WHAT IS GOING ON IN THE REAL ESTATE MARKET

Colonial Well Suited to American Tastes

Modern Architecture and Decoration Should Be Done in the Spirit of the Olden Days Rather Than in Slavish Imitation of Exact Details--Breadth, Dignity and Simplicity a Necessity to the Real Colonial Type.

ALTHO colonial architecture and decorations are so generally used and the term is on every lip there are many who use it glibly that have no complete idea of the style Martha Cutler has begun this month in Harper's Bazar a series of popular articles of periods of household decoration in which she takes up first the colonial which she regards as peculiarly adapted to the tastes and needs of Americans. After noting that the style is but a slight modification of the English Georgian style she says:

"The colonists concentrated their ornament and original ideas on the outer doors, the mantels, and the staircases, while in some houses the inner door-casings and cornices were elaborately carved. There were graceful fluted pillars and pilasters on either side of door or mantel, heavily ornamented pediments, egg and dart moldings, carved friezes and stair ends, and spiral newels and spindles. The panels and pillars of the mantel often reached to the ceiling, so beautifully proportioned that mirrors, pictures, or ornaments were quite unnecessary. The shelf in itself was usually very high, generally quite inconspicuous, and often not present at all. The mantel was sometimes of white marble with a mottled marble facing and red brick lining, but it was oftener simply of wood, painted white, with carvings or plain moldings. The predominating characteristics here, as in the whole house, were simplicity, dignity, and grace.

White Paint or Mahogany.

"All of the rooms were generally wainscoted either up to the cornice or only as far as a chair-rail. The wood was either mahogany or pine painted white. Even with the white wainscot and paneling the doors were frequently of heavy polished mahogany, inside heavily carved casings or supported on either side by Doric or Ionic pilasters delicately fluted. The windows were usually deeply set, with curved tops and heavy shutters, many of them arranged in groups of three. The window at the top of the stairs in the hall was always particularly effective, shedding its light upon the tall clock standing in the corner of the landing and sedately ticking the time away. Pilasters and columns were frequently seen on either side of the windows as well as the doors, while there was almost invariably a broad low arch in the lower hall supported by two columns and framing in the broad stairs with their white steps, white spiral spindles, and mahogany rail, turning sometimes in both directions instead of one at the landing half-way up. This sweep of stairs with the arch below and the graceful window above is always one of the greatest beauties of a colonial house.

Quaint Landscape Papers.

"A quaint and interesting addition to these architectural features is the landscape paper more often seen in the hall than in the other parts of the house. There are views of Venice with gondolas and graceful gondoliers, Grecian temples, with the Olympic games going on in the foreground, Dutch windmills and canals, and Biblican scenes of all kinds. These landscape papers are quite realistic, soft in color, and very attractive, but very large and elaborate in detail, many of them without any repeat, so that they must have been very expensive; but there are less expensive papers used in the living-rooms of more modest homes, in which small quaint scenes, Chinese in spirit and detail, are repeated over and over. Here, too, the colors are soft and apparently as good now as when the paper was put on. For the living-rooms and hall if the walls were not paneled or perfectly plain, which was far the most beautiful treatment, aside from the landscape papers, there were papers with large prominent conventional and geometric designs which would be absolutely inappropriate in any but very large rooms, and many of them not to be admired even there from our artistic standpoint. For bedrooms and small sitting-rooms there were what might accurately be called 'neat' little flower papers, the flowers stiffly arranged in flat tone upon a geometrical form neatly and firmly tied together in all its parts. The favorite background color was gray, a dull gray, with pink, red, or blue-green flowers. There were a few festoon papers in daintier colors, and the self-toned stripe paper was a great favorite.

Retain the Atmosphere.

"The effort now in interior decoration is to retain the colonial characteristic as much as possible, its architectural outlines, its furniture, and its wall hangings, but the danger lies in losing its atmosphere of breadth and dignity by overcrowding and overelaboration. The atmosphere was the principal charm in those days, much more important than any detail of furnishing, and that is what we find so difficult to attain. Their tastes were simple and their means limited. Our tastes are elaborate and our inclination to spend money lavishly and display all the results of our expenditure. While simplicity came naturally to them, it is necessary for us to consider our simplicity very carefully. While it is easy to improve upon many of the details of their furnishing, their carpets and their wall-papers, for instance, it must be done with great self-restraint and in accordance with the spirit of colonial days if not in exact imitation. Otherwise a confusion of styles will be the result, and the entire atmosphere lost."

COLOR COMBINATIONS

List Showing the Varying Degrees of Harmony of Spectrum Colors.

The following list of classified color combinations from James Ward's "Color Harmony and Contrast" will be of value for reference to all whose color sense is not keen. The colors named are in all cases the spectrum colors and most of the combinations given as "moderate" or "fair" can be improved by darkening the lighter color. In the "harsh" list they may be brought into better harmony by darkening both colors.

Excellent.

Orange and blue.
Orange and turquoise.
Orange-yellow and violet.
Orange-yellow and blue.
Yellow and violet.
Greenish-yellow and violet.

Very Good.

Red and blue.

Good.

Scarlet and blue.
Vermillion and blue.
Scarlet and turquoise.
Vermillion and turquoise.
Orange-red and blue.
Orange-red and turquoise.
Orange and blue-green.
Orange-yellow and violet.
Yellow and blue.
Yellow and purple.
Greenish-yellow and blue.
Greenish-yellow and purple.
Bluish-green and violet.

Fairly Good.

Red and yellow-green.
Orange and green.
Orange and violet.
Orange-yellow and turquoise.
Orange-yellow and purple.

Fair.

Red and blue-green.
Yellow and turquoise.
Greenish-yellow and blue-green.
Greenish-yellow and green.
Bluish-green and scarlet.

Moderate.

Red and yellow.
Red and orange-red.
Scarlet and yellow.
Vermillion and yellow.
Orange-red and yellow-green.
Orange-red and yellow.
Orange and purple.
Orange-yellow and blue-green.
Yellow and green.
Yellow and red.
Green and violet.

Poor.

Orange-yellow and red.
Greenish-yellow and turquoise.
Green and blue.

Harsh.

Red and green.
Scarlet and green.
Vermillion and green.
Orange-red and blue green.
Greenish-yellow and red.
Green and purple.
Green and red.

Bad.

Red and violet.
Scarlet and violet.
Vermillion and violet.

ORIENTAL RUG NAMES

Among Dealers a Variety of Names Are Used in Indiscriminate Fashion.

Harper's Bazar.

In selecting a rug it is hardly necessary to know the names of the different kinds other than the general divisions. Even then each dealer has his own general terms which he uses to the extinction of all others. One will talk of nothing but Persian and Turkish, with a possible reference to a Bokhara. Still another classifies everything other than the Persian as Anatolians, and any effort on the part of the would-be purchaser to show an intelligent interest by demanding a Kurdistan, a Koulah, or a Kabistan, is met with blank indifference and a further exhibition of varieties of Persians, Anatolians, and Bokharas. The best possible method is to demand an "oriental rug" and select the best colors that one's pocketbook will allow. The Persians, with their graceful floral designs and velvety texture are generally the most expensive. One three and a half by five and a half will average about $50. The finer ones go up to $75 or $100. A large modern Persian rug nine by twelve will range from $125 to $200. A Turkish rug of the same size with its angular flower designs will cost from $60 to $1025, while the small ones, known as Anatolian mats, may be found as low as $10, and from that up to $40. Those of Caucasian weave, more distinctly geometrical in design, may be had from $15 up to $75 in the smaller sizes. These rugs, the Kabistans, the Shirvans, the Karabaghs, etc., were once generally known as Daghestans. The Turkomans which one dealer designates as the Afghans and which include the well-known Bokharas, range from $20 up to $100 for the smaller sizes, while the large ones range from $200 to $300. Antique orientals are not included in any of these prices. They are simply the best of the reproductions which are being made at the present time, with an honest effort to retain the designs, the colors, and the texture of the older models.

HOUSES OF CINDERS

Liverpool Is Making Useful the Remains of Its Garbage.

Liverpool has put other cities in its debt by showing how the problem of disposing of city rubbish may be made to solve itself. In its simplest terms the solution is, "Burn the rubbish; build houses of the cinders."

Concrete is already considerably used in this country in building, and bids fair to perform a useful part in architecture by husbanding wood and sparing the forests. A part that is likewise performed by artificial stone, but in Liverpool the cinders left from the burning of rubbish at the municipal "destructors" are crushed and moulded with cement into great wall slabs, each with its door and window openings molded in place, and even an interior iron framework for putting the whole together. The slabs, some of them weighing eleven tons, are handled by derricks. When set up the iron frames are bolted together and the joinings closed with cement.

An entire block of buildings has thus been erected upon the site of a dilapidated quarter which was destroyed as a measure of necessity. The new houses are described as neat, healthful and very cheap, and are expected to yield to the city 5 per cent upon its investment.

American cities throw away every year elements of great value which European cities use on their sewage farms. If ashes of burned "waste" may be used in architecture, what a limitless field opens to the economizing of such debris.

FLOORS DARKEST TONE

Color and Pattern Should Form an Unobtrusive Pattern.

One of the most important elements in the success of a room designed to be beautiful in structure and color scheme as a whole, is the floor. Whether it is to be a more or less elaborate parquet floor, or one made simply of plain boards, it must be in harmony with the color chosen for the wood trim of the room. Also, it must invariably be darker than the woodwork, if the effect of restfulness is to be preserved. A floor that strikes a higher note of color than the woodwork above it, even if it be otherwise harmonious in tone, gives the room a top-heavy, glaring effect that no furniture or decoration will remove. Also, it should be unobtrusive. If a plain hardwood floor serves as the background for rugs, not only should the floor be darker than the rest of the room, but the choice of rugs should be governed by the same requirement. If a parquet floor is preferred, the design should be simple and structural rather than striking or elaborate, and the effect should depend on the choice of subtly blended tones of natural wood or stain, and on the excellence of workmanship, rather than on the more obtrusive qualities that often make the floor the main feature of a room.

The most satisfactory floors are laid double. The lower floor may be of hemlock or other cheap wood, and the upper one of oak, maple or any hardwood preferred, or of comb-grain pine. This last is the ordiary southern or yellow pine, but quarter-sawn, so that the grain is straight, like the artificial graining done by the grainer's comb, from which appearance it takes its name. Quarter-sawed pine is very durable, as only the edge of the growth-rings are exposed, and it wears smoothly and evenly, without slivering, as is apt to happen when the softer parts of the wood are exposed as in straight-sawed pine.

The finish of all hardwood floors is the same. After the floor is stained a thin coat of white shellac should be applied. When this is quite dry, the boards should be carefully sandpapered and then filled with a prepared wood-filler made from finely-ground silex. As this filler is colorless, it is best to add a little of the same color with which the floor is stained, so that the tone may be preserved. The filler should be rubbed carefully into the pores of the wood. A piece of common burlap or sacking is best for this purpose, and the rubbing should always be done across the grain. The filler should be used on a floor for precisely the same reason that is should be avoided in the treatment of furniture and interior trim, as it destroys the texture of the wood by covering it with a glassy-smooth and impervious surface. Texture is not needed in the wood of a floor, which should be as smooth and as non-absorbent as possible. After the floor has been stained and filled in the manner described, two coats of thin white shellac should be applied, and each coat carefully sandpapered when dry. Prepared floor wax should be rubbed on next, and if a small quantity of spar varnish is added to and thoroly mixed with the wax, it will not have to be renewed so often and will not spot so easily. A safe proportion to use is about one-fifth of the varnish to four-fifths wax.

House to Order.

A short time ago a New York firm undertook an unusual contract. They agreed to design and build a house, to make and arrange the furniture, to decorate the house and supply it with napery and bed-linen, glassware, china, and kitchen utensils. They carried out the contract, says the World's Work. They even engaged servants. Dinner was ready to be served when the owner first stepped into the completed house.

The house mentioned had been started by an architect, and the usual succession of decorators, furnishers, and other purveyors was to follow. But the owner, who was a semi-invalid, turned the whole contract over to this firm. The plans, drawings, and samples were shown to the owner, the whole work was completed without his supervision, for he was absent.

The contract amounted to about $90,000, and the result was entirely satisfactory. Such details as harmonizing the coloring of the china with the tone of the dining-room, and attending to the positions and the color of the pictures, were carefully worked out. The cost of the undertaking exactly matched the sum set aside for it.

Using Water Stains.

It is well known that water stains will cause the grain of the wood to raise. To at least reduce this grain-raising, when you apply the stain be quick about it, and wipe off at once; let dry, and if you wish to make a deeper impression, give another quick coat. Still another way is to first wet the wood with clear water, to raise the grain all that it will raise, let dry, then stain.

Paneled Parlor Walls.

Perhaps the most elegant wall treatment for the parlor is the French panel. A moire or two-tone damask filler, with a narrow floral border or a molding, is particularly effective in a parlor of the French type, and for almost any parlor, in fact.

In general, delicacy and grace, in coloring and in line, together with an unobtrusive elegance, should be sought for in the parlor, while true comfort and usefulness should, as elsewhere, characterize the furnishings.

"Plain Dealing" Country Home.

Mrs. Roosevelt recently bought a country place near Charlottesville, Va., and has given it the appropriate name of "Plain Dealing." The whole place is said to have cost but $400, the ground including about fifteen acres. The entire lower floor is thrown into one room with a large brick fireplace. One corner of the room is used as a dining-room. It has a narrow shelf about eight feet from the floor to hold plates and china. The kitchen is the back porch, with an oil stove. The whole place is on the camp-in-the-woods order.

On the upper floor are three bedrooms, and this spring Mrs. Roosevelt spent considerable time ransacking Washington shops for old mahogany furniture. There is not a piece of new furniture in the place except three small iron beds for the children. The old beds are hung with valances of dotted muslin and figured chintz, and the windows have the simplest white curtains. Rag carpets relieve the bareness of the floors.

Homemakers' Notes.

The ceiling having become blackened with smoke, mix up some starch and water and coat the place with this. When the starch has become dry brush it lightly, using a soft brush. The black will disappear with the starch, as it is brushed.

A very extreme bit of Arts and Crafts furniture is a side chair, of oak or maple, in silver gray, with a very high and narrow back. It is upholstered with a twilled woolen cloth, of gray blue, edged with a fold of the cloth, nailed on with tacks with half-inch cloth-covered heads. In the very narrow panel of the back the cloth is embroidered with a single bud, worked in bright yellow, outlined with black silk cord which forms the stem.

The pencil marks left on the paint or woodwork by little fingers anxious to wield a pencil are easily removed by rubbing the spot with a piece of cut lemon, and then with a little whiting on a cloth.

Mixed with cold water and applied with a knife it will do away with unsightly breaks in the wall, and over the break a small piece of matched wall-paper may be applied. This same plaster of paris, mixed with dissolved gum tragacanth, may be used to mend broken china, statuary or marble. Clean the broken edges, apply the cement, then tie the pieces together after fitting them.

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Look Backward Is Full of Surprises

Minneapolitans Fail to Realize Marvelous Growth Which Has Been Going On Before Their Very Eyes--Beautiful New Theaters, Bank Buildings, Business Blocks, Hotels, Apartment Houses and Palatial Residences.

A LITTLE retrospect is comforting and strengthening to the real estate agent. He has to be a continual inspiration to himself and to his clients, he must always be bullish in his comments on the prospects of the market. Much honor is due to the real estate men for the attitude they have held during a long period of inactivity in the property business. For at least five years they have been constant in assuring their customers and the property owners for whom they have been serving as agents, that a good time was coming in Minneapolis. To those whom they have induced to buy on the prevailing low values, to hold for a rise, they have been continual high barometers. In the face of the popular opinion that Minneapolis property was "down for good" they have held up the beacon light of future equable values. When year after year passed and property did not show the promised even advance the agents were compelled to use the most plausible arguments to keep property on the move and to save themselves from the charge of bunco.

Low Prices Gone Forever.

Their faith has been rewarded, and altho "now is the time to buy," in the opinion of the best diagnosticians of the market, it is an assured fact that low prices of the last ten years have gone forever. Minneapolis is over the hill. No better proof of this is found than in a little retrospect. It seems hard to convince the people, who have seen the whole transformation going on, that Minneapolis has really grown. A glance backward is a very good criterion.

Two years ago Minneapolis had no Auditorium, no Orpheum, no Unique theaters. The citizens were complacent over the theatrical facilities at that time, but now they don't see how it would be possible to get along without the three new houses, too. Each of the new theaters is crowded whenever they are open. Two of them give fourteen or more performances a week, all well attended. The growth of the city is the only thing that can account for this.

Two years ago the city had no good place in which to hold the Minneapolis Symphony orchestra and Philharmonic concerts. It had no appropriate auditorium in which to offer grand opera. It had no place of assembly such has proved necessary in the late combined evangelistic and Y. M. C. A. meetings. It had no magnificent ballroom such as the Auditorium affords, and no sufficient room for small parties and recitals, such as the same building provides. It had no place in which other than syndicate theatrical presentations could be made. It had no standard vaudeville performance which the people prove eager to attend, as shown by their patronage of the Orpheum and the Unique houses.

New Bank Buildings.

A look backward over the banking situation reveals a rapid advance in only twenty-four months. In that time the city has added the magnificent Northwestern National bank building, which graces First avenue S with its marble and bronze portals. In the same span the German American bank has built a beautiful marble columned bank building and occupied it. The St. Anthony Falls bank has completed a new structure on the East Side. The Security bank building has begun a ten-story cream glazed brick building to cost $500,000 when finished. The First National has prepared foundations for a building which is to be the peer of other new bank structures, to cost $250,000. These tremendous changes have taken place in only two years, or less.

In two years the wholesale and manufacturing district has received additions, too numerous to mention in detail. A few illustrations will suffice. The Cream of Wheat building, one of the structures over which Minneapolis swells with pride, was twenty-four months ago in embryo. The Patterson & Stevenson building in the same neighborhood has been finished and put in operation, as well as two or three buildings of very little less importance for which Major C. B. Heffelfinger has paid the bills.

