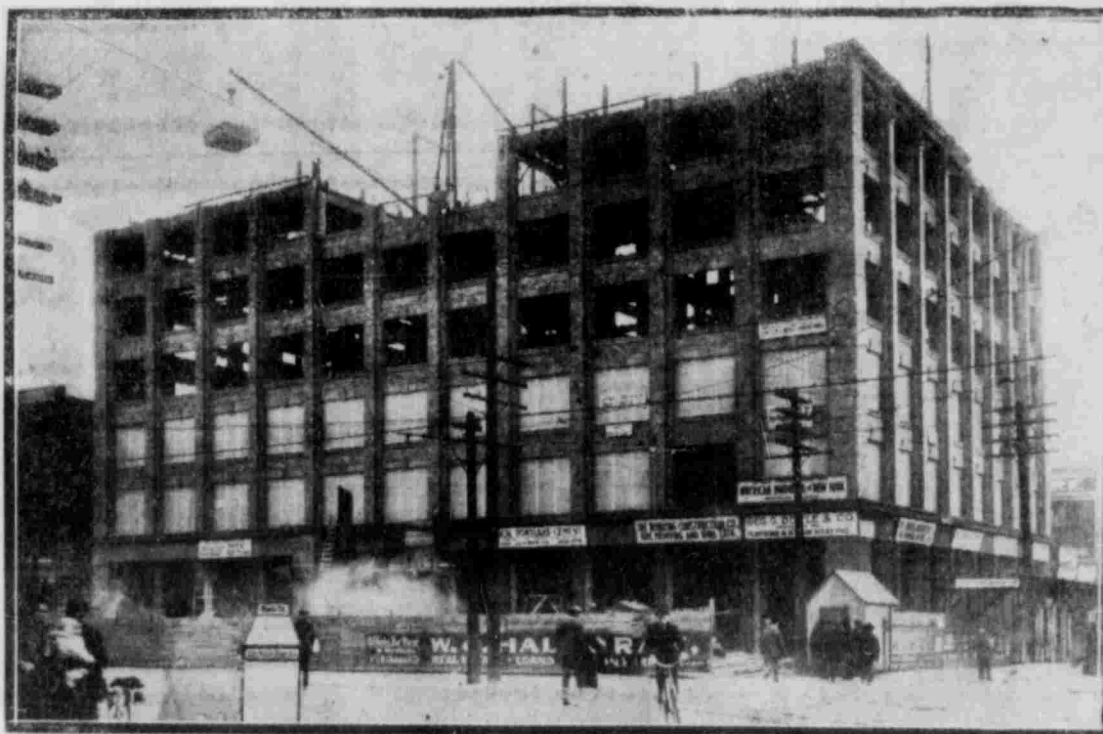
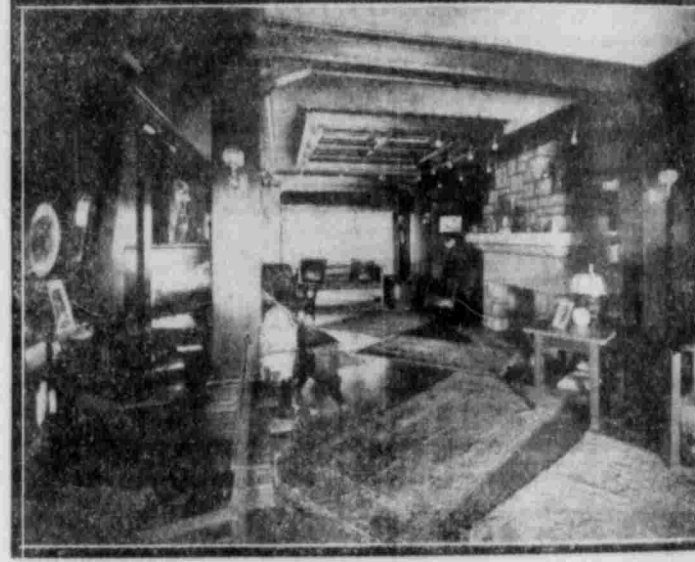


Photo by Harry Shipier.

JUDGE BUILDING.

This \$400,000 structure is being erected by Mrs. Mary Judge on the corner of Main and Third South. Practically all the office room has been leased in advance of completion. It is destined to be the headquarters of the Gould, Hill and allied railroads in Salt Lake. A number of the local general agents of the various railroads have already secured office quarters on the first floor.



