

A Page for Home Builders and Investors

LAKE STREET A COMER; PROPERTY VALUES RISE

Building of the Street Car Lien Has Adversely Affected the Thoroughfare and Improvement of Traffic Facilities Creates Demand for Lots—Outlook Is for a Commercial Street.

CONSTRUCTION of the Lake street car line has affected property on that avenue favorably. Buildings have been erected, travel has grown and values have increased. Lake street is swelling with importance. Thru interest centered in the street, because of the street railway company's movements and the resulting growing passenger traffic over the completed line, it has become much better known. Inquiry in regard to property on and adjacent to the avenue is frequent and the future seems rosy. Real estate agents handling Lake street realty are brushing up on values and advantages which their holdings possess for selling purposes.

Lake street's destiny seems to point to commerce. In the opinion of real estate men and property owners it will be mainly a business street. Already it has several business settlements, and the inquiry today is for business corners, indicating a revival of its commercial facilities. Gradually business has been encroaching on the residential sections of the street until before the railway line was decided upon for Lake, it had a very respectable business population, markedly so at Hennepin, Lyndale, Nicollet, Eighth, Bloomington and Cedar avenues. These were necessary settlements for the convenience of home center districts too far removed from the city for convenient downtown trading. This growing aspect is believed to have been a moving factor in inducing the council to permit the use of Lake street for the car line instead of Third street.

Real estate men are a unit in stating that the Lake street car line has made values appreciate. Twenty-five per cent is the case in some localities. Along the best parts of the street vacant lots are being held at \$1,500 or near that sum. Calls for corners for business purposes continue strong and it is probable that an even higher standard of value will be set.

The West End.

Naturally the west end of Lake street is the more valuable at present, and it is west of Cedar street that the demand promises to center. Larnum cemetery is a deterrent in both directions for an active call, and east of a stretch that belongs to the cemetery is a depressing influence on values under the law of supply and demand. Inasmuch as an important part of this section is devoted to manufacturing, the prospect seems to be that property in the neighborhood of the Milwaukee shops and the Minneapolis Steel & Machinery company will be valued eventually for industrial purposes. Trackage opportunities furnished by the Milwaukee long line and Hastings & Dakota tracks are an influence which favors this disposition of land being between Twenty-seventh and Cedar avenues.

Also hundreds of residences have been built on Lake street, a great proportion of these have facades on the cross streets and avenues. Proximity of shacks and unsightly business buildings have for years deterred purchasers from buying lots for home purposes, and now business appears to have the upper hand.

From Hennepin avenue to Lyndale are several vacant streets and several fine homes, but greenhouses and other lines of business are interspersed. From Lyndale to Nicollet, business has the upper hand, and in spots from Nicollet to Cedar business plants make a good showing.

Character of the Street.

Heavy building and repairing has been a feature of Lake street since the growth this spring. In the blocks on either side of Lake street and abutting thereon, since the street railway crews began grading the right of way, buildings have been started under the following classifications: Houses, 11; duplex house, 3 frame, 1 brick; flats, 1

frame; warehouse, brick, Boyd Transfer company, 1; store buildings, 1 double-story and 1 frame; store shacks, or one-story frame, 4 single, 2 double; 1 two-story frame 20-foot addition; several Wonderland Park buildings. Three large excavations mark the site of future buildings.

The major portion of these new structures lie between Cedar and Hennepin. Naturally the most important of these buildings intrinsically and in amount of money expended, is the cluster which goes to make up Wonderland and the warehouse group being built by the Boyd Transfer & Storage company at the intersection of Fourth avenue S and Lake street. Hundreds of new roofs are noticeable all along the street, where owners have put their houses and buildings in good repair. Much of this has been done since the street railway crews began work in anticipation of the advance in values and the necessity of having property in repair as a preliminary to sale at a good price.

The enumeration of industries already established along Lake is a revelation to business men who, until the building of the new cross-town line, were unfamiliar with other neighborhoods along the streets than those which they were accustomed to view from the windows of their cars. In some of the lines of business several companies have established plants which are in active operation.

