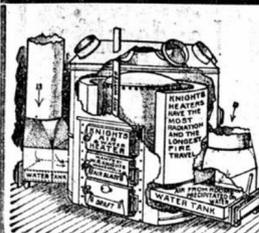


# HOME BUILDING AND HOME MAKING



**I Give This Guarantee**

I guarantee said Knight Heater to heat your house as economically as any heating apparatus on the market at this date, barring power. Should it fail to do this I agree to remove said Knight Heater and return to you the money you pay for said Knight Heater. The Knight Heaters are the best made anywhere.

**WILLIAM R. KNIGHTS,**  
Manufacturer of the Knight Heaters and Heating Supplies. Factory and Salesroom, 34th and Bryant Ave. So. Branch Salesroom, 408 First Ave. S.



**Storm King**

When the thermometer is down to 30 below, you'll appreciate the heating abilities of a

**Roberts Heating and Ventilating Co.**  
213-217 Third St. S.

## ARE YOU PLANNING TO BUILD? HERE IS A HOUSE TO STUDY

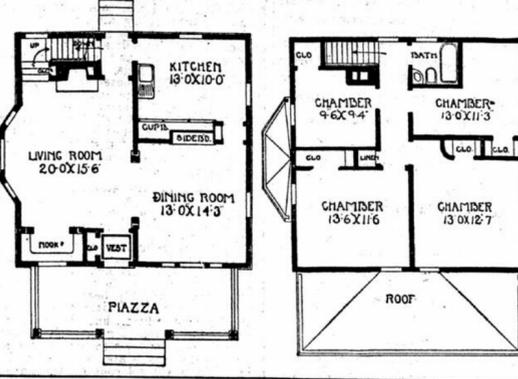
**A COTTAGE BY THE SEA**

This is a smart colonial cottage home, there being a beautiful livingroom covering one entire side of the house, and a diningroom in front, connecting with the kitchen. In the second story there are four chambers besides the bath. The house is finished in red oak or birch, first story; second story is finished in pine to paint; birch floors throughout. The size is 28x32. First story, 8 feet; second, 8 feet, with a full basement under the entire house.

I furnish complete plans and specifications, also builder's contract, for \$15. Built in 1906, exclusive of heating and plumbing, for \$2,200.



By special arrangement with Glenn L. Saxton, architect, 242-244 Security Bank 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 \$15. These will be furnished in every detail. Mr. Saxton will also furnish to The Journal's readers for \$1 a beautiful, practical and helpful book of plans, entitled "American Dwellings," of houses ranging from \$400 up. In case plans are ordered from the book the price of the publication will be refunded. Portfolio No. 2, of residences costing from \$3,000 up to \$50,000, 60c; portfolio No. 3, of stores, schools and churches, 50c. A church portfolio will also be given free to any reader of The Journal upon application to the architect.



**Simple Effects.**

Sweet simplicity is the keynote of the fashionable interior nowadays. It may be expensive simplicity or quite the opposite, but the effect must be there. The walls should be light in tone, and the pieces of furniture few in number unless there is considerable space. Hardwood floors are becoming more and more the rage, and white woodwork is returning into favor.

One charming room recently noticed had white woodwork and white wicker furniture. Where the wall paper shows it is of a light shade of plain green. The fireplace is of simple red brick. Oriental rugs cover the floor, and a few good prints and water colors decorate the walls.

The windows are rather wide and are curtained in dotted Swiss with outer curtains of green denim. In the summer time they are further ornamented with window boxes containing red geraniums.

**Casement Windows.**

Casement windows should be curtailed in as simple a manner as possible in order to give full value to the beauty of the leading. Laces should never be used. A sash curtain on a small metal rod, fastened to the window in such a way that it does not interfere with opening and shutting, is the best solution of the problem. The curtain should be of some very flexible material that can be easily drawn back.

The color of the curtain must be determined by the scheme of the room. A plain silk or linen matching or harmonizing with the walls is usually best. Casements are so decorative that they should be concealed as little as possible.

**GAS FOR LIGHTING AND COOKING**

The "Colt" is the Gas Generator adopted by the United States government, and must have the most merit, besides it is the machine used in the most beautiful homes and large hotels in eastern summer resorts. At Minneapolis a few users are J. F. Conklin, C. F. Haglin, J. B. Long, Titus Marek, George W. Heister, John Marshall, G. P. Wheelwright, Captain J. G. Johnson, John and Charles Gluck, J. Robitsek, A. E. Zenna and Gage, Hotel del Otero and Buena Vista. Used in thousands of stores, halls, churches, etc. Nothing as reliable and durable. The best system for lighting towns. No charge for estimates on complete installations.

**J. B. COLT CO.,**  
213 4th St. S. Minneapolis.

**Awnings for the Home**  
Tents, Flags, Window Shades  
For Rent.

**American Tent & Awning Co.** 307-309-311 Wash. Ave. No. C. M. RAWITZER, Prop.

**See GARDNER for Builders' Hardware**

304-306 Hennepin Ave.

**ALL KINDS OF LUMBER**

**SOUTH SIDE LUMBER CO.**  
1100 SOUTH THIRD STREET.

**Houses Built Complete in One Month**

Plans and estimates furnished. Remodeling

**THOS. HALLANGER, Building Contractor**  
Office, 7 West 26th St.  
Residence, 2710 Pleasant Ave.  
Phones—T. C., 442. N. W., South 1094 L.

**Summer the Year Around**  
for those using The Splan Hot Water Heating System. Erected in old as well as new houses. Let us submit estimate.

—Both Phones—  
212 FOURTH ST. SO.

**CLEMENTS & SMITH**  
611-613 First Ave. So.

Builders' Hardware, Tools, Cutlery, Fishing Tackle, etc. Call and See Us.

**Legal Fights Without Charge**

Nothing is more worrisome and expensive than a lawsuit over a defective title.

About the only sure way to avoid such trouble is to have one's title insured, then the Title Insurance Company has to fight all such battles free of charge.

**A POINTNER—Heat with Hot Water.** No dust, soot, gas, and always a uniform, healthy heat. Use the Burnham Boiler and We will heