

IN THE REAL ESTATE MARKET

Thorpe Bros.

ANDRUS BUILDING

Unimproved.

- \$1450—Lake of the Isles. A beautiful lot on Humboldt av S, between 23rd and 27th sts. Facing west. Located between two fine residences. Size 50x127 feet.
\$950—Lot on Irving av S, between 32nd and 33rd sts. Facing east. Lies well, all improvements. Size 42.2x119.5 ft.
\$1700—Lake of the Isles. A fine lot on the boulevard between Euclid av and 27th st, facing west. Lies exceptionally well. Size 60x150 ft.
\$1800—Prospect Park. An investment in a large place of ground having 220 ft. frontage on Orin av, with 100 ft. depth, occupying the whole block between Malcolm and Arthur, facing north. Slightly location; lies well.
\$1650—A genuine bargain in a lot on Humboldt av S, between 23rd and 24th sts. Facing east. Size 50x150 feet. All improvements.
\$165 EACH—Two cheap lots on Pillsbury av, between 43rd and 44th sts. Facing east; size 40x127 ft. each. Easy terms.
\$250 EACH—A bargain in lots on Garfield av, between 28th and 29th sts. Facing west; size 40x131.5 ft. Lie well; fine location.
\$1500 EACH—Two fine lots on Kenwood parkway, between Dupont and Emerson av S, facing the new Central Park; size 45x165 ft. each. Lie well.
\$1500—A very fine lot on Lake of the Isles boulevard facing west, between Euclid place and 27th st, size 50x105 feet. Improvements in street.
\$450—A good lot on Fremont av S, between 29th and Lake sts, facing west. Lie well; size 45 by 123 feet. Bargain.

Improved.

- \$4200—A modern double house in Oak Lake district, ten minutes' walking distance from the city center. Bath, hardwood floors and finish, two complete bathrooms; two first-class hot air heating plants; gas fixtures, full basement; screens; all in good repair. Renting at \$16 monthly. Lot 55x143 feet. This property is in a first-class residence section and is positively a bargain. Call at office for further particulars.
\$3750—728 East 24th st. An attractive home of eight rooms in first-class condition. Finished in Georgia pine with oak and mahogany. This house is nearly complete and will make a very attractive little home.

Fort Avenue Addition, Second Division New Addition, Fine Lots

Twenty-eight to 31st av S, 42d st to Minnehaha Creek. Take Minnehaha car to 42d st, walk west six blocks. Price, \$100 to \$200 each. Terms, 45 cash, 45 per month, 6 per cent interest. This land is wooded. Lies along Minnehaha creek and is without exception the finest and most beautiful ground in the city for a modest home. Agent on ground to show lots. Call at office for plans.

An exceptional opportunity to start a home on very easy terms: Buy now.

WYVELL-HARRINGTON CO

401-2-3 Andrus Building.

- \$6500—135 feet on Mount Curve avenue, double corner; lies high and fine. Very desirable and a bargain.
\$1000—Choice lot on Park av, near 32d st; finest lot in the block.
\$3500—124 feet on Lake of the Isles boulevard; finest outlook on the driveway. Will exchange for a good residence, and pay the difference in cash.
\$6000—174 feet on Lake st, near 1st av. Will sell part. This is very cheap and should be investigated.
\$1800—60 feet on Park boulevard, near Lake Harriet. Look this up. Best surroundings.
\$375—Aldrich av, near 35th st. Lies perfect and very cheap.
\$450—Aldrich av, near 33d st. Only two left. Call early and get a bargain.
\$675—45 feet on Clinton av, near 32d st. All improvements in and paid for.
\$600—46 feet on Central av near 26th av NE. A snap.
\$18000—50 feet on Nicollet av, renting for \$2,500 per year. Easy terms.
\$3000—8205 Harriet av. A duplex flat in fine neighborhood, at a bargain. Good renter.
\$2750—16th av S, near 25th st. Four flats, which rent for \$36. Excellent condition, sewer and water in house; newly shingled; easy terms.
\$3150—4416 Thomas av S, one block from Harriet. Thoroughly modern, eight rooms, all conveniences, gas, bath and furnace. Will give possession at once.
\$2300—2801-3 Pleasant av. Four-flat building, which rents for \$30. Easy terms.

CHAUBOUQUAN & BRADEN

17 SOUTH 4TH STREET

HOW WOULD YOU LIKE

A home of six rooms in good condition in North Minneapolis within a short walk to car, with cellar, cistern, well, storm sash and screens, good chicken house, fine large corner lot, 80x126; \$1300 will buy it; only \$300 down and payments. Our No. 99.
\$1600—Good double house of 11 rooms within two blocks of Milwaukee shops; rents for \$20 per month. Cash talks. No. 103.
We have a few good lots left on Blaisdell and Pillsbury avs that we offer for \$200 to \$400 each. \$50 down and payments.
Southeast Minneapolis—Now is the time to buy just what you want in a home near the university. We have several fine homes for sale from \$3000 and up.
\$1600—We offer a fine south front lot near the corner of Fulton st and Oak st, 66x165, all improvements in street, and paid for. Our No. 1,085.
LIST YOUR PROPERTY WITH US FOR SALE.

North Dakota Lands, ONLY \$5.50 PER ACRE. We leave for Dickinson, N. Dak., Monday evening. Banner wheat crop is raised in Dunn county, N. Dak. Come with us, take your choice of \$3.50 to \$15 per acre; \$1.32 or \$3 per acre down; balance to suit. We furnish half fare. Call early Monday. Agents wanted.
U.S. Profit Sharing Land Co. 250 Temple Court, Minneapolis, Minn. One man wastes time in reading Journal ads.

FREE 20,000 WORDS About the wonderful country tributary to the GREAT KOONCHING FALLS Rainy Lake, Rainy River, and the Townships of Fort Frances and International Falls. Good views and most interesting information sent absolutely free. Call or write THE L. L. ENGER CO. 130 Temple Court Building, Minneapolis.

CONSTRUCTION BOOMS THO SUMMER WANES

Building Operations Show No Falling Off, the Activity Being Particularly Noticeable in the New Dwellings Planned or Under Contract—List of Buildings to Be Erected During Fall Season.

ALTHO the summer is approaching the end, and so far as construction is concerned the season for beginning work is practically over, the news in the building world does not slacken perceptibly. Along with other business operations in Grand Army week, the permit factory slackened in its output, but news notes secured by the Improvement Bulletin for the week closing Friday show that much construction is yet to begin, especially in residences.

Some of the Buildings. The Wisconsin syndicate reports the following buildings projected and under way in Chicago addition, Minnehaha avenue and Thirty-fifth street. For James P. McCloskey, a five-room bungalow, hardwood floors, cement foundation, on Thirty-seventh avenue S near Thirty-fifth street. Work begins next week. Plans of which are completed. For Walter Tankersley, a two-story, seven-room house, hardwood floors, well, on Thirty-fourth avenue S near Thirty-sixth street. The stone foundation is in and work is rapidly progressing. For Louis L. Bergerson, a two-story, seven-room house, arranged for hot water heating plant and plumbing, hardwood floors, on Thirty-second avenue S near Thirty-sixth street. Foundation is now in. For Oscar M. Jacobson and Christian Hanson, each an eight-room house, cistern, well, rock foundation, hardwood floors, on Thirty-fourth avenue S near Thirty-sixth street. Houses now being completed, ready for occupancy Sept. 1. For Charles E. McGowan, a two-story house, 3520 Thirty-fifth avenue S. It will contain seven rooms, hardwood floors, cistern, cellar, etc. Foundation is now in and it is to be ready for occupancy about Nov. 1.



\$3000—One of these eight-room modern houses, located at 1214, 1220, 1224 and 1228 Ave. N. These houses are for sale by the owner. WILLIAM SMITH, 2127 Fremont Ave. N. Easy terms. Handsomely finished; hardwood floors throughout.



1612 West Lake Street \$5500 only for this new, artistic house, has 8 rooms, good attic, full basement and plastered laundry; hot water; large brick fireplace, bookcases and sideboard built in; view of Lake Calhoun situated on Lake street between Irving and James avenue. Do not fail to see it.

HILL & GARWOOD, 617 Guaranty Building

Important to You SPECIAL NOTICE

\$5000 We are instructed by the owner to raise the price on lots in MOULTON HEIGHTS, and we hereby give notice that on and after Sept. 15, 1906, the price on all of these lots will be 10 PER CENT HIGHER than the present price. We already have Water, Sewer and Sidewalks, but shall soon have the new streetcar line to the Armour Packing Plant passing close by us. Circumstances demand a slight raise in price. All who buy before the raise will get the old price, and our terms are the same easy ones. Buy now and make a quick profit.