In the list are sidewalk factories; cement block plants; lumber offices; moving van agencies; carpenter shops; heating and plumbing shops; bicycle and automobile repair shops; blacksmith shops; drug, grocery, food, fruit, hardware and miscellaneous stores; luncheonettes; laundries; woodyards; livery stables; greenhouse; truck gardens; manufacturing plants, the Minneapolis Steel & Machinery company establishment, etc.

Expert Opinion.

Such real estate agents as Smith Brothers, David C. Bell Investment company, T. A. Jamieson, Nickels & Smith, The Curtis Realty Co., Walter E. Walker, C. Allan, Edmund G. Walton, David E. Jones & Co., the E.A. Conrad company, are to be actively engaged in development of Lake street properties, for which they are agents.

Mr. Badger expresses the opinion that the Lake street line will have a favorable influence on property in that section of the city. E. A. Conrad says that he has 46-foot lots which are held at \$1,500 each, and he considers that good value on Lake. He considers it in value as well as in per cent. Walter A. Eggleston of the David C. Bell Investment company believes that the line will help business properties. He says that the street railway helps business property owners, but that they do not have a favorable effect on residence property. The Lake street line, in his opinion, will help most corners, except the intersection of Third and Hennepin, which he considers the Lake street line a favorable element for Lake street. He pointed to the Fifth street loop downtown and its influence on price advancement as an instance of the effect of streetcar lines on property.

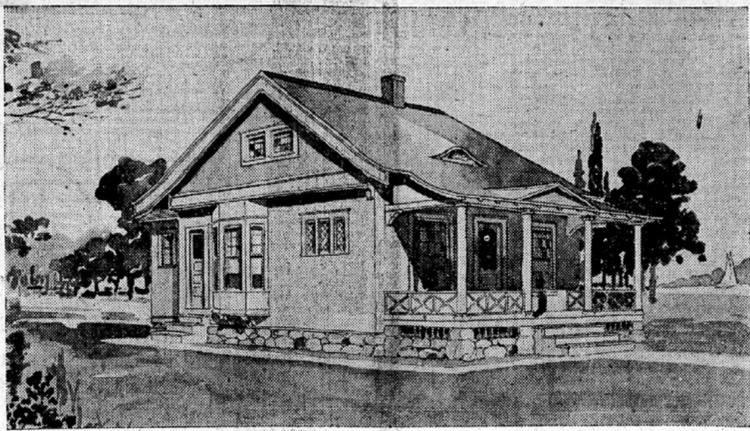
PLENTY OF CAPITAL HERE

A Man of Experience Says It Should Go Into Real Estate.

Observations as to Minneapolis real estate true values and as to opportunities in the local market, as well as advice to the investor from an experienced investor, are given in an article by Walter A. Eggleston of the David C. Bell Investment company, which appears in this issue. Mr. Eggleston, who has spent part of his time in other lively cities, seems to carry a convincing or at least corroborative weight with them, because of the entirely different point of view from that of purely local investors and agents.

T. F. Curtis, the pioneer of the easy payment home building plan in Minneapolis, has an office also in Los Angeles, is in the business of building apartments there as a form of investment, and spends much time there. He is preparing to do a similar work in Minneapolis and has made three separate in-

A SPECIFIC SUGGESTION FOR THE HOME-BUILDER



A One Story Cottage Home

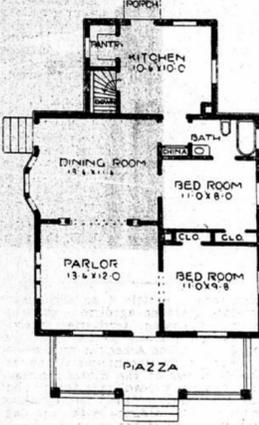
Built for One of Uncle Sam's Mail Carriers in Minneapolis for \$1,100.

By GLENN L. SAXTON, Architect.

"The friend of the man with a modest salary."

Suite 731 and 734 Andrus Building, Minneapolis, Minn.

