

Real Estate Tips For Home Builders

NEWS NOTES FROM THE WORLD OF LABOR.

REVIEWS GROWTH OF BUTTE

Green Majors Follows Advance of City From Its Inception to Present Day.

A horse which was hoisting \$1,500 ore out of the Lexington mine, on the hill on the Walkerville road, at the time when Butte had only two brick houses. One of these two brick structures was the present Finlen Drug store (then one-story), and the other is the present Night & Fairfield store (then one-story high). The large home was the first brick dwelling in Butte," said Green Majors. "The Homessy corner at that time was partly covered by the old Centennial hotel a cloth-lined affair with squaky stairs and halls; the Owsley corner was festooned with a story-and-a-half log livery-stable; the Butte hotel site flapped in the breeze with a canvas-back 'lashery' known as the St. Nicholas hotel; the Lizzie block corner loomed up in the smoke with a one-story shack, propped up in the air about four feet on stilts; the Savings bank corner looked sad with a dilapidated old blacksmith shop, dingy and frowsy in its make-up, and so it was pretty much all over, whether in the residence or business sections. Board and log houses, with some few canvas roofs, supplied the business and dwelling wants of the embryonic metropolis of Montana.

"At that time there was not a six-foot hole on Anaconda hill; Anaconda city's present site was a sheep pasture, and the nearest railroad station was several hundred miles south of Butte.

"In 1879 the Alice mine reached the 500-level, and by common consent the future of the place was considered assured. Brickyards were set to work producing the red cubes and buildings constructed of that material began to dot the landscape of the southern slope. Like the ebb and flow of the tides, interims of activity and depressions have followed up to the present time, but still the rearing of solid and substantial bricks continued. Some five years since the ordinary brick building became too slow for Butte, and steel frame sky-scrapers made the initial effort in climbing up to dally with the clouds. From six stories in the Hennessy Harbour building vaulted up to the dizzy height of eight stories and even now, before the latter is fully occupied, there are rumors of another steel-building being planned to roam up to still higher zones.

"Butte is as much a permanent city for the purposes of several generations to come as any other place. It has its limitations. So has New York. During the present quiet period the business portion of the city, at least has, perhaps, all the buildings needed for present requirements. To be over-built, even though temporarily, is just as bad as to be over-stocked with a surplus of labor or anything else.

"The stimulus of a United States senatorial election gave us more than a normal working population. Conditions are trying to settle themselves to a healthy average. When that point is reached, Butte will be her same old stand, solid, substantial self again.

"There is but one Butte. There is none other just as good. The coming years will bear testimony to her inexhaustible resources of copper, silver and gold. The two latter metals in our ores give us the power to cope with any and every other copper deposit now known."

ALEX HALL SPEAKS OF BUTTE'S REAL ESTATE

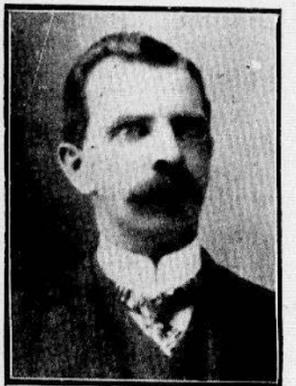
Predicts a Prosperous Growth for the City and Consequent Business Stability.

In view of the pessimistic ideas of some of our citizens regarding the general prosperity and future of our city, it is refreshing to note the confidence entertained by the business element.

Mr. Alexander Hall, the prominent real estate broker of West Granite street, has no use for calamity howlers, and considers their expressions as unworthy of any attention.

Said Mr. Hall today: "It is really nonsense to pay any attention to calamity howlers, and no thinking and observant man considers their vaporing for a moment. As a matter of fact, there is not a city in the union, to my knowledge, in comparison to size and resources that has greater cause to congratulate itself upon its general stability, prosperity and great future than the city of Butte. Speaking from the standpoint of the real estate man—a subject under my immediate observation—it would be difficult to name a city doing an equal volume of business and general exchange as the city of Butte, where the transactions of business are confined to so small an area as it is here.

"While we have some very comfortable



ALEX HALL, Prominent Real Estate Man of Butte.