\$6500 Nine acres at Waziyata, overlooking Lake Minnetonka, over eight-room house, finished in hardwood, plumbed for bath and toilet, barn, chicken house, driven well, 450 apple trees, acre and a half in raspberries and about an acre in other small fruit. This is a beautiful place, everything is in fine order. Owner wants a house in the city and might consider a trade, if you want the best small farm on the lake see us about this.
\$4000 8016 Oakland av New 8-room modern house, well built and a good home, east front lot.
\$2000 Best 100-foot lot in the Lake of the Isles Addition. We mean this and will prove it to you if you are interested.
H. F. Williams & Co. Real Estate, Fire Insurance, Rentals, Investments, Loans. 840 Security Park Building.

ators front to be put in the drug store of Dr. R. H. Hoague, Linton, W. D., cost \$2,000. He is also preparing plans for a frame cottage for James Grady at Valley City, N. D. Cost \$2,000.
Dunn & Brad Architects, report that James Leck, general contractor for the bank at Calumet, N. D., is nearly ready for the inside finish and that the roof on the bank at Edgemoor, N. D., is well advanced.
W. B. Dunnell, architect, reports plans completed and bids will be in soon for the North-western telephone Exchange company's new proof exchange building at Jamestown, N. D. It will be a two-story, wood-frame building.
D. F. Krekian, 2425 Lyndale avenue, has begun work by the day on a two-story brick-veneer house at 2425-2427 Lyndale avenue N. It will be 42x32, full basement, modern interior finish and heating. Cost \$6,000.
George J. Kelly, architect, has plans for a two-story frame residence on Park boulevard and Fort-second street for W. O. Jones. It will be 28x30, containing eight rooms and will have hot water heating plant. Cost \$4,000.
W. B. Dunnell, architect, has let J. P. Larquist the contract to erect his modern frame residence at 4427 Blair street. It will be 28x32, two-story, modern interior finish and heating. Cost \$2,500.
A. L. Dorr, architect, reports the contract for the foundation of a brick and stone dormitory at Macalester park. Bids will be received until 2 p.m. Sept. 1, by R. C. Jefferson, in the National German-American Bank building, St. Paul. Certified check for \$1,000 required. Separate bids for heating, plumbing and gas-piping will be received at the same time.
Bertrand & Chamberlain, architects, are preparing plans for a powerhouse building for the Northwestern Knitting company, Lyndale and Fourth avenues N. It will be 82x100, one high story and basement, of pressed brick, fireproof, reinforced concrete construction. Clausen, Birch & Pillsbury are preparing the detail arrangements for the mechanical installation.
O. A. Knudston, 718 Seventeenth avenue N., has let the contract to erect his residence at 3718 Park avenue to C. O. Opdahl. It will be 32x32, two-story, modern interior finish, cost \$4,000. Contractor Opdahl has the contract to erect a two-story modern frame residence at 311 Walnut street SE for Axel Ahlen. It will be 28x38, cost \$3,500.
J. Scheidt, 215 Lumber Exchange, secured the general contract to erect Peter E. Hanson's residence at Litchfield, Minn. Cost, \$15,000.
Boehme & Cordella, architects, report that R. J. Cheney & Co., who have the general contract for the Gluek building at 923 Washington avenue N., are pushing the work and expect to have the building under roof by Sept. 1. It is 28x38, two-story, brick, with a modern flat on the second floor. Cost, \$5,000.
Frederic D. Orr, architect, has plans for a two-story frame barn at Millbank, S. D., for C. E. McGowan. Cost \$2,000. He is also preparing plans for improvements and a new modern

Thomas Amund, 1215 Dupont av N, has let the contract to erect his frame residence at 1013 Emerson avenue N. to Levanter & Erickson. It will be 28x40, two-story, modern. Cost, \$3,800.
S. C. Camp, 1101 West Thirty-sixth street, has let the contract to erect his frame residence at 3335 Humboldt avenue S, to John Turnbull. It will be 28x32, two-story, modern interior finish. Cost, \$3,500.
F. J. Putnam, 2020 Stevens avenue, secured the general contract to erect a frame residence at 2022 Nicollet avenue for H. C. Blaisdell, from plans by Glenn L. Saxton, architect. Cost, \$2,000.
L. A. Norris, 3440 Third avenue S, has plans for a frame residence at 3440 Third avenue S, to be erected by J. C. Duvell. It will be 24x28, modern interior finish and furnace. Cost, \$2,800.
C. D. Gross, 1515 Stevens avenue, has let the contract to erect his frame store at 900 Twenty-seventh avenue S to Barnes Bros. It will be 24x32, to be completed in December. Cost, \$2,000.
Hunt & Larson have the contract to erect Mrs. L. Benson's frame residence at 1046 Sixteenth avenue SE. It will be 26x30, two-story, modern interior finish. Cost, \$3,000.
Charles D. Sedgwick, architect, has plans for a two-story modern frame residence at Mainard, Mass., for G. S. Fowler. Cost, \$2,500.
W. B. Dunnell, architect, has begun work on the revised plans for the Trinity H. church in Northeast Minneapolis. Cost, \$10,000.
William Wheeler, 1808 Lyndale avenue N, has begun work on a two-story residence at 3850 Ninth avenue S. It will be 26x28, modern. Cost, \$2,500.
A new white marble entrance is being put into the Northwestern building, 322-24 Hennepin avenue.
Barnes Bros. have the general contract to erect a frame cottage, 24x24, for C. A. Duvell, at 1285 Oliver avenue. Cost, \$2,900.
John E. Carlson has the contract to erect a frame residence, 24x30, at 3133 Sixteenth avenue S, for H. C. Blaisdell. The plan for the park board has decided to erect a permanent pavilion at Loring park of concrete and steel.
C. W. Larson has begun work by the day on a frame residence, 26x32, at 3319 Holmes avenue. Cost, \$2,000.

ARCHITECTS HAVE WOES

Builders Blame Maker of Plans for Inaccurate Estimates. Builders have been loth to make announcement of their building plans this year until contracts were let. They would say that they had just so much money to spend and that they had plans ready, but they were not sure that they would build until it was found whether the architect's estimate was within the limit.

On this score the Improvement Bulletin has to say: "With the steady advance in building materials as well as in labor, the complaint that architects cannot estimate the cost of a building within any degree of accuracy receives additional force. Owners will have plans drawn, having practically no conception of what they want, and then they want about a certain limit. The completion of the plan always means that some other ideas and arrangements are suggested, and chances are to be made if the building is to be what is wanted. The architect is instructed to make these changes and revisions. Furthermore there must be the little additions made from time to time, before the final approval of the plan. Then comes the taking of figures and often with the sad awakening that the building which was started on a certain limit of cost has sadly overrun.

"The owner forthwith blames the architects. The architect would need to keep as close to the building materials market as does the broker to the stock market to keep the range of cost of materials, while he would need all the gifts of second sight imputed to several multiples of a seventh daughter if he could assume to know what labor might demand. Yet in spite of these handicaps as well as of the owner's changes, he holds himself solely responsible for the variation in figures."

CONTRACTOR HAS RIGHTS

Courts Decide Against Builders Who Fail to Keep Agreement. Builders who make contracts and then call them off have a warning from the highest court in the state. The supreme court of Minnesota has affirmed the verdict obtained in the trial court by a contractor who was awarded the construction of a building, only to have it afterwards withdrawn without cause. "The action of the higher courts is certainly a satisfaction to contractors," says the Improvement Bulletin, "many of whom have endured the dissatisfaction of being jockeyed with by owners who would make a tentative award with every assurance that the finalities would be carried out, only ultimately to give the work elsewhere. The contractor is hedged in by lien laws and other restrictions, and he should have the surety of feeling that a contract once awarded could be annulled only for cause."

THORPE REMEMBERS VETERANS

Real Estate Man Gives Old Soldiers View of Grand Parade. One of the most pleasing courtesies extended to old soldiers last week was on the part of one of the real estate men. S. S. Thorpe, who has large offices on the second floor of the Andrus

OWN YOUR HOME

The mere tenant can have no idea of the feeling of satisfaction and contentment that the possession of his own home brings to a man. There is no worry lest he be ousted for non-payment of rent or because of a sale of the property, and no bother of asking the landlord before making any alterations or doing anything unusual about the place. If you own your home, you can do anything you choose with it without asking any one's permission.

I have helped many people in this city to acquire homes of their own by selling them houses on the monthly payment plan, and they have over and over again expressed their great satisfaction in their purchases. In fact, the many customers that I have pleased by aiding them in securing homes have been my best advertisement. They have in many instances brought me other customers. You will be sure to like my plan if you try it.

I Have Houses of All Kinds in All Parts of Town. HERE ARE A FEW SAMPLES.

