A Page for Home Builders and Investors

NEW BUILDING WILL SUPPLY MANY OFFICES

Demand for Rooms and Suites for Business Purposes Is in Excess of the Present Supply—Determining the Banking and Wholesale Districts of the City—The Present Situation.

Great expectations attend the proposed construction of a bank and office building at Second avenue S and Fourth street, by William Deering. It is expected to relieve the excess of demand over supply for office room and to provide offices of the better class which are now far below the demand. At the same time the removal from the cheaper office buildings of the class of tenants who want and can pay for better quarters will throw on the market a much-needed supply of the medium-priced offices. The demand for both qualities of offices is evidently greater than the supply, as one instance will show. Several prospective tenants of the Andrus building are simply existing while waiting on the Northwestern National Life Insurance company to remove to its new office building at Eleventh and Nicollet, adjoining the Auditorium, thus vacating an entire floor.

With the completion of the Deering building, whether eight or ten stories may be determined on, as to height, office congestion will be abated. The Deering will undoubtedly be able to take care of the best class of office tenants for some time to come, altho the steady growth of the city makes the demand continual.

Much speculation is abroad as to whether the decision to build on the Deering site will do anything definite towards a final determination of the financial and office building center of Minneapolis. Matters are in a very indefinite state just now. Much depends on what site the First National will select when it decides to build. Naturally the banking center can't get very far away from First avenue S and Fourth street, so long as the new Northwestern National building and that of the National Bank of Commerce are used for banking purposes. The selection made by the Security bank tends to hold the center to Fourth street.

Factors for Consideration.

The final location of the city's center will depend a great deal on two things: Whether the United Cities Realty company decides to rebuild the Nicollet hotel, and whether the apparent choice of business men, the Center or flatiron block is accepted as the site of the new government building. A big hotel and a federal building at Hennepin and Washington would be a definite and strong pull towards that corner, or at least an anchorage there. At the same time the tendency towards the Glass Block building, the Plymouth, and neighboring retail stores, as a definitely determined center, is strong. Hennepin avenue is waking up, decidedly, and it is still uncertain as to whether the banking and office building center can be shifted away from the Hennepin direction to Second avenue, between Fourth and Sixth streets.

It has been predicted by far-sighted investors that the real heart of the retail business, office and bank section will always be included in the territory between Washington and Seventh, Hennepin adn Fourth avenue S. The wholesale district joins the retail at First avenue N and upon the completion of the W. B. Boardman trackage project will gradually extend north to Tenth avenue, at least covering the blocks included between Fifth street and the Soo Line yards at Second street.

South of Fourth avenue the district is becoming implement, wholesale and light manufacturing in its character. Just now the business centers may be districted as follows: Tenth avenue N to First avenue N, Fifth to Second streets, wholesale, implement and scattered manufacturing; First avenue N to Fourth avenue S, Eighth street to river, retail, office, bank and scattered manufacturing; Fourth avenue S to Cedar avenue, Sixth street to Washington, manufacturing, implement and scattered wholesale.

Many Changes of Importance

Some recent commercial events are interesting signs of the city's steady advance in a business way. For instance the purchase of the Nelson-Bouquet-Holliday company by the Simmons Hardware company of St. Louis, alone is of great value to Minneapolis. It means enlarged territory for wholesale interests of the city; increased ability of Minneapolis to take care of all sorts of orders in hardware and allied lines, for the Simmons company is the largest of its kind in the world; and that another powerful ally for the advancement of the city's industrial and commercial interests as the Simmons company has made Minneapolis a permanent center for its northwest distribution.

More than that the business of the Simmons company will be so much greater than that of the absorbed institution, with its comparatively small capital, that larger quarters will be needed for both office and stock purposes. This will mean, in all probability, another new wholesale house. The Simmons company will need trackage, and the lack of available large buildings will make a new structure absolutely necessary.

Another event is the purchase of the Backus-Brooks company plant by the Weyerhaeuser lumber syndicate. The change will insure continued lumber sawing in Minneapolis. Altho the former principal industry of Minneapolis has lost to some extent, its relative importance in the list of industries, it is still considered one of the important branches of manufacture. Because the purchaser, the Northland Pine company, has plenty of standing timber, sawing may be prolonged beyond the time that would have exhausted the stumpage of the former mill owners. The operating staff will be taken over so that employment for some 500 men will be continued steadily during the season, at least.

Another move of importance is the opening next week of the Minneapolis branch of the Griggs, Cooper & Co., wholesale grocers and manufacturers of St. Paul. The company will be known as the Minneapolis Mercantile company, but it is worth while to notice that a big St. Paul jobbing house found it necessary to open a branch here. It is expected in time to become the headquarters, according to reports in the market.

The recently organized American Strawboard Manufacturing company is bound to do things for Minneapolis. A local organization, its factory will be in the city or suburbs. With capital of $200,000, it expects to do a large business.

Some large buildings are already planned or under way. The Deering building, at a cost of $500,000 or more, is likely to lead at the close of the year in cost. Next will come the new main building at the university, to cost $485,000. This is expected to be ready to occupy Jan. 1. The Soo shops addition, to cost $40,000, will be among the important new buildings of the season. It will be ready to occupy Aug. 1. The new wholesale and manufacturing building of the Electrical Engineering company, to cost about $25,000, will be a model building, especially as to exterior architecture. The Knoblauch building at Eleventh and Hennepin, was started early in the season, but is just reaching the stage where work counts. The structure will cost the Knoblauchs about $20,000.

Among the business buildings the Washburn-Crosby machine shop, to cost $35,000, will be figured important as an addition to the milling district. Gebhard Bohn of St. Paul, will spend a good deal of money this summer in building flats at Twelfth street and Second avenue S, on property he has just bought.

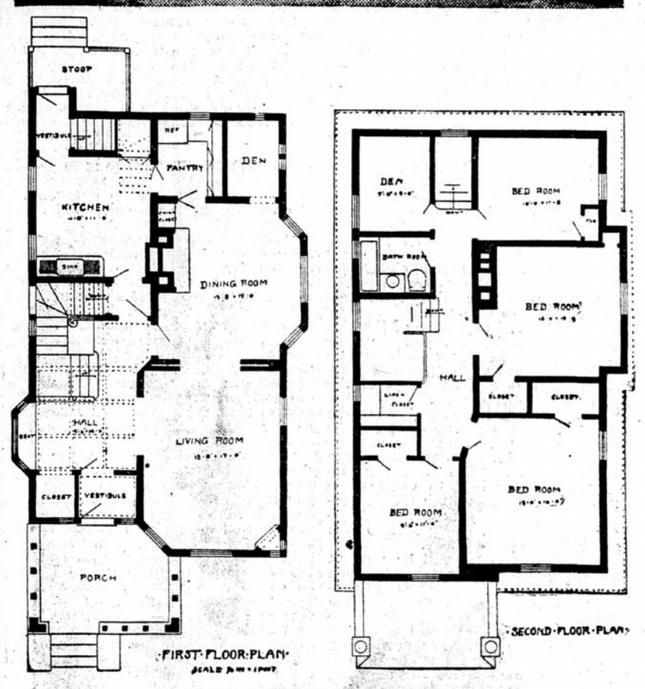
A SPECIFIC SUGGESTION FOR THE HOME-BUILDER

Built for Convenience.

By A. L. Dorr,
Architect, 1132 Lumber Exchange.

The distinguishing feature of this house is its complete equipment, convenient arrangement, hominess and careful finish. The cost of the house complete was $4,500. This included hardwood finishing thruout in oak and birch. The bath room has both walls and floor tiled and the heating is with hot water.

The hall is a handsome apartment with beamed ceiling and attractive decorations which are included in the cost of building. The principal decorative feature of the exterior is the porch, whose stone base adds to the substantial quality of the house. The broken lines of the low roof give character to the house. The two dens, altho small, will be attractive to many.



New Companies Organized Here

Incorporation of new Minneapolis companies has continued apace the last two weeks. The capital will total high in the thousands of dollars and the addition of the industries contemplated by the several companies will be a great thing for Minneapolis as a business center.

The new incorporations:

Piney Ridge Sanatorium, capital $20,000; incorporators, J. H. Sandberg, A. L. Aylmer, W. G. W. Tupper, R. M. Peters, F. R. Wright, C. W. Bishop, John Butler, Jr., M. R. Vanderhorck, D. W. McDougald.

Traveling Hobby Horse company, capital $100,000; incorporators, J. C. Lanning, E. E. Austin, G. W. Turner, J. T. Getty, B. F. Porter.

Waterman Lumber & Coal company, to manufacture shingles, lath, etc., and do a general retail and wholesale business in lumber and coal; capital stock, $50,000; incorporators, directors and officers: President-treasurer, Z. Waterman; vice president, C. E. Waterman; secretary, Robert Hunter.

H. B. Richardson Distributing company, to do a general brokerage business; capital stock, $25,000; incorporators, directors and officers: President-treasurer, H. B. Richardson; vice president, Martin A. Beckman; secretary, J. F. Richardson.

Charles M. Morton company, to do a general business in real estate and insurance; capital stock, $20,000; incorporators, officers and directors: President-treasurer, Charles M. Morton; vice president, W. A. Barnes; secretary, B. A. Lee; H. D. Irwin.

Shock & Hay Loader company; capital stock, $100,000; incorporators, Walter Gregory, A. L. Miller, J. S. Richardson, Alexander Currill, George K. McEwen and G. E. Towle.

The Smith-Larson Decorative company; capital, $20,000; incorporators, L. P. Larson, Clarence D. Smith, E. M. Steadman, K. E. Linder, A. Olander.

The Contractors' Machinery company; capital $50,000; incorporators, Joseph Blum, R. E. Kirk, J. L. Nohnen.

Pillsbury-Dana company, publishers of books, etc.; capital $6,000; incorporators, C. C. Pillsbury, W. La G. Dana, Gardner Greenleaf.

"Country Homes"

"Country Homes" is the title of a pamphlet issued by Edmund G. Walton covering the new country properties which he is to market. Six different land propositions are described with maps. The land has admirable transit accommodations within short distance of the city. With the help of engineers it has been arranged to so plat lots that each will have timber, some meadow and a building location.

The different sections are named Roseberry Gardens in Hopkins, or West Minneapolis; Hiawatha Gardens, No. 1, within two or three blocks of Minnetonka Mills; Hiawatha Gardens No. 2, same place; Berlin Gardens, three miles north of Osseo, three miles south of Anoka; Glen Avon Gardens at Parker's Lake; Orchard Gardens, two miles east of Hamel, or Lenz.

Included in the booklet is a map of Minneapolis and the locations of the respective garden centers named; cottage sketches and plans by Lowell A. Lamoreaux, the architect, an article on "Gardening," and another showing how one family can live on an acre of ground.

FUND FOR PLAYGROUNDS

MOVEMENT TO PUT ONE IN THE HANDS OF THE BOARD OF EDUCATION, SO IT CAN MAINTAIN THEM IN SUMMER.

When the next tax levy board meets it will be requested to make an additional school board levy sufficient to make it possible for the board to maintain vacation playgrounds. The cost of maintenance for the coming summer will be met, as in the past, by private subscriptions. A committee composed of representatives of the school board, the Commercial club, the Retailers' association, and the Improvement League, will have charge of the collections, and also of the handling of the fund.

The matter of the playgrounds was discussed yesterday by a number of interested people who met at luncheon at the Hotel Nicollet recently, as the guests of W. L. Harris. "The matter was thoroly discussed," said Mr. Harris, "and we were all of the opinion that the good record of the past was sufficient reason for keeping up the work. I believe that the work should eventually be handled by the school board, and after the matter has been taken up with the business associations of the city, arrangements will be made to provide the board with funds for this purpose. The matter will first come up before the Retailers' association and the Commercial club at the meeting next Tuesday.

"In large cities in the east the playground work is part of the work of the school board, and is treated as part of the school expense. The playgrounds are a detail of the municipal government which is truly appreciated. They give the boys and girls something definite in the way of application when relieved of the irksomeness of school routine."