In the south part of the city two new implement buildings of the type chosen by A. W. Wright of Alma, Mich., have been put up. A whole chain of lesser structures and some others equally important could be mentioned, but a page or two of the catalog should suffice to show that Minneapolis is growing.

Many Palatial Residences.

In the residence part of the city so many fine structures have been erected that it almost makes one catch his breath to think what large sums have been put into fine homes. In two years' time the F. T. Heffelfinger, George W. Peavey, F. M. Crosby, Swan Turnblad and C. M. Harrington homes have been occupied on Park avenue. In other parts of the city may be mentioned in the way of a little more evidence of the city's growth the Gilfillan, Velie, E. L. Carpenter, Alf Pillsbury, Clifford, Brooks, Jaffray, Strong, John Crosby, E. N. Osborne, Martin and Dunwoody houses. Ten years ago the erection of anyone of them would have created a sensation and would have puffed up the city over its fine show house. Yet there are property pessimists in Minneapolis who will not yet say that the city has grown.

Improvements by the street railway company are not to be overlooked. In two years the company has completed its $1,000,000 auxiliary steam power plant and its new office building and transforming station on Eleventh street. It has put in operation several miles of new loops, all of which appear to be nearly as actively in use as the old loops, less than one-half as large, two years ago. The growth in population made the change necessary. The opening of the Minnetonka suburban line is an event of the last two years in the direction of putting the city in the metropolitan class.

Hotels and Apartments.

The tremendous addition in two years to the directory of flats, apartment buildings, triplex, duplex, twin and detached rentable houses is a mark of rapid growth. Hotels have been added to the list and the total room capacity in this line is marked. The opening of the Plaza hotel, which has been built the last two years, is an epoch marker in the history of Minneapolis. The new armory which is soon to be completed is one of the accomplishments of the last two years, made a necessity by the growth of the city.

The tremendous jump in bank clearings could be used as testimony of the gain Minneapolis has made, the gains in customs collections, the increase in postoffice receipts and addition of countless utilities that were unknown in Minneapolis two years ago. Church building has been a feature of the same period and the addition of several new school buildings, which the arrival at school age of youngsters in increasing numbers has made absolutely necessary, to add to the school room capacity of the city.

Possibly no better evidence of the gain of the city in the way of population is the appearance of the streets during business hours, the arising of an army of restaurants to take care of business men and clerks at noontime, the crowds on the streetcars, notwithstanding the addition of 100 long cars in two years to the Minneapolis and interurban equipment of the Twin City Rapid Transit company.

All one has to do to become aware of the continual growth of Minneapolis is to look around.

BUILDING ACTIVITIES

The weekly building news grist of the Improvement Bulletin shows little slackening in its interest, altho Christmas is only a month away. The Bulletin chronicles the following:

The Variety Manufacturing company has the contract to install cross counter balance fireproof freight elevator doors, and also cross folding doors for shipping rooms, in the new warehouse of the Minneapolis Paper company, at Fourth avenue S and Fifth street. John Wunder, general contractor. Bertrand & Chamberlin, architects. W. H. McGillicuddy, local representative of the Variety company, closed the deal.

J. W. Lindstrom, architect, reports the contract let to Anderson & Eneroth for a residence for D. X. Marsolais, 3006 Emerson avenue N, at Twenty-first and Emerson avenue N. It is to be two-story, with hard wall plaster, hardwood floors and finish, mantels, open plumbing, plate, leaded and double-strength glass, bath, hot water heat, 28x34. Cost, $5,000.

J. Stenvig has the contract for erecting a frame residence at 1813 Como avenue SE, for A. O. Bean, which will be two-story and basement, 30x30, with plate, leaded and double-strength glass, hard wall plaster, open plumbing, bath, hardwood floors and finish, hot water heat. Cost, $3,600.

L. A. Lamoreaux, architect, reports that plans for the administration building for the city hospital will be completed about Jan. 15. The building will be on Fifth street and will join the main hospital building, following the general style of that structure. It will be three-story and basement, 90x96. Cost, $60,000.

John Dea, 3033 Emerson avenue S, has begun work by day labor on a two-story frame dwelling to contain two flats. It will be at 3028 Emerson avenue, 28x45, with plate and double-strength glass, open plumbing, gas, baths, hardwood floors, hard wall plaster, hot water heat. Cost, $3,500.

G. F. H. Howarth, 1516 W Twenty-seventh street, has let the contract to Doeltz & Son for a two-story double dwelling at 2015 Dupont avenue S. It will be 30x50, with open plumbing, baths, gas, plate, leaded and double-strength glass, hard wall plaster, hardwood floors and finish, hot water heat. Cost, $6,000.