INTERIOR FREED BUNGALOW, YOUNG & SONS, ARCHITECTS.

newly finished and under erection. As explained the southeastern and northwestern portions of the city are notable examples. But there are others. One can walk or ride in any direction from the heart of town and see whole blocks being lined with new homes. The northeast bench is an impressive example. The man who "waits to be shown" need not walk along any of the bench streets. The area between South Temple and the foot hills and Canyon road and the hills to the east is rapidly being filled with homes. Seventh, Eighth and Ninth streets did not exist a few years ago. What is being done on the northeast bench is duplicated in other districts.

CONTRIBUTING CAUSES.

Affairs responsible for Salt Lake's enviable position have been touched

home builder is represented in the war working for Salt Lake's advancement as well as the big investor taking advantage of the forward movement to add to his valuable holdings. Instead of an era of speculation the growth is an era of upbuilding—of growth of best shown in the \$398,112 increase over last year's building permits.

As already explained, the building permits for the past 11 months total \$2,020,350. The number 532, who last year they numbered 414 and represented a total of \$2,713,441, an increase over 1906 of \$1,045,663. This shows the growth better than any building, except the handsome store buildings and homes themselves. In the list of building permits following only those calling for more than \$10,000 each are shown. This just shows how solidly are supported the sources of activity are now and have been doing the past 11 months.

SOME NEW BUILDINGS NOW IN COURSE OF CONSTRUCTION.



Photos by Harry Shipier.

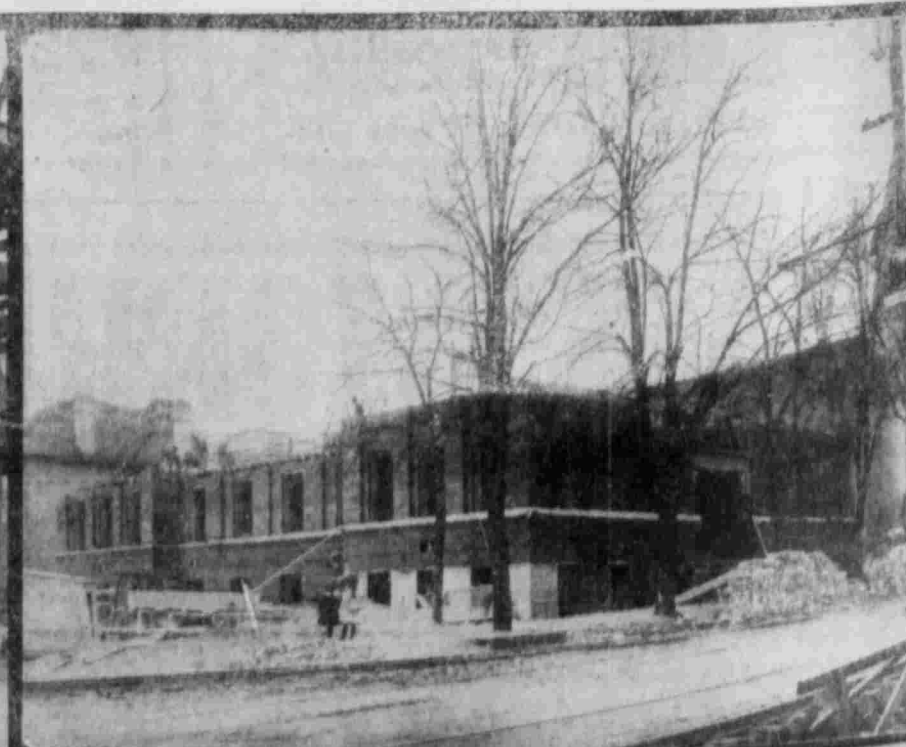
NEW DANCING HALL.

This pretentious structure built by the Design Amusement company on North Temple street just east of Main, will be completed within the next 10 days, at a cost of \$40,000. It is 30x100 feet in general dimensions, with 8,000 square feet of dancing floor which is laid on specially prepared springs. Then there are a roof garden, banquet hall and reception room.



NEWHOUSE CONSTRUCTION.

Above is a section of the general view of what is being done opposite the Federal building. The structure in prospect is the Newhouse, with just a corner of the Boston block at the left hand. Both buildings are to be 25 stories, unless the plans are changed, and will each cost in the neighborhood of \$100,000.



WHITNEY HALL.

Building now being erected in the Eighteenth ward at the cost of \$30,000. It was named by the board recently in honor of Elder Orson F. Whitney, who prior to his being appointed a member of the quorum of the apostles was bishop of the Eighteenth ward for 28 years. It forms an annex to the L. D. S. chapel, and will be utilized by the ward organization.

Young & Sons, Architects.