This cottage was also built for a former Minneapolis grocerman in Montana about two months ago, having one additional room in the rear. It is the endeavor of the architect for The Journal readers to illustrate every Saturday night a complete and economical cottage home. We are receiving hundreds of orders each week for books and plans illustrated in this paper. This little cottage, modest in appearance but complete in every respect, is size 25x26, kitchen portion 10x15. There are two nice bedrooms with plenty of closet space, parlor or living room in front, connected with the dining room by a colonial archway with Ionic columns at each side, a small bay projecting out of dining room, so as to give a good view in any direction, a small passage for entrance into the kitchen and the bathroom, a good-sized china



close or pantry cupboard built in this space, pantry opening out of kitchen; also stairs to basement. This cottage could be built at the lake as a bungalow for about \$700 to \$800, depending on how well it is finished. There is also a good space in the second story for two rooms, if desired, with stairs built over cellar stairs, starting up from the dining room. This would make a very cozy and comfortable home for an elderly couple, not wishing any floor space in the second story.

HOW TO SECURE PLANS

By special arrangement with Glenn L. Saxton, architect, 731-34 Andrus building, a complete set of plans and specifications of this house, including one set of blue prints, will be furnished at Mr. Saxton's office for \$10. These will be complete in every detail. Mr. Saxton will also furnish to The Journal reader a book of plans, entitled "Architectural Collection," of houses ranging from \$400 up, for \$1. A small portfolio, No. 1, of cottages, \$400 up to \$4,000, will be furnished for 50c; portfolio No. 2, of residences costing from \$3,000 to \$50,000, 50c; portfolio No. 3, of stores, banks and churches, 50c. A church portfolio will also be given free to any reader of The Journal at upon application to the architect.

vestments this season, two of which he will improve. This particular observer has the advantage of having been since his boyhood, a resident of Minneapolis, although he is also a business citizen of Los Angeles. He has a mental bird's-eye view of Minneapolis for a half century and at the same time is absent long enough to get a somewhat different view of developments from a permanent citizen.

The advice which Mr. Curtis offers is for local buyers to invest and to reap the advantage which in the rapid appreciation of values several years accrued to outside capital.

When I year old, forty-nine years ago, Mr. Curtis was brought by his parents to Minneapolis. He was a boy and rode on the first locomotive that crossed the river at Fourth avenue N, and rode on the first locomotive that went over the rails to Lake Minnetonka. He had his first experience in selling real estate here and developed into a real estate dealer, contractor and builder, following in the footsteps of his father, Theodore Lincoln Curtis, who died in 1875.

The choice of a profession came about in a manner which has a direct bearing on the present conditions in real estate. Mr. Curtis and his mother lived at Third avenue N and Fourth street. Being approached by a prospective buyer of their home, they were willing to sell for \$18,000. One year later the buyer resold the property for \$100,000. This developed Mr. Curtis' perception. He discovered that his property had had a dormant value of which he had not been cognizant. Eighteen thousand dollars seemed a

good price for what appeared to its owner be a rather hopelessly situated homestead, backing up on noisy railroad tracks. To the foresighted buyer it had a tremendous intrinsic value for future wholesale purposes. The value was there, but not recognized by its owner, although it had been growing for years.

Similar conditions are to be found in Minneapolis real estate now. It has a value which has been growing for the last twelve years, but which has not developed. When it does transpire, prices will go up and heavy profits will be made. Mr. Curtis' experience as a boy, with investigations conducted since his recent return after a long absence, convinces him that the investor now is going to reap good returns soon.

"I find the same conditions here at present that I did in 1881," says Mr. Curtis. "Men buying now will get the advantage of twelve years' advance, in one year. If I buy now and make a good purchase I get the advantage of twelve years' advance which is developing now. When we sold our homestead for \$18,000, which was resold at \$100,000, the value was already there, but we did not see it. We saw nothing but an old homestead, but the buyer since his recent return after a long absence, looking up on the railroad tracks, what he bought for \$80 a foot he sold at from \$500 to \$600 a foot.

"This McKnight has seen it and will make \$2,000,000 to \$3,000,000 on the advance which the property he has been buying will show.

"I should like to see local people get the advantage, rather than the east-

ern people, which they did before. There is plenty of capital here."

Attractive Low Fare Excursions from Chicago to the Seashore, via New York and Baltimore, Md.

Askury Park and return \$21.35, tickets good going July 29, 30, 31 and 2, valid for return until Aug. 31 by extension.

The only line that operates trains to New York via Washington, Baltimore and Philadelphia.

Stopover at each place; also at New York, through and sleeping cars Chicago to Askury Park.

Baltimore and return \$18.50. Tickets good going July 2, 3 and 4, valid for return until Aug. 31 by extension.

Stopover at Washington.

The only line that operates thru trains to Baltimore.

Send for circulars to R. C. Haase, N. W. T. P. A., St. Paul, Minn., or B. N. Austin, G. P. A., Chicago.

Consult your nearest ticket agent for details.

Those unhappy persons who suffer from nervousness and dyspepsia should use Carter's Little Nerve Pills, which are made expressly for sleepless, nervous, dyspeptic sufferers. Price 25 cents.

Fourth of July Rates.

For the Fourth of July the Minneapolis & St. Louis R. R. will sell round trip excursion tickets to all points on its line at an open rate of one fare plus 50 cents; tickets on sale July 1, 2, 3 and 4, with return limit July 5, 1905. Call on G. B. Riekel, City Ticket Agent, 424 Nicollet Ave., for particulars.

STUDY PLANT CHARACTER FOR DECORATIVE USES

Americans Need to Learn from the Japanese an Instinctive Appreciation of the Entire Plant from a Decorative Standpoint—Few Flowers Will Bear Mixing and All Should Be Accompanied by Their Own Leaves.

ALFACADIO HEARN expresses himself very strongly upon the occidental method of "murdering" flowers, as he calls it, says Martha Cutler in *Harper's Bazar*. "After learning something about the Japanese method, one can thereafter consider European ideas of floral decoration only as vulgarities, or what we occidentals call a 'bouquet' as nothing but a vulgar murdering of flowers, an outrage upon the color sense, a brutality, an abomination." The statement is undoubtedly true, also we are not as willful, brutal as the words imply. We simply have not yet fully awakened to the beauty of the plant as a whole, or to its infinite possibilities as a means of decoration. Japan is the land of flowers and the Japanese have inherited the artistic sense from a peculiarly decorative standpoint for generations, while we are just beginning.

There is no lack of love for flowers, but there is needed an instinctive appreciation of the entire plant from a decorative standpoint if we are to give it its full value and derive all possible benefit from its beauty. The Japanese have learned the lesson. We have not, although the flowers are here in the greatest possible profusion, and the benefit of Japan's experience is ours for the asking.

Instead of following the usual method of picking the flowers that particularly appeal to us, a few here, a few there, minus the leaves, bunching them together in a vase which simply answers the practical purpose of holding them, and placing them in the spot least noticeable in the room, let us study them from the standpoint of making some particular room more beautiful. Let us consider first the character of the plant as it grows, and secondly the relations in which it is to be placed, that we may compete with mother nature herself in the beauty of its disposal. The facts to be considered are first its relation to other flowers, secondly its relation to the receptacle in which it is to be placed, and last of all its relation to the particular and general surroundings which it is expected to adorn.

A Housekeeper's Closet.

A recent magazine describes a room which may be known as "a housekeeper's delight." It is a linen closet, housekeeper's pantry and trunkroom in one. It is about eight feet square with a high glass transom admitting light and air from a large window in the buller's pantry. A high broad shelf runs around the room for blankets, pillows and boxes of all kinds. On three sides there is a long narrow shelf for jars, bottles and jars of all kinds. On the other side a cupboard is built for all the bed linen. A convenient little jug makes a place for all sorts of stores, with a long shelf for jars and bottles and a small shelf for jellies and jams. There is a special shelf with double-locked doors of its own for silver and valuables and a housekeeper's key. It is lighted with electric lights and is a veritable emergency closet for all sorts of things.

