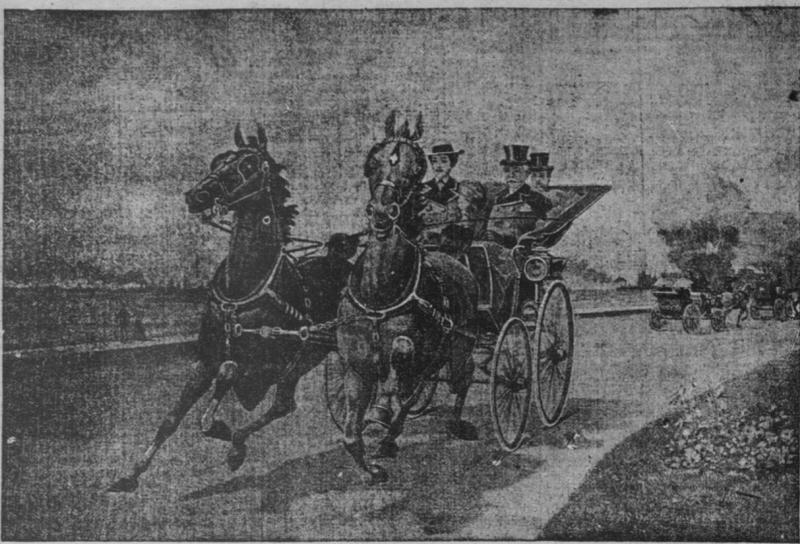


HERE'S WHERE YOU SHINE.



GOOD HORSES—GOOD VEHICLES—GOOD COMPANY. I can furnish you the vehicle, and you can do the rest. If you are looking for an IMITATION of a GOOD VEHICLE, it is useless to come to me; but if you want the REAL ARTICLE, NO IMITATION, this is the place to get it.

W. G. CRISHAM, JAMES LANDON, Manager. 304-306-308 Third Ave. So., Minneapolis, Minn.

CONTRACTS AND AGREEMENTS

Local Real Estate Market Shows Animation.

NO VERY LARGE SALES RECORDED.—The Hueston Flats—Arcanum Building.

Real estate sales have continued during the week with refreshing regularity. No astonishing purchases have been recorded, but the steady transfer of small properties is going on day by day.

The real estate dealer is having the inevitable difficulty with property owners who have put fictitious values on their holdings. These have held the property for years at a higher price than the market warrants, paying taxes without sufficient income owing to the dilapidated condition of the improvements to cover the expenses of carrying it.

The timely warning issued by a man who is prominent in real estate circles to the effect that an advance in the value of a particular patch of ground did not establish a horizontal raise all over the city is apparently unheeded, for cases are developed of a ridiculous advance in the selling price of inaccessible property, and land upon which stand mouldering ruins, simply because one of the fraternity has made a deal in actually valuable property at a high price.

Insurance Companies Investigate.—Three life insurance companies owning improved property in Minneapolis have during the last few weeks investigated local holdings. Two have raised their prices and will sell; the third will not sell now.

Third vice-president George C. Markham, of the Northwestern Mutual, of Milwaukee, represented by Walter L. Badger, was quoted last week as taking a rosy view of the situation following the recent lull in the stock market. During the week George Briggs, representing the National Life, of Montpelier, visited Minneapolis with H. M. Cutler, treasurer, and expressed himself as impressed with the Minneapolis securities as regarded anywhere in the land.

Mr. Newport's View.—Mr. Newport said: The business done by my offices in Minneapolis, St. Paul and Duluth, shows a marked improvement. From my reading and my observation of Chicago, Kansas City and other places, I believe that what we see here applies to all western cities. We have a large business in real estate, and the evidence of improvement is obvious, not only to real estate men but to every thoughtful and observant person.

