

## BUSY DAY WITH THE DIRT DEALERS

## BALLOON PRICES ARE HIT HARD.

Clayton Co. Makes \$50,000 State Street Sale for Zion's Savings Bank.

## LOCAL PEOPLE THE BUYERS.

Gus Holmes Gets the Presbyterians Church for \$35,000 and Judge Colborn a Good Corner Today.

Another real estate transaction of magnitude is reported this afternoon, in the transfer of 165 feet front on State street, immediately below the Halls, between Third and Fourth South streets, through Clayton & Company, to local parties from the Zion's Savings Bank & Trust company, for a little over \$50,000. The ground is at present covered by small stores and buildings of very little account, and it is the understanding that part of these will be torn down and that much of the property improved, the remainder held for speculative purposes. The names of the purchasers are withheld for the present.

### HOLMES GETS ANOTHER CHURCH

The historic First Presbyterian church property is the next to follow the First Methodist church in being sold, and also like the Methodist church site, now in the possession of Mr. George O. Holmes of the Knutson hotel. The property is located on the northeast corner of the intersection of Second South and Second East street, and includes 165 feet on both streets, with the church edifice, the Octagon and Manse residences. The transfer occurred yesterday afternoon, and the consideration was \$35,000, as the first bid, at the rate of \$165 per front foot. It is understood that Mr. Holmes will remodel the buildings which will then be for rent, and the purchase is generally considered an excellent one. The transaction is considered as showing a strong and practical faith on the part of the buyer in the future of Salt Lake. In fact he has expressed more than once to business men and friends his belief in the coming greatness of the town, notwithstanding the determined and persistent efforts on the part of certain disappointed political interests to give it a black eye in the gratification of their spleen.

The sale will give the First Presbyterian church people quite a sum of ready money to apply towards the increase of the church building fund; and at the same time will shortly remove another old landmark. The Octagon residence and the site was formerly part of the old W. S. Godbe homestead, and old timers will remember it in that connection. The church was built early in the seventies.

**STATE STREET CORNER SOLD.**  
Another big realty sale was consummated this morning involving the changing hands of the northeast corner on State street and Fourth South. The price of the property was \$165 per frontage and nine rods back. Beyond the fact that it was purchased by Los Angeles parties nothing further is forthcoming. Judge E. F. Colborn, who engineered the deal, declined to either give the price or state who were the purchasers.

### TO ADVERTISE UTAH.

**Manuscript of Proposed Booklet Approved by the Commission.**

The members of the Lewis & Clark commission for Utah, held a meeting this morning and read over the manuscript for the booklet to be issued by the commission to advertise Utah at the fair. The matter was approved and 10,000 copies ordered printed. A copy containing a list of 100 members of the University of Utah, was present in the interest of Prof. McKnight, whom they requested the commission to appoint as assistant superintendent of the educational exhibit. No action was taken on that matter at this morning's meeting.

At the afternoon session today the commission will make all the appointments of the employees necessary in the Utah building at the fair.

### LOUCKS STILL AT IT.

**Good Roads Situation Thoroughly Discussed at Commercial Club.**

National Organizer Wellington E. Loucks of the National Good Roads association spent this morning going over the good roads situation at the Commercial club with Chairman J. P. Cannon of the club's committee on good roads. The result was the appointment by Mr. Cannon of these committees: Finance five members; J. S. Bradford, chairman; Publicity two members; ex-Gov. H. M. Wells, chairman; arrangement seven members; J. W. Houston, chairman; reception, 10 members; C. A. Quigley, chairman.

Mr. Loucks had an interesting talk with Gov. Cutler this morning, and was pleased to learn that his excellent work issue had been adopted by each of the counties in the state inviting the sending of delegates to the proposed good roads convention to be held in this city June 2 and 3 next, which will, it is believed, result eventually in much better roads for both Salt Lake county and the state. Mr. Loucks is also much gratified by the hearty endorsement by the board of governors of the Commercial club and their expressed willingness to extend all the help in the power of the club. He was given a hearty reception at Ogden, in the room of the Weber club, where Judge Don was chairman of a large and enthusiastic meeting and where the members of the club were invited to hold out to the national organizer. Mr. Loucks goes to Logan tonight, and will meet the principal members of the local Commercial club organized there by Hon. Fisher Harris last winter, with a view to securing the good people of Logan in the good roads project. Mr. Loucks was warmly welcomed at Provo where a convention will be held on Wednesday, the 3rd inst., and June 1.

The first of the conventions to be held by the Good Roads organization from Chicago, was at Provo, and, in Bonneville, where the visitors were a re-

sult of their agitation a proposition to macadam 15 miles of country road immediately contiguous in Racine.

Mr. Loucks remained today, that he had found more interest and better material, and less opposition to his views than any state he had visited.

Mr. Loucks states that he has found elsewhere that ladies civic societies organized for the purpose of local improvements and beautification have accomplished wonderful results, and he strongly advises a similar organization here. He will go from Logan to Idaho to stir up an interest in the Gem state in good roads.

Judge Colborn Has an Eloquent Outburst Against the "Big Value" People.

## ARE DRIVING AWAY CAPITAL.

Declares that the Great American Big Is Decidedly Numerous and Active in Salt Lake.

Salt Lake real estate men are considerably worked up over the action of property owners here in, as they term it, going crazy over the present flurry in realty. Conditions are now, they say, such that it is impossible to quote figures on property to out-of-town purchasers, as when they come to close a deal they find that the bidders have raised the price on them, not once, but several times. A case in point was cited this morning where one owner decided to sell on the basis of the figure agreed upon and asked no less than an advance of \$250 a front foot on his original price, and this within 24 hours.

In the face of such conditions the Los Angeles realty men who have been looking over the situation threaten to leave the city if Salt Lake, in fact one firm in southern California, which stands ready to invest \$1,000,000 here this morning wired that they could not entertain such unbecoming like methods and would give Salt Lake the go by.

Judge E. F. Colborn, whose speeches before the Chamber of Commerce and the Realty association at Los Angeles on the occasion of the excursion of the Commercial club two weeks ago were to the effect that the city of Los Angeles, this morning, had sold itself to Salt Lake, this morning wired him a note of warning. In an interview he expressed himself strongly on the situation in the following characteristic language:

"The time has come for the Salt Lake people to make a few appeals to reason as they expect any continuation of involvement from the people of Los Angeles. They have had some there purchases so far on State street, but their purchases have been the signal for an advance of prices down there in that locality entirely out of reason, and prohibitive of profit to the buyer. Men don't buy real estate for fun; they buy for profit, and when the owner writes a large amount of money, he often finds that the price is raised up to a maximum, and the price is raised up to you and you can't deliver."

I have had one such experience to the utter disgust of my customer, who was good for \$10,000 conservative in investments here, but who wired me this morning that unless deals made on my agency contract which already require a large amount of money, he can't afford it, they will immediately withdraw from Salt Lake if the deal is not for investment permanently. There is the telegram, Mr. Reporter, you can see for yourself.

"What is the use of a few of us going to Los Angeles and telling those men our operations coincide with their money? If when they come our people put the curving around them and clinch the life out of them? Haven't been crying for investment here long enough to make us look at least common yellow dog decency to the strangers who come with their money?" The great American big is evidently making its way to Salt Lake, where there is a chance to start a healthy real estate market. In fact a large amount of money, he can't afford it, they will immediately withdraw from Salt Lake if the deal is not for investment permanently. There is the telegram, Mr. Reporter, you can see for yourself.

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