Refinishing Fine Table.

A table of beautiful wood which had lost its beauty by having hot things set on it, burning thru the varnish and down to the wood, was made to look as well as new by this treatment; first it was washed with a strong solution of lye put on with a brush, as it is very hard for the hands. This loosened the varnish, which was then scraped entirely off with a piece of glass. The boards being bare, they were rubbed smooth with coarse sandpaper and when in good condition were rubbed with crude oil. This leaves a dull finish which pleased the owner better than one that shone, but if the polish is preferred it could be given with varnish. All the marks of service will disappear from a table or other piece of wood treated in this manner, and the labor necessary to produce the result is not great.

Advice Against Massing.

There must be a careful study of balance between receptacle and flowers in making up a composition. The flow-

ers must not overpower the vase, nor the vase the flowers. The inclination seems to be to allow the receptacle to become too prominent, especially if it happens to be a bowl, when the flowers are inclined to slip in too far. This makes the bunch of flowers too compact, with too little allowance for the grace and beauty of stem and leaf. We Americans have a weakness for massing everything. Sometimes it is well from a color standpoint, but it is invariably better to have a part at least of the composition open, showing lines as well as color; nature likes a breathing space.

The inclination in composition is toward round outlines and perfect symmetry, while the Japanese favor the triangle and a balance lacking in symmetry. The strongest point, the largest, heaviest flowers and the tallest ones, must be near the center, but not exactly in the center, while the side lines must conform with or balance those of the receptacle. It must always be open and light, with no hard lines and little density. Nature alone can show us how.

When the composition in itself is as nearly perfect as possible, it is necessary to adapt its surroundings to it or to its surroundings, although they should have been considered from the first, while it is often better to arrange the composition in the place to occupy. Certain arrangements are best seen from above, certain others from below, the general outline and color of the piece of furniture upon which it is to be placed must be considered, and, above all things, a mass of bric-a-brac must not be allowed to crowd upon it and detract from its beauty. It should stand almost if not quite alone against a plain background, harmonious in tone. The character of the room should also be in keeping with that of the flowers. To illustrate it very broadly, a jar of goldenrod would never be in keeping in a Louis XVI drawing room.

As to Mixing Flowers.

All of the flowers absolutely require their own leaves and many of them. Better a mass of leaves and few flowers than a mass of flowers and few leaves. A fatal mistake is that of attempting to mix kinds of flowers in one composition. It is not only unpleasing to the eye, but it is to be placed in the same vase, but even in the same room, if the full color or effect is to be obtained. Once in a while an exception may be made in the case of field flowers that grow together in masses, like goldenrod and asters, burdock, daisies, or goldenrod and cardinal-flowers, but generally these effects are more appropriate for the porch than for the house.

Garden flowers almost never combine well. Each has its own character, quality, its own spirit and atmosphere, as well as its own color, so that even although the growth may be similar and the colors of the flowers may be similar, it is safer to keep them apart where art and decoration are to become the mistress of nature. It is even better to separate the different colors of the same flower unless a rich harmony in blended tones like the nasturtiums, or a pleasing contrast of complementary colors like goldenrod and asters, may be assured.

The vase itself must be harmonious in color and line, or must carry out the idea of suggesting the general color of the flowers to be placed in it. Neutral tones of earth, grass or water, must of necessity be entirely subordinate to the flower itself, and this consideration rules out of elaborately decorated or highly colored pieces, no matter how beautiful they may be in themselves. The simplest shapes, the quietest colors, and the cheapest materials are far the best.

Unlike other prepared roofings, Carey Roofing cannot be cheapened to fit a price. Once a Carey's, always a Carey's. See W. S. Nott Co., Tel. 376.

Contractors

On or before July 10th we expect to have the entire stock of the Bohn Mfg. Co. of St. Paul in shape to offer to the building public at prices lower than the lowest.

Call and Inquire.