No one now doubts the fact of an improved demand for real estate. What everybody believes is that the price of real estate is not near the price of any commodity, iron, steel, merchandise, stocks or real estate. In my judgment one of the causes of the enormous increase in the prices of stocks since the November election was the universal belief that the time for a notable advance had come. That was intensified greatly by the immense accumulation of capital produced by the prosperity which we have witnessed since the election of 1898, and by the extremely low rates of interest. The same principle applies to real estate as to stocks.

We are on the eve of a decided upward movement, and in due time there will be a return to the normal condition of the market and ultimately for speculation. Movement in city property in the northwest has always followed a big demand for lands. We all know that there have been large sales of farms for settlement, and that we have had for the last two or three years an enormous influx of people in the country north and west of us. This means more business for the middlemen in the cities, and a natural desire for increased facilities for transaction of the larger business which these cities are now enjoying.

It is difficult to get people from the east to believe in real estate investments. Our own people do. Just as soon as the real estate transactions are of sufficient volume to attract the attention of eastern investors they will be with us again, in greater force and with more money than any of us have ever known in the history of these towns.

Building Notes.—F. D. Orr, architect, is drawing plans for a dwelling to be erected by Mrs. Willis Danforth in Merriam Park at a cost of \$3,500. The contract for the erection of a frame school in Hopkins after the design of F. D. Orr has been awarded to W. F. Doeltz and the Moore Heating Company of Minneapolis. The C. S. Wentworth company has secured the contract for the heating and ventilating of the school at Aitkin for which H. M. Orr drew the plans.

The Improvement Bulletin has the following building notes:—The Hueston Flats, has completed plans for a dwelling to be erected on Pillsbury avenue, for M. J. Marlow. It will be a two-story frame, 28x34; cost, \$2,000. F. H. Green, 212 Holmes avenue, will begin work immediately on a frame residence at 2140 Humboldt avenue S. Cost, \$2,200. M. Schumacher secured the contract to erect the Reno Land and Improvement company's houses on Lyndale avenue N., between Twenty-first and Twenty-second avenues. There will be nine erected immediately. William M. Kenyon, architect, Cost, \$15,000.

C. J. Weston, 52 Twelfth street S., has begun work on three frame cottages at 1522-28-30 Twenty-second street. Architects, report the contract to erect E. L. Trask's modern frame residence at Humboldt and Mount Curve avenue, lot to Henry Bauman, and work on the more modern than any of us have ever known in the history of these towns.

A. L. Dorr, architect, has plans for a cottage to be erected on Fortth and Sheridan avenues S. Cost, \$1,500. The chairman of the building committee is J. W. Flew; J. H. Van Nest, R. D. Cone, Frank Heywood and A. M. Van Kirk are the other members.

Among the building permits for the week are:—C. H. Benton, 2312 Blaisdell avenue, 2-story brick veneered dwelling, \$15,000. John Glase, 2918 Dupont avenue N., 1 1/2-story frame dwelling, \$1,250. L. G. Weston, 1522-28-30 E. Twenty-second street, three 1 1/2-story frame dwellings, 6,000. F. H. Green, 2140 Humboldt avenue S., 2-story frame dwelling, 2,200. Leonora S. Tenth avenue S., 2-story frame dwelling, 2,700. John Burnham, 234 Jackson street NE, 1 1/2-story frame dwelling, 1,500. F. W. Bartel, 1822 Fremont avenue, 2-story frame dwelling, 2,000. Julius H. Smith, 224 Bryant avenue N., 1 1/2-story frame dwelling, 1,800. E. L. Anderson, 2107 Hennepin avenue, brick veneered addition to dwelling, 1,100. John S. Pillsbury, 6000 Nicollet avenue, alterations and improvements in building, 1,200. Margaret W. Jew, Fourth street NE, 2-story frame dwelling, 1,400. Minnesota Loan and Trust company, alterations Revere building, 400-50 Nicollet street NE, 30,000. Fred Holt, 15 1/2-story frame dwelling, 1,331 Madison street NE, 1,200. Theo. Olson, 15 1/2-story frame dwelling, 915 Twenty-sixth avenue S., 1,000. North Star Matting Co., three, four and six story, maitting houses, 1736 and 1714 Second street NE, 4,000. J. L. Hallstrom, 15-story frame dwelling, 2304 Tenth avenue S., 4,000. Spencer Grain company, frame eld working-house, Thirty-fifth street and Myrtle street, 55,000. Times Printing company, 114-116 Fourth street S., three-story and basement brick building, 60,000.

Yesterday's Building Permits.—North Star Matting company, 1706-1708 Second street NE, \$40,000. Minnesota Loan and Trust company, agents, 400-50 Nicollet avenue, changes to hotel building, 30,000. Fred Holt, 1331 Madison street NE, frame dwelling, 1,200. Thomas S. Olson, maitting house, 1736 and 1714 Second street NE, 4,000. J. L. Hallstrom, 2339 Tenth avenue S., frame dwelling, 1,500.

Yesterday's Transfers.—Cyril C. White and wife to W. B. Northrup, lot 33, block 6, Forest Heights, \$300. D. C. Bell, Walter and Andrew James McGinty, lot 17, block 18, South Side addition, 950. Nancy Murray and husband to Andrew McCormick, north half lot 19, block 6, Gilpatrick's addition, 400. Suburban Home company to Minnesota Trust company, in section 21, township 117, range 21, 27,800. George W. Yates, ex-estate of Clara M. Larpenour, lot 27, block 17, Forest Heights, 1,500. Mary E. Stone and Oliver Earl, lot 6, block 1, Elliot's addition, 1,000. Charles T. Frame and wife to Anna Beebe, lots 10, 12, 13, 14, block 1, Manitow Park, 401. Emma L. Koch and husband to Mary E. Jackson, 1,000. John N. Berg and wife to Charles Gillette, in section 24, township 117, range 21, 1,600. Julia Austin to New York and State bank, block 4, Ellwell's second addition, 350. Susie Connel and husband to Louis Larson, in section 24, township 117, range 21, 1,350. Three minor deeds, 120.

Swedish Hospital Begun.—Ground was broken this morning for the Swedish hospital building at Tenth avenue S. and Eighth street. During the week the contractors have begun work on the new Hyser hotel at Nicollet avenue and Fourth street, the Second Church of Christ Scientist building at Tenth avenue S. and Eleventh street, the What Cheer apartments at 16 Tenth street S., and the new Dayton building at Seventh street and Nicollet avenue on the corner.

Walton's Sales.—Edmund G. Walton reports the following sales for the past week:—Lot 15, block 48; lots 3, 5, 6, block 23; lot 1, block 42, all in Remington's second, for Charles Ingalls to New York and State bank, four lots in Sunny Lands addition; \$100 per lot. A tract of twelve and one half acres, suitable for plating, on Portland avenue and Minneapolis boulevard, to Frank Crowell, for \$5,000. Lot 17, block 12 Morris & Lovejoy's, to Frank B. Cornell, for \$200. Lot 33, block 6, Forest Heights, to W. B. Northrup, for \$300. East half of lots 3 and 6, block 6, Menard's fifth to Lillian Yager, for \$300. 2520 Fifteenth avenue S. to Frank Brakendorf, for \$1,175. 115 W. Thirty-fifth street to Lieutenant Krumwiede, for \$2,500. 122 W. Thirty-fifth street to Agnes Gray, for \$2,450. South half of east half of lot 10, block 5, Jewett's, to Anna Kelly, for \$125. 411 Fifth street S. to Charles J. Hedvall, for \$4,500. Lot on Portland avenue to Jane Leck, for \$300.

New Realty Company.—The Union Realty company of Minneapolis has been incorporated by Harry E. Wood, Orrin M. Green, H. V. Wetherby, Hugh G. Chaffee and Robert S. Taylor. The capital stock is fixed at \$100,000, and the limit of indebtedness is \$25,000. Hugh G. Chaffee is president and Adelbert R. Taylor, secretary.