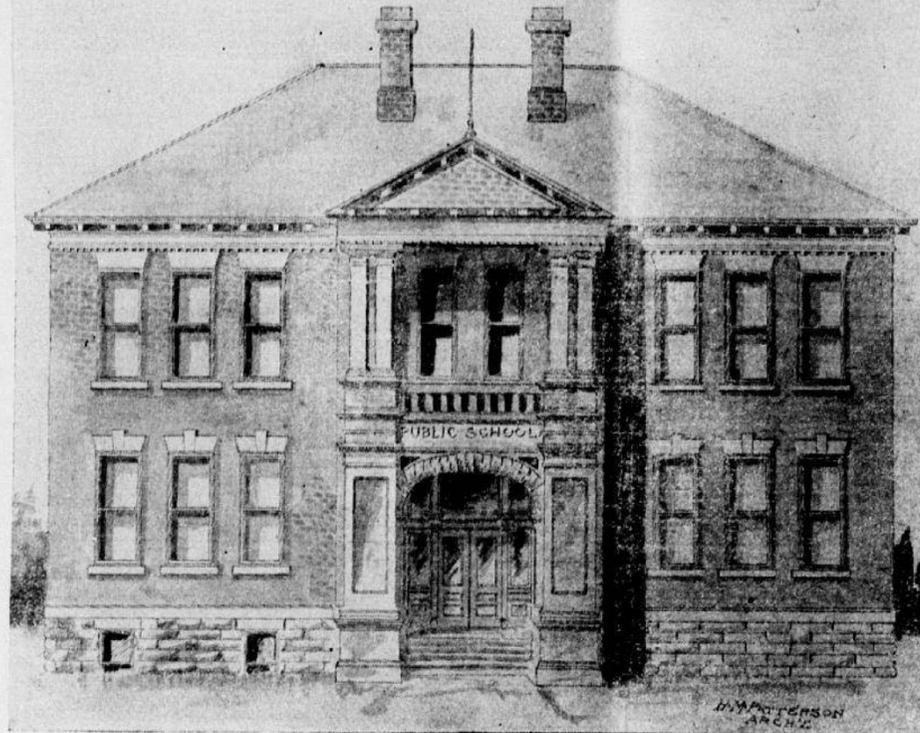
and substantial homes, yet, making the same comparison, we are far behind. "The natural result of these conditions is what seems to give some people uncomfortable nightmares. The great building activity of both large business blocks and substantial homes is but the natural transition from 'Shanty Town' to the modern city, entirely compatible with the demands of prevailing business conditions. "Concerning the resources, which, of course, are principally our mines, that is a subject that has been thrashed over so often that I need not go over it again. My firm belief is that when our small boys will be doing business in our place,

they will see mining in Butte on a scale of which we cannot now form the least conception." Mr. Hall further expresses it as his firm belief that the demand for good modern homes is going to be far greater this season than it ever was, and this demand will continue until the natural level—home comfort compatible with the volume of the city's business—shall have been reached.

MR. WHARTON BELIEVES IN BUTTE PROSPERITY

Says He Thinks the City Will Double Its Population Within Next Four Years.

"Confidence in the future of Butte," said Manager Wharton of the Butte Electric Railway company with his usual broad



H. M. Patterson, the architect in the Owsley block, has completed the full plans for the new school building to be built in Pony, Mont.

When finished the building will be one of the handsomest in the state. It will be of two stories and built of brick with stone trimmings. There will be six rooms and each will have high ceilings and will be provided with closets for pupils and

teachers. The halls, too, will be wide and the stairways will be of unusual width, affording scholars ample room for leaving the building from the second floor in case of fire or upon any other occasion of a panic.

In the basement will be located the furnace for heating the building and room is also provided for a ventilating plant, when the Pony school board believes it necessary. The interior finish of the

whole building is hardwood. Aside from the six recitation rooms there is a large room to be used as an office and library by the principal.

Work will begin on the structure June 1, and it will be ready for occupancy in the fall. The present school building in Pony is of wood and contains only three rooms. It is believed that the new building will be ample for the demands of the town for many years to come.

ments were reported. This lassitude in the market is accounted for by real estate men because of the season and partly because of a prevalent belief that there are impending labor troubles.

Now and then the spectre of discontent appears in rumors and immediately there is a stagnation in realty. The last week has seen one of the spectres striking about. It is believed that within a week or 10 days that the rumor will be dissipated and then there will be a heavy demand for realty.

"UNCLE SAM, TRUSTEE," A TITLE OF A NEW BOOK Eastern Humorist Writes Entertainingly on the Reconstruction of Cuba Under General Wood.

Cuban independence, just accorded to Cuba by the United States government, has aroused great interest in the subject of how the Cubans start off in the management of their own affairs. What sort of housekeeping did this government do for Cuba while it was reconstructing the autonomy of the island and bringing

order out of chaos since the war? That is a question many Americans are inclined to ask just at present when Cuba is beginning its career as a republic. It is a natural question. An answer absorbingly complete and flattering to Americans is found in the new book, "Uncle Sam, Trustee," written by John Kendrick Bangs, the eminent humorist and writer, and published by the newly established publishing house, the Riggs Publishing company, No. 1123 Broadway, New York, of which the widely-known literary agent, John Russell Davidson, is one of the founders.

MONEY FOR BUTTE BUILDING Increase in Appropriation for New Post-office Building. In a telegram received this week from Senator W. A. Clark by J. H. Leyson, Butte got its first announcement of the passage of the public building appropriation bill through the senate. The amount allowed was \$350,000.

While the sum is not as much as was asked originally it is considerably more than seemed likely to be allowed when the bill left the lower house of congress. It was learned that the government intends to begin the construction as soon as possible, but it will take at least two years before the building will be ready for occupancy.