C. F. Haglin has been awarded the general contract for the superstructure of the addition to the main building of the Northwestern Telephone Exchange company, Third avenue S and Fifth street. It will be four-story, fireproof, concrete construction, metal frames, wire glass, etc. W. B. Dunnell, architect.

The Tuwner-Bender company has the contract for a one and one-half-story frame dwelling at 3919 Pleasant avenue, for G. L. Harrington, 2931 Aldrich avenue S. It will be 26x32, with hardwood floors and finish, plumbing, bath, hard wall plaster, plate and double-strength glass, furnace. Cost, $2,100.

H. G. Darrow has the contract for two frame dwellings, each 22x38, one and one-half-story, 3536 and 3540 Lyndale avenue S; the former for Georgiana Brown of 3226 Nicollet avenue, and the latter for P. P. Laughlin. Cost, each, $1,600.

Doeltz & Son have the contract for a two-story frame dwelling containing two flats for H. B. George, at 1933 Dupont avenue S. It will be 34x44, with plate and double-strength glass, open plumbing, baths, hot water heat. Cost, $6,500.

Beda F. Nordin, 816 Ninth avenue S, will erect a two-story modern frame dwelling at 2220 Eleventh avenue S, which will be 28x50, and will have hardwood floors, hard wall plaster, plate and double-strength glass, plumbing, baths, gas, hot water heat. F. S. Nordin has the contract. Cost, $3,500.

Glenn L. Saxton, architect, has plans for a one and one-half-story frame dwelling at Osceola, Wis., for D. McArthur, cost $1,500; for a two-story frame dwelling for Miss Ruth Clauson of San Diego, Cal., cost $1,500.

The New England Furniture & Carpet company has awarded the contract to the H. N. Leighton company for a row of fourteen stores on its property at Seventh street from First to Second avenue S, about 18x40 each. Bertrand & Chamberlain, architects.

Peter Berentsen, 311 Pleasant street, has let the contract to C. M. Conrad for a one and one-half-story frame residence, 31x45, at 52 Seymour avenue SE. It will have open plumbing, gas, bath, mantels, hard wall plaster, laundry, hot water heat. Cost, $3,500.

George E. Sanborn, 1908 Bryant avenue N, has let the contract to J. A. Cameron for a frame dwelling at 2226 Emerson avenue N, two-story and basement, 26x32, with plate and double-strength glass, modern interior finish and furnace. Cost, $3,000.

J. A. Fetterley will erect a dwelling by day labor at 2725 Third avenue S. It will be two-story, attic and basement, 28x36, with hard wall plaster, plate, leaded and double-strength glass, open plumbing, bath, mantels, gas, laundry, hot water heat. Cost, $4,000.

Mrs. Augusta Swanson has let the contract to E. Rhode for a two-story frame residence at 629 Eighth street SE. It will be 26x38, with plate, leaded and double-strength glass, modern interior finish and furnace. Cost, $3,000.

C. F. Haglin has the foundation work well under way for the S. T. McKnight building on First avenue N between Sixth and Seventh streets. The building is to be carried on as long as the weather permits. C. S. Sedgwick, architect.

J. & W. A. Elliott, contractors, will begin work shortly on a one-story brick warehouse at 307-309 Third avenue N, for the Boyd Transfer & Storage company. It will be 44x108. L. A. Lamoreaux, architect. Cost, $4,000.

Work has been started by day labor on a three-story frame addition, 38x42, to Miss Nora G. Flaherty's hotel, at 4155 Lyndale avenue N. It will have hardwood floors, hard wall plaster, plumbing, baths, steam heat. Cost, $4,000.

M. A. Thompson, 2731 Fourth avenue S, will erect a two-story frame dwelling at 316 Holmes avenue. It will be 26x30, with plate glass, hard wall plaster, hardwood floors and finish, plumbing, bath, hot water heat. Cost, $3,400.

The Lowry Healty company has the contract for a one and one-half-story frame dwelling at 3817 Portland avenue for M. H. Hawley, 1407 E Lake street. It will be 24x26, with modern interior finish and furnace. Cost, $2,500.

M. Gibeau has let the contract to P. C. Giguere for a one and one-half-story dwelling, 24x28, at 630 Fourth street NE. Cost, $2,000.

C. W. Fish has the contract for a two-story dwelling for J. M. Orton, 120 First street N, on Lake Calhoun between Thirty-second and Thirty-third streets. It will be 26x36, with modern interior finish and furnace. Cost, $2,250.

H. N. Leighton & Co. have the contract for making the repairs and alterations to the W. K. Morrison & Co. building at 247-249 Nicollet avenue, recently damaged by fire. Cost, $9,000.

Lindquist & Noren have begun work at 323 Washington avenue S on a new store front for J. F. Dahlstrom, 2523 E Twenty-second street, and putting in tile floors and a steel ceiling. Cost, $2,500.

F. Rydberg, 413 Central avenue, will erect at 1116 Sixth street NE, a modern two-story frame dwelling, 28x40. It will have hardwood floors, plumbing, bath, gas, furnace. Cost, $3,000.

L. C. Holt, 3103 Garfield avenue, has let the contract to M. A. Thompson for a frame dwelling at 3725 Nicollet avenue. It will be one and one-half story frame, 24x28. Cost, $2,500.

L. A. Lydiard, city clerk, will receive bids until Nov. 24 for erection of the East Side police station. A cash deposit of $200 with the city treasurer is required.

F. Anderson is erecting a residence for himself at 2047 Oak street SE. It will be one and one-half story, 24x28, with modern interior finish and furnace. Cost, $3,000.

T. S. McLaughlin, 525 Lumber Exchange, has bought a site at Wayzata, Lake Minnetonka, and expects to build a cottage to cost about $4,000.

F. E. Koehler, 2406 Sixth avenue NE, will erect by day labor a two-story frame dwelling, 26x30, at 1943 Pierce street NE. Cost, $1,800.

A. F. Larson, 1114 E Nineteenth street, is erecting a two-story frame dwelling, 24x28, at 3700 Minnehaha avenue. Cost, $1,500.

J. B. Remick, 410 E Lake street, is erecting a one and one-half-story cottage, 24x28, at 2912 Clinton avenue. Cost, $2,000.

A. L. Evans, Flour Exchange, will erect a seven-room cottage at Wayzata, Lake Minnetonka, to cost $3,000.

L. L. Long, the architect, 830 Hennepin avenue, expects to build a lake cottage, mission style, at Wayzata.

Charles E. Nash expects to erect a cottage to cost $4,000, at Wayzata, Lake Minnetonka.

Brown's in Town (E. D.)

738 LUMBER EXCHANGE.

HOUSES.

$6,000—Corner residence in Sunnyside, inside of 25th; new, modern; southeast exposure.

$10,000—Lowry Hill, 10 rooms, modern; hardwood finish first floor; enamel finish second floor; hardwood floors thruout.

$4,300 for a nice $5,300 home on 34th st, near Nicollet; 9 rooms; extra neighborhood. This is a bargain. Terms of payment satisfactory.

$3,800—Dupont av S, inside 27th; east front, large lot, good barn; bath, furnace. A very nice and complete home in fine neighborhood. Easy terms of payment.

$2,700—Oak st SE, 8 rooms, bath, city water, gas, accessible to University, Academy, graded schools, public library. Interurban and Oak st cars. Oak st, the finest residence street in this section. Easy payments.

Clifton Ave.—Have you seen the fine residencies now in construction on Clifton? I have the best bargain on this, the best residence street in the city.

EXCHANGE.

I have a nice home in 8th ward to exchange at $3,500 for good building lot near the University. Will take mortgage back for the difference.

CORNER LOTS.

$500—Cedar and 31st, facing east and south; street improvements all in. Easy payments.

$700—Clinton and 33d; large lot; very desirable for duplex house.

$425—Aldrich av S and 34th.

$725—Tenth av S and 32d, facing the park; the most desirable building site in this neighborhood; nice class of new houses; accessible to church, school and cars. Easy payments.

$4,000—Double corner on Humboldt and Douglas, facing east and south.

$900—Corner of Humboldt and 31st, southeast front. This is the bargain in that locality.

BUILDING LOANS is my specialty. My plan is simple and satisfactory both to contractors and owners. No delay or disappointment.

If you don't see what you want on this list, please phone me your wants. Main 1847-J2, and I will try to fill them. That is my business.

E. D. BROWN, 738 Lumber Exchange.

SNAPS

$6700—103x200 ft. on Mount Curve Avenue. Finest view of and vacant property on the hill; very cheap and lies well.

$1000—56 ft. corner of Columbus Avenue and 31st St.; a bargain.

$850—Park Avenue near 31st St. Cheapest on the boulevard.

$550—Oakland Ave. near 31st.

$750—Grand Ave. near 24th St.

$1075—South Girard near 24th St.

$850—Knox Avenue South inside of 31st St., very cheap and cannot be duplicated.

$450—Lyndale Avenue South near 33d St., lies perfect.

$165—Minnehaha Ave. near 38th St., easy terms.

$550—Irving Ave. South near 35th Street.