- Stevens av near 27th st.—Pretty seven-room cottage, \$300 cash, \$25 per month (87)..... \$2600
Sixth av N near 5th st.—Good dwelling, large lot, \$300 cash, \$25 monthly (151)..... \$2900
Nicollet av inside Lake st.—Fine corner, 90x151 feet. Modern house of 11 rooms, \$600 cash, \$50 monthly (109)..... \$6500
Boyalston av.—A two-story nine-room house and good barn, \$800 cash, \$30 monthly (82)..... \$3250
Oakland av near 25th st.—Two-story frame double house, seven rooms each side, \$200 cash, \$25 monthly (45)..... \$2100
Western av, close in.—Nice corner lot and nine-room dwelling, \$450 cash, \$40 monthly (168)..... \$4500
Clinton av near 26th st.—Good frame house of eight rooms, large lot, \$250 cash, \$25 monthly (209)..... \$2500
Nicollet av near 24th st.—Well built modern dwelling of ten rooms, with hardwood floors and open plumbing, \$500 cash, \$50 monthly (161)..... \$4300
Portland av near 24th st.—Comfortable nine-room house and barn, \$300 cash, \$30 monthly (18)..... \$3000
Forest av near Dell Place.—Attractive modern 12-room dwelling, everything complete and up-to-date, \$500 cash, \$50 monthly (95)..... \$5250
First av S and 27th st.—Good eight-room dwelling with water and gas, \$250 cash, \$25 monthly (99)..... \$2400
Washington av N inside 17th av N.—Small and attractive cottage, on lot 55x165 feet, \$250 cash, \$25 monthly (188)..... \$2500
Thirteenth av S near 8th st.—Small house, very nice, good barn, large lot, \$300 cash, \$25 monthly (129)..... \$2500
Second av S near 17th st.—Seven-room frame dwelling, \$300 cash, \$30 monthly (48)..... \$2800

R. M. NEWPORT, Loans, Real Estate and Insurance. PHOENIX BUILDING.

Lynnhurst is located on the east side of Lake Harriet. It is a beautiful residence property and its advantages can be duplicated in this city. The improvements are all private residences—several now being erected—homes—no flats, stores or apartments. The ground lies high and slightly, and many lots overlook the lake. The lots generally are large—each purchaser having two—and the prices range from \$500 up, including city water, gas and attending morning and evening terms are within your reach—\$100 cash and \$10 per month on each lot; only 5 per cent on deferred payments. The street car service is the best, seven minutes morning and evening, and fifteen minutes the balance of the day. The purchasers are just the kind of people you want for neighbors, and we invite you to look the property over and satisfy yourself of its beauty and many advantages. Call or write for our curity Bank Building.

IMPROVED PROPERTY

- LOOK THESE OVER. MODERATE PRICES. REASONABLE TERMS.
\$2100—Near 32d and Columbus. Here is value. A west front two-story house; good repair; neighborhood building up fast. Lot 47x128. Let us show you this.
\$2100—Pillsbury av near 28th st. Eight rooms. East front. Two-story house. Good neighborhood and fine shade. Occupied by two families now, but could be made into comfortable home.
\$2200—2714 Third av S. Six rooms. City water, gas, cement walk; elegant shade; fine neighborhood. Lot 50x128. Don't fail to see this.
\$2200—Seven-room house on 28th st not far from Hennepin. Has city water, cesspool, cistern. South frontage. Lot 44x132. In good repair and location.
\$2250—Fifth av S between Franklin av and 22d st. East front, seven-room house, with city water, sewer, cistern, storm sash and screens. Lot 48x123.
\$2400—Harriet av near Lake st. Here is a gem. A large two-story house. Nine rooms. Piped for furnace and gas. Has mantel and grate. Hardwood finish and floor in parlor. Cement walk and good barn. Lot 40x128.
\$2500—On Park av near 32d st. Fine neighborhood. Seven-room two-story house. City water, cesspool, cement sidewalks. Lot 48x118. West front.

WALTER L. BADGER Oneida Bldg.

building, with a great expanse of window front on Nicollet, conceived the idea of erecting a grand stand in the office for use on the day of the parade. Late Tuesday carpenters knocked together seats for 250 in ascending tiers, each seat giving a full view of the street. Invitations were not issued to patrons of the firm to use the seats, nor were formal notes sent to old soldiers to take advantage of the opportunity to see the parade in comfort. The biblical injunction to go out into the byways and bring them in was followed. Mr. Thorpe had two men at command and whenever he spied a forlorn looking veteran on the street who seemed to have no place in particular to see the parade, he sent one of the messengers and had the surprised soldier brought as by a provost guard. One hundred and twenty-five old soldiers occupied the seats and members of the office and friends of the veterans the remainder. Coffee and sandwiches were the refreshments.
American exports of cotton, raw and manufactured, were last year \$481,000,000, iron and steel came next with \$284,000,000, then hog products with \$100,000,000.