IN THE WORLD OF LABOR. Denver's lumber men are out. Montreal iron moulders want \$2.50 a day. Rochester, N. Y., may get a big lace factory.

Denver lumber workers struck last week for 25 cents a day increase. The American Federation of Labor will place a permanent organizer in Chicago. Milwaukee's 600 wood workers got an increase of 2-1/2 cents an hour and Saturday half-holiday.

Switzerland, Belgium, and England are far ahead of the United States in the co-operative movement. At Paterson, N. J., 5,000 silk workers are on the verge of striking for better wages and conditions. A movement, national in character, has been started against the beef trust by the Pittsburg United Labor League. At St. Louis a movement has been started to organize the 60,000 Pullman conductors and porters. They want more wages, the conductors naming \$70 a month. Chicago tin can workers object to the employment of female labor in running machinery, and they will ask the next legislature to prohibit it by making a stringent law. Indianapolis grocers and saloonkeepers are enthusiastic over the proposed establishment of a co-operative ice plant to obtain ice at a less price than that charged by the combination of factories.

The system of official sweating in England has driven the telegraph operators and other postoffice employees to organize for the redress of their grievances, and there are now five trades unions in that government department, with an aggregate membership of 50,000. Kings county district, Brooklyn, N. Y., Brotherhood of Carpenters and Joiners has appealed to organizations of the craft throughout the United States and Canada for financial assistance toward defending the suspended secretary-treasurer at the coming biennial convention at Atlanta in September. June 12 will be the date of the meeting of the proposed amalgamation of Toronto's (Canada) various local labor councils, to be known as the Grand Central Labor Council. It is reported that the scheme has been endorsed by all the unions. At present there are about 98 labor organizations in the city. Of this number 54 are represented in the Trades and Labor Council.

REAL ESTATE SWAPS. BY CHAPMAN & GOWAN. \$900—Four-room dwelling, southwest side. Part cash. \$200 cash; balance \$1,550 on easy terms, buys neat 4-room dwelling on West Side. Best possible location.

half interest in Wedge lode, Elva D. lode, Broken Boodle lode; \$1,000. J. W. Kimball and E. G. Dodge to E. A. Heinze, lot 2, block 10, and lots 3 to 6, block D, Warren & Kemper addition; \$1.

Lammell E. Larabee et ux. to W. A. Clark, Travona quartz lode; \$1. Lammell E. Larabee et ux. to W. A. Clark, Ella quartz lode; \$1.

A. Wehl to Hugh Godfrey, north 90 feet of lots 13 and 14, block 55, Butte; \$5,000. C. Demars to Ann C. Oquist, one-fourth interest in Hidden Treasure lode, part of Sora lode, one-half interest in Wedge, one-half interest Elva D., part of Broken Boodle and Summit Valley; \$1.

MONDAY. DEEDS. P. Guidorn et al. to V. Fara, lot 16, block 21, McQueen addition; \$245.

J. K. Kimball to Daniel Brown, lot 10, block 3, Hopkins' addition; \$1,200. J. G. Link et ux. to Trustee School District No. 1, portion Columbia lode Summit Valley, lot 1, block 2, Excelsior addition; \$1,200.

F. A. Heinze to M. O. P. company all premises, Talbot & Jones' addition; \$1. John MacGinnis et al. to Nipper Consolidated Mining company, Warren & Kingsbury addition; \$1. Solomon Genzberger to Belle McMillan, lot 22, block 68, McQueen addition; \$150.

RUMORS TO BE DISSIPATED Real Estate to Take Upward Movement Soon in Butte. There was comparatively little demand for real estate this week. There were numerous inquiries, but not many invest-

ments were reported. This lassitude in the market is accounted for by real estate men because of the season and partly because of a prevalent belief that there are impending labor troubles. Now and then the spectre of discontent appears in rumors and immediately there is a stagnation in realty. The last week has seen one of the spectres striking about. It is believed that within a week or 10 days that the rumor will be dissipated and then there will be a heavy demand for realty.

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One of the best lots in Butte at a remarkably small figure. A lot 30x140, in the 200 block on Dakota street. This is well worth investigating. A 7-room house on Jackson street; all modern improvements for \$2,750; part cash, balance on long time. An excellent investment in flat property, will net a per cent per month; located on Wyoming street. Close in. West Helena street—6-room modern house with every improvement—5 rooms on first floor, 1 room upstairs—must be seen to be appreciated; \$3,800, part cash, balance time. A 9-room brick, West Granite; close in. This is a snap—\$3,250. Has bath, toilet and everything up to date; will rent for \$50 per month; \$1,000 cash and balance time.

INVESTMENT & REALTY CO. Investors' Loan & Realty Co., W. H. Orr, manager; real estate, loans and insurance. Telephone 522.

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J. K. Kimball to Daniel Brown, lot 10, block