D. P. Jones & Co.'s Sales.—The following sales have been made during the current week through the office of David P. Jones & Co., and reported by Wallace H. Davis:—1139 Grand avenue N. to Magnus Soderlund, for \$1,150. 2321 Jackson street NE, to E. J. Higbie, for \$75. 2101 Twenty-two-and-a-half avenue S. to Edward H. Storer, for \$600. 1404 E. Franklin avenue, to Elizabeth Freeman, for \$300. West front lot of east eighth feet of lots 9 and 10, block 3, Lindley & Lingenfelter's addition, which lot is located on Lake street between Pleasant and Grand, for \$425. 821 Emerson avenue N., to L. J. Barrows, for \$1,000. 1111 Clifton avenue, to E. S. Holcomb, for \$1,500. 822 Fremont avenue N., to Simon Stewart, for \$75. 1019 Fremont avenue N., to Lawrence B. Mayer, for \$1,000. 1802 and 1804 E. Twenty-fourth street, to Aaron E. Wait, for \$50. 1817 Polk street NE, to Charles M. Way, for \$300.

Thompson Bros' Sales.—Thompson Bros. report a very satisfactory business. During the past six days they have sold:—No. 803 Twenty-sixth avenue NE, to T. Longton, for \$900. No. 716 Twenty-fifth avenue NE, to M. Woodruff, \$1,000. Lot 24, block 17, Forest Heights, to E. P. Harris, \$200. Lot 6, block 16, East Lawn, to J. W. Anderson, \$750. No. 914 Twenty-sixth avenue NE, to E. Powle, \$800. Farm of sixty-five acres in Independent township to A. Holm-veit, \$5,000, and thirty lots in Nicollet Park addition put in contract.

D. C. Bell Co.'s Sales.—David C. Bell Investment company report the following eleven sales for the week:—Lots 18, 19, 20 and 21, block 6, Kenwood, to J. Hosholt, \$3,900. Lot 17, block 15, Kenwood, to E. P. Thomson, for \$500. Lots 7 and 8, block 6, Oak Park, to A. A. Ames, \$400. Lot 1, block 8, Nicollet & Seeger's addition, to A. J. Harr, \$700. Lots 1 and 2, block 1, in Baker's fifth, to T. G. Grip, \$225. Part of lots 3 and 4, block 2, Nicollet & Seeger's addition, to John Dougherty, \$500. Lot 4, Nicollet Park, addition, to C. W. Gardner, \$3,600. Lot 22 in block 2, Abbott & Sundry's addition, \$300. Six acres at Excelsior, to L. S. Gillette, \$1,600. No. 428 Queen avenue N., \$750. Forest Heights, lot 4, block 3; lot 23, block 8; lot 25, block 18, \$500.

Jameson's Good Sales.—T. A. Jameson made two big sales during the week. One was the house and lot at the southwest corner of First avenue S. and Eighth street for the People's Savings Bank of Portland, Me. The consideration was \$25,000. The second sale was 44 feet on Second avenue S. between Fifth and Sixth streets to Helen Hanken for \$1,000. The consideration was \$1,000. Ten thousand dollars was the price.

Building Miscellany.—The plans for the building to be erected at St. Mark's church for St. Elizabeth Moon under the direction of the Rev. J. H. Walton have been prepared by L. A. Lamoreaux. It is to be a three-story terra-cotta and brick front building. A unique feature will be that the full depth of the building on the side of the church will be of glass affording the light for the building in the future. The front will be of the up-to-date pattern of plate glass with a plate glass window on the second floor. The structure will be 25 by 157. Work will begin on the excavation within two weeks. Architect Isaac Hodgson is preparing plans for a 40x55 frame dwelling house, two and one-half stories high, with full basement, for John F. Danek. The house will be finished in hardwood throughout and have the modern appointments. It will be erected in the neighborhood of DuPont avenue N. and Fourteenth.