CITY SASH & DOOR CO.

Third Ave. South and Fourth St. Opposite Court House

CANNOT OBSTRUCT THE VIEW

The cut shows the view from my lot at 428 Sheridan avenue south, looking down 42d street, two blocks to Lake Harriet, which is visible in the distance. Lot is level as floor and two feet above sidewalk. Stone sidewalk to car line, two blocks away; arc lights, gas and water in street. Look at this lot if you want a fine building site.

PRICE - - \$1200.00

See owner at next door, or at my office.

C. P. COOPER,
Office, 318 Third Street North.

FARM FOR SALE

Situated in Washington county, Minn., adjoining the city of Stillwater on the west, about 200 acres of wheat, 50 acres are under cultivation, 40 acres in meadow and balance pasture. For dairy purposes cannot be surpassed; \$100 per month cleared by pasturing city stock; must be sold to close an estate.

W. H. WILSON, Trustee
101 Kasota Block.

Special Offer!

We have sold a number of lots in Janney & Sander's Addition on 21st and 22d aves S, and 34th and 35th sts, for \$180, on very easy terms. These lots are 40x172 feet and lie above grade. We want a few houses built there this season, and we now offer to sell

Five of these lots for \$150 each

to the first five customers who will agree to build on their lot this season.

We will also help you with a loan on your house when it is finished. This is your chance. The first five to build this season get this discount.

T. J. JANNEY 203 Onaida Building

Ten Room Modern House

2745 Portland Ave. \$4000

IN PERFECT CONDITION. BEST LOCATION ON FINEST STREET IN THE CITY.

BRON SUTHERLAND 720 Phoenix Block.

I WILL PAY FROM \$1,000 to \$1,800 ANNUALLY

For a three years' lease on a good house. South Side. Possession in October. Address,

9195 JOURNAL.

I am going to

Columbia Heights

July 4th.

Fireworks

Prizes

Music and Gumdrops

There will be a large Lot Sale on Tuesday, July 4th, the company having made arrangements for ten salesmen to be on the ground. It is expected that fully 10,000 people will be present.

Special Street Cars. Special Music by First Reg't Band. Finest Display of Fireworks in the City. Photographs Taken Free by Edmund Brush and Free Ride in Automobile.

EDMUND G. WALTON Mgr.

AGAIN AND AGAIN

It takes a long time to make a fact widely known. It is necessary to reiterate it again and again, and to present it in every possible light.

A wise authority says few persons believe anything (except scandal) until it has been spoken 500 times.

Gladstone said the public required a thing to be told 100 times before acting upon it.

Lawson probably thinks 1,000 times would be nearer the mark.

It is not surprising, therefore, that there are still many hundreds of persons in this town who are figuring to buy homes, and are not yet fully awake to A FACT OF VERY GREAT INTEREST AND IMPORTANCE TO THEM, namely, that I have

MORE HOUSES FOR SALE

all ready built, varied in size, style, price and locality than can be found elsewhere, and to be had upon the most reasonable and attractive terms, enabling every one who has a little cash and an average amount of nerve, self-reliance and persistence to own one of them.

Another Important Fact to Note of

is that you can buy any of these all ready built houses far cheaper than you can build or buy a new house for, of equal value.

This consideration appeals with especial force to those who are obliged to figure closely, who cannot afford to make a mistake and whose serious problem it is to secure the house which will best meet the family requirements for the least outlay, at a fixed and definite cost.

THE HOUSE YOU WANT

large or small, situated in the part of the city you prefer, is undoubtedly on my list, and you can make it your own at a very low price and on monthly payments if desired.

It costs nothing to look at photographs and to learn the prices, terms and localities, which you can do at my office in the Phoenix Building.

R. M. NEWPORT,
PHOENIX BUILDING.

The Minneapolis Journal has a prestige that gets advertising and the kind of influence that makes advertising in its columns profitable. Why? Because it is a clean, newsy, enterprising paper and can be taken into all homes for every member of the family to read. The Journal has a circulation of quality as well as quantity.