Old buildings standing on the site of the new restaurant which the Minneapolis Brewing company is going to build on Fifth street between Nicollet and Hennepin avenues have been torn down to make way for foundation laying. The lot is 44 feet front by 157 feet deep. The company expects to have the finest restaurant in the city. It will be only two stories high for the present.

The Lady, a weekly London newspaper, says that a cigaret on the floor ignited the Duchess of Marlborough's tulle overskirt at Lord Grenville's ball in Dublin, and that the next moment her clothing was in flames. Viscount Chichton took off his coat and smothered the fire before the duchess was even scorched. The duchess was Miss Consuelo Vanderbilt of New York.

SOUND-PROOF FLOORS IN HOUSEBUILDING

Effective Methods of Deadening Walls and Floors—Expense When House Erected Only a Few Dollars for Each Room—Felt and Sheathing Layers With Board Strips to Give Air Spaces—Plants for Table Decoration.

A reader of the home building page writes to ask advice about deadening sounds in a house. She has built a two-family house and finds that sounds penetrate the walls unpleasantly.

For the house already built there is probably no remedy except the deadening of the floors. The only method recommended by one architect as satisfactory is this: Take either five layers of building felt or a special preparation of flat tow quilted between sheets of paper and used by builders, and lay two-inch strips at a distance of twenty inches apart all over the floor. On top of the strips put two-inch strips of plank of an inch thickness. Fasten these strips to the floor every four or five inches with long screws. Over this lay the finishing floor. Both the felt and the air spaces contribute to the deadening effect and the vibrations are not communicated thru the screws as they would be thru long long nails used in fastening flooring strips.

The expense where an extra floor has to be laid would be considerable, but the felt and board strips laid at the time the floors are originally laid would only cost about three or four dollars additional for ordinary rooms.

A variation of this method employed by another architect is to cover the entire floor with a quilted sheathing made of seakelp between layers of asbestos paper. This is springy and full of air spaces and, on top of the sheathing, board strips are placed in the same manner as above. A layer of concrete under the floors is also used for deadening sounds.

To make walls soundproof the most highly recommended method is to use two sets of studs, alternating with each other, the laths for one wall being attached to one and those for the other to the other studding; the vibrations are broken in this way and do not readily pass thru the wider air space.

In laying an additional floor in a finished house it makes it necessary to cut off the bottom of the doors, which adds to the expense.

Growing Plants for Decorations.

The veteran flower lover as well as flower grower, Eben Rexford, suggests in Lippincott's the more general adoption of the idea of using growing plants for decorating the home table. Well-cared-for plants are almost if not quite as attractive for most occasions as cut flowers, and their small cost enables many to use them who must otherwise forego floral table decorations except on special occasions.

Mr. Rexford gives first place in his list of suitable plants to asparagus plumosus nanus, emphasizing the variety, which is not to be confounded with asparagus tenuissimus, a vine. He also names begonia aurea variegata, having thick heavy leaves of dark, glossy green, blotched and marbled irregularly with creamy white, and the Glorie de Lorraine begonia, which has a profusion of pink blossoms, especially at this season. The baby primrose is strongly recommended, and the florists' shops are full of fine specimens of these now that can be kept in bloom for a long time if supplied with plenty of moisture. The blossom is not showy, but is produced in masses of symmetrical shape and soft, beautiful coloring.

An easily grown standby is the Mme. Sallerio geranium. This grows in a thick, bushy mass, unlike the scraggly habit of most geraniums. The leaves are of pale green edged with cream. The Otaheite orange, with its diminutive fruit, the Jerusalem cherry and the ardisia crenulata, with thick, dark-green foliage and brilliant scarlet fruit, are a good investment, as they last well and do not require special care.

For Bathroom Cleaning.