$725—8th St. SE near 13th Ave. 40 feet.

$6500—2697 Lake of the Isles boulevard, 9 rooms, all modern, full basement, fire places, lot 100x175; cheapest piece of property in that vicinity, corner. Must be sold at once to close out estate; so do not be afraid of making offers; easy terms.

$1275—1064 18th Avenue SE, 6 rooms, good condition; well; 40 ft. lot; easy terms.

$1400—2728 14th Ave. South, 7 rooms, city water; rents for $12.

$2300—2801-3 Pleasant Ave., four flats which are at present renting for $30.00.

$1600—3148-50 Blaisdell Avenue, rents for $18.00; double house.

WYVELL-HARRINGTON CO.

401-2-3 Andrus Building.

$2500

For this price we can sell a new 7-room house with bathroom, full basement, parquet floors, oak finish on first floor; an east front home on a first-class street, only 4 short blocks to street car and in the 13th ward. $700 cash and $20 a month will take it. This is a good home and it will pay you to investigate if you mean business.

CROCKER & CROWELL

315 Bank of Commerce Building.

Sixth Street Bargain

Before sailing for Europe I would like to sell the 3-story brick building adjoining St. Mark's church. Price $38,000, leases $3.200 a year net except taxes. Pays 7 per cent net and value of ground constantly advancing. Building is new, cost $18,000 4 years ago. Size 25x157 to alley. This price will not be shaded a cent.

Edmund G. Walton,

300 Hennepin Ave.

Good Building Lots

$1,000 Each—Dupont av S, 26th and 27th, west front, 40x128.

$1,050 Each—Humboldt av S, Franklin and 22d, 41x129 each.

$1,100—Girard av S, 22d and 24th, 40x127, west front.

$1,150—Irving av S, near 22d; east front, 50x150.

$1,650—Colfax av S, 24th and 25th, east front, 45x128.

$1,700—Irving av S, Franklin and 22d, 100x150; if sold this week.

$2,000—Lake of Isles boulevard, 22d and 24th, 90x189x100.

$2,000—Aldrich av S, Franklin and 22d; 58x134, east front.

$2,500—Corner Fremont and Lincoln, 50x135; west front.

$4,000—89x165, on Pillsbury av and 25th; west front.

$6,000 Each—75x248, Park av and 27th; west front.

$6,500—80x165, Pillsbury av, 22d and 24th.

$8,000—Mt. Curve av between James and Knox, 100x380.

$9,000—120x135 on Colfax av S and Douglas; east front.

$9,000—144x165, Blaisdell av, corner 22d.

$20,000—211x144 on Mt. Curve av and Summit. The most sightly location on the avenue.

Minneapolis Trust Company

Hennepin and Fourth St.

The Minneapolis Journal is the most progressive newspaper in the entire northwest.

A $4,200 POEM

Good morning to you,
And how do you do.
Have you seen our house
On Third Avenue?

It's a regular peach,
And quite in your reach,
Now for the facts—
We verify each.

Eight fine rooms in all
And reception hall,
The finest in town,
We've seen all this fall.

Has hot water heat
That cannot be beat,
And library, too,
That is something neat.

A cute little den,
Admired by the men,
A sideboard that's fine,
A kitchen—and then.

Hardwood upstairs, too,
With rooms to suit you,
An attic, that sure,
For dance hall will do.

In fact this fine new home, No. 3221 Third Ave. So., is the best thing ever offered for anything like the money. Easy terms. Open Sunday P. M.

Morrison & Crittenden Co.

PHOENIX BUILDING

W. C. ALLAN

219 Kasota Block.

$1200—For 5-room cottage, city water, gas; 2807 Pillsbury Ave.

$950—For cottage on Emerson Ave. N., near 8th Ave.

$6600—For lot 66x165, with large house near 5th St. and 6th Ave. S.

$7800—For fine one-fourth acre corner, with three houses, 165 feet from Hennepin, inside 13th St. Bargain.

$3500—For property renting for $504.

$1450—For new house finely finished, near Pillsbury Ave. and 43rd St. Easy terms.

$950—For 5-room house, near 16th Ave. S. and 25th St.

$150—For lots on Nicollet, Blaisdell and Pillsbury Aves., near 46th St.

$50—Each for three lots. About four blocks from Lake Harriet.

$775—For lot and large building. With some repair would rent for $16 or more.

FOR SALE

1819 TENTH AVE. SO.

Ten room house and barn. Thoroughly modern house with up-to-date hot water heating plant, lot 50x150, barn for two teams.

FOR SALE BY OWNER.

We have unequaled facilities for cashing in Real Estate at short notice.

BARNES BROS.

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