Repairs have been put under way on the burned part of the Hennepin block on Hennepin between Third and Fourth streets.

Taylor's Falls.—Special train to Chicago lakes and Taylors Falls Sunday, 28, 1901. The Northern Pacific Railway company will run special excursion train to Chicago lakes and Taylors Falls, stopping at intermediate points, next Sunday, May 26. Leave Minneapolis 8:25 a. m., returning leaving Taylors Falls at 7:05 p. m. Half rate excursion tickets.

Get a Black Bass Folder: tells you where to get the beauties. See Line ticket office, 119 3d St. S.

To get relief from indigestion biliousness, constipation, or torpid liver without disturbing the stomach or purging the bowels, take a few doses of Carter's Little Liver Pills; they will please you.

David C. Bell Investment Co. No. 111 S. 4th St. Catalog with new Supplement. \$1800 No. 2104 and 2106, 25th Ave. S., Double dwelling, renting for \$24 per month. \$1000 No. 2509, S. 7th St., 7-room house, large lot. \$950 No. 1105, E. 28th St., 8-room brick veneered house. \$4700 No. 2922 Park ave., 10 room all modern residence. \$3000 No. 2441 Garfield ave., 9 room modern residence. \$3650 No. 3121 Grand ave., Brand new modern residence. \$1400 No. 2117 5th ave. So., 7-room house; large lot.

THOMPSON BROS. 101 South Fourth Street. \$775 Good 5-room house and handsome corner lot. \$1600 East front, 10-room house and lot on 14th Ave. So., near 24th. \$1075 On Girard ave No. near 6th ave, a fine 7-room home. \$995 Good 7-room house and lot, on 14th ave So near 25th street. \$4500 To Exchange: Modern home of 9 rooms, hardwood floors and finish, laundry, bath, furnace, good barn. \$1475 Special bargain—29 lots on Nicollet and Blaisdell Avenues, near 44th St. \$600 Nine handsome, level lots near Lake St. and Minnehaha Ave., one block from cars.

Geo. H. Miller, 330 Lumber Exchange. \$10,000 will purchase the 12-room house, No. 1800 First av S.; corner lot, 75x124 1/2; fine lawn, shade trees, etc. \$10,000 is the very low price for the 12-room house, with modern, complete hot air and hot water heat; corner lot, 45x120. Also has a good barn. No. 1603 Stevens av. \$7,500 only for 12-room house in Sunny-side, No. 2323 Bryant av. S. All modern, with barn; hardwood finish, floors, etc.; large lot, 60x128.

7600 Acres EARLY SELECTION Choice Lands. \$1.75 CASH—Balance 3 payments, 6 per cent. Farms improved and unimproved—160 acres up in fertile James River Valley of North Dakota. W. B. S. TRIMBLE, Jamestown, N. Dak.

NORTH MINNEAPOLIS REAL ESTATE. \$225—Nice lots on Colfax avenue, are high and dry, with fine trees, easy terms. \$250—Fine east front lot on Penn near Crystal Lake avenue, walk and water laid. \$275—Good lot on Tremont near 7th, has trees, water, walk and curb. \$850—6-room house on Irving near 15th ave. \$1250—8-room cottage, beautiful situation on Aldrich avenue. \$1900—1-room house, and barn, not far from North Side High School. \$2000—8-room dwelling on Hillside Avenue; magnificent location. All street improvements made. \$1500—Lot 107 Corner lot, with 6-room house, and barn. Money to loan at low rates and easy terms. F. J. KOST & CO., 1301 Wash. Ave. N.

THE SLATE CONTRACT

Martin Ring Can Now Deliver \$18,000 Worth of Slate.

FOUR ALDERMEN STAYED AWAY

University Avenue Property Owners Petition Council in Favor of Brick Paving.

But twenty-two of the twenty-six aldermen were on hand for last night's adjourned meeting, two less than were present when the contract for \$18,000 worth of crushed slate was awarded to Martin Ring, and reconsideration was thus impossible. The Ring contract will stand.

Higher Wages.—Alderman Dwyer moved for a raise of \$5 per month for the gasolene lamp-fitters. This went to the salaries committee. Alderman Peterson succeeded in having the sewer and water connection inspectors allowed \$5 per month for car fare and the street foreman on sewer work \$10 per month for forage.

The expected report awarding the city printing contract to the Tribune did not show up, much to the disappointment of a delegation of union label men who were on hand to make a fight for the use of the label.

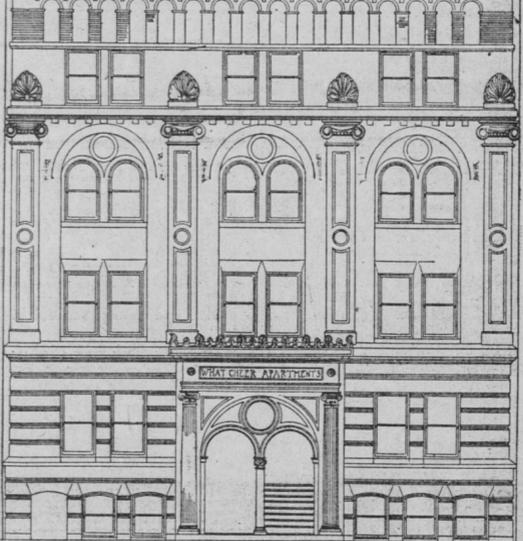
Alderman Rand introduced a resolution prohibiting the dumping of any offal, refuse, rubbish, sweepings or other unwholesome matter in the Mississippi river between the Franklin avenue bridge and the north city limits. The resolution prescribed a fine of \$50 or imprisonment, for thirty days.

The committee on health and hospitals reported that it had appointed Mrs. Maria Strom as superintendent of the smallpox quarantine hospital to fill the vacancy caused by the death of her husband, John Strom. The appointment was confirmed.

The building ordinance was so amended as to permit the use of metal laths in six-story buildings erected within the fire limits. The former ordinance allowed the use of the only. The change was made to enable George D. Dayton to erect his proposed six-story building on the corner of Nicollet avenue and Seventh street.

Carey Roofing better than metal, pitch and gravel. W. S. Nott Co. Telephone 376.

APARTMENT HOUSE WITH CAFE



The above is a reproduction of the front elevation of the handsome apartment house Hueston Brothers will build at 16 Tenth street S., looking up Harmon place. It is to be 48 feet wide by 120 long, four stories above the half basement which will contain a fine cafe. The building will have ninety rooms in singles and suites

of two and three rooms of different sizes. The building will be thoroughly modern and will cost about \$25,000. Harry W. Jones is the architect. Work will be commenced at once and will be pushed to rapid completion. As early as Oct. 1, occupancy will be possible. H. A. Leck & Co. have the general contract.

A HANDSOME NEW LODGE HOME



The above cut shows the finished appearance of the council and club building which will be erected on Lake street within two blocks of Nicollet by Minneapolis Council, Royal Arcanum, after the plans of A. L. Dorr. It will be seen at once that the principal thoroughfare to Lake Harriet from southtown will be ornamented by this piece of oriental architecture with its forty feet of lawn dotted with flower beds and shrubs. The lodge and dancing-rooms with apartments will be on the ground floor, while in the basement will be the club-rooms, bowling alley, billiard tables and gymnasium.

The dancing floor in the main lodge-room will be second to none in the city. On the side street will be the entrance to the dancing-room, banquet hall and reception-rooms for the use of private parties. Through the main entrance the members will reach the apartments provided for the council. By the use of rolling partitions the lodge-room and banquet hall may be thrown together, making an apartment 40x174. The dimensions of the council-room are 40x50 and the banquet-room 40x24. Five paraphernalia rooms are provided. The plans call for a thoroughly cozy home, with a big fireplace to make it warm in winter and a fine porch for lounging during the hot weather.