To clean the bathroom properly there should always be a bottle of household ammonia at hand, one of 40 per cent solution of formaldehyde or other good disinfectant, a couple of cloths, a long-handled brush, and a scrubbing brush. It is also well to have a can of concentrated lye or one of the preparations like it which will cut accumulations in waste-pipes. The hand basin, tub, and closet should be scoured out each morning, the drain-pipes flushed twice a week, with water to which has been added formaldehyde or the lye. The former is admirable for removing stains and deposits, but if these are very obstinate the formaldehyde must be left in the basin over night. The long-handled brush enables the maid to clean the closet basin satisfactorily. Ammonia on the cloth used in washing the tub and basin will remove greasy deposits.

Building a Fire.

One thing about which everyone has an individual opinion is in regard to building a fire. But one who has had experience writes as follows to the Scientific American: Shake out a double sheet of newspaper and crush it rather tightly, leaving the edges loose that it may ignite easily. The back log should be of the greatest size that the fireplace will hold, and may be of green wood, as this is the slowest to burn out, and the draft and fire are strongest in the back. The log should be shoved tightly against the wall. If it is a split log, the inside of it should be turned toward the front. Three logs is a good number to start a fire with; the back log, a smaller one in front of it, and the third on top of these two. All the ashes from the first three or four fires should be left on the hearth, as this makes a fine bed for keeping the embers hot after they have fallen thru the andirons. The woods should be mixed in order to have an ideal fire—green wood with dry, and the harder varieties—oak, cedar, pine, with the wood of the old fruit trees that have died. Apple gives a very mellow, soft light.

Quaint Hall Chairs.

An opportunity for introducing chairs that are quaint or picturesque comes up when furnishing the entrance hall; yet, even in this place, the practical office of a seat must be kept in mind and attention given to a correct height and width, a back that is shaped for comfort and a covering that will endure hard wear. Perhaps a family heirloom or an odd chair, brought from a foreign country, may be given a place of honor in the hall, or some original ideas may be carried out by an artistic cabinetmaker.

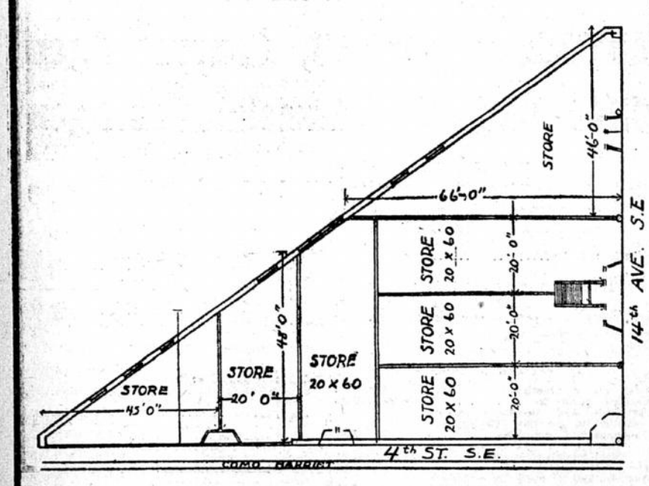
Economical Linen Patterns.

In purchasing tablecloths it is well to remember, especially where the cost is a matter to be considered, that a check pattern, either in plain blocks or more elaborated, but with the warp and woof running straight up and down and across, is both cheaper and more durable for everyday cloths than a floral or other curved pattern, because it is simpler to manufacture; one gets better wearing material for a less price than when the highly glazed cheaper grades of flowered damask are selected.

Useful Home-Making Hints.

A small washbasin and pitcher can be found for a child's room, sometimes with a floral design and sometimes with Kate Greenaway figures. An all-over pattern or a plain color may also be selected in a medium-sized set for a child's room to give a different character from the other rooms.

The Japanese have a highly cultivated sense of the decorative value of plants and flowers. One exquisite blossom placed in a graceful vase expresses more to these people than our indiscriminate massing of many varieties in a showy holder. The dwarf trees brought over from Japan are often more curious than beautiful, but their ornamental effect is undeniable.



10%

Permanent income can be had by purchasing the corner of Fourteenth Avenue SE. and Fourth Street and erecting a building—Tenants Waiting—This is the last good corner in the University District—has never been offered for sale before—can be divided into seven retail stores (as per cut).

This is a much more permanent location than any on Nicollet Avenue. Business will never grow away from this corner. Four Thousand Students and Professors are permanently located here (more than are employed in either our lumber or grain business)—will continue to grow with the Northwest Country and never will be driven out of business. Will give a permanent income for generations to come. For further information see,

P. D. McMillan & Co.,

Both Phones. 200 Central Avenue.

$2000

Save $500 and Buy Now

"In the Heart of Green's Additions"

Examine your own interests—look the future square in the eye—consider what it means to you and your family—this question of location. The future of this chosen section of the city is so bright that at a conservative estimate you will surely save $500 by securing a lot at today's prices in "the Heart of Green's Additions."

If you have watched the developments of the past few months in city realty in Minneapolis as I have, you know that lots in "Green's" at $2,000 for choice 50-foot corners and $1,750 for inside lots are great bargains.

You take no chances in building your home in "Green's"—it does not take a very shrewd man to see that higher prices are warranted. Any posted man can reason it out for himself—if not posted—I ask you to get posted—I might be able to tell you facts you may overlook.

"Green's" is the one place in the city where a home can always be sold at the price you pay for it or at a profit. It will cost you just as much to build a home on a thousand-dollar lot as to build in "the Heart of Green's Additions." An investment in a lot in "Green's" today is better than Mining, Life Insurance or Stocks. Better investigate.

N. H. Emmans, Owner of

The Heart of Green's Additions.

Office No. 823 Guaranty Building, - Minneapolis.

More Houses With Prices

The list of houses I advertised last week attracted the attention of a lot of buyers of houses, and I cannot do better today for my customers than to publish an additional list, giving further specific instances of what I have to sell, showing locality, price and the very easy terms of payment of dwelling houses on many streets in different parts of the city.

These houses are all ready to move into, and are for sale at prices which are at least one-fourth less than new ones of equal value can be bought for, thus furnishing a great inducement to those who are anxious to possess a home, and are obliged to make every dollar count which they invest in one.

Cut this out for immediate use and future reference.

Home buyers who do not happen to see on these published lists the house which fits their particular requirements and purses will find plenty more to choose from, by visiting my office, where photographs of all the places I have for sale may be inspected.

A FEW EXAMPLES

12th St., near Harmon, 7 rooms, $300 cash, $30 monthly...$2700
Nicollet Ave., near 31st, 9 rooms, $300 cash, $30 monthly...$3450
14th Ave. So., near 9th, 7 rooms, $250 cash, $25 monthly...$2500
Jefferson St. NE., 10 rooms, $200 cash, $20 monthly...$2000
Third St. N., near 10th, large lot, 7 rooms, $400 cash, $40 monthly...$4000
Second Ave. So., near 17th, 8 rooms, $300 cash, $30 monthly...$3000
Plymouth Ave., near Washington, store, 7 rooms above, $500 cash, $45 monthly...$4800
6th St. So., near 10th Ave., Two buildings, large lot, $500 cash, $50 monthly...$5000
Second Ave. So., near 15th, 9 rooms, $400 cash, $35 monthly...$3700
Stevens Ave., near 27th, 7 rooms, $300 cash, $25 monthly...$2700
4th Ave. So., near 18th, 6 rooms, $350 cash, $25 monthly...$3300
Madison St. NE., 8 rooms, $200 cash, $20 monthly...$2000
11th Ave. So., near 22d, 9 rooms, $300 cash, $25 monthly...$3250
Chicago Ave., near 26th, 7 rooms, $250 cash, $25 monthly...$2500
13th Ave. So., near 8th, 7 rooms, $300 cash, $25 monthly...$2700
8th St., near 13th Ave., 8 rooms, $250 cash, $25 monthly...$2500
4th Ave. So., near 18th, double house, 12 rooms, $300 cash, $40 monthly...$3000
6th Ave. No., near 5th, 8 rooms, $300 cash, $25 monthly...$3000
Chicago Ave. So., near 18th, 75x150 ft., 10 rooms, $300 cash, $25 monthly...$3000

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REAL ESTATE, MORTGAGE LOANS AND FIRE INSURANCE,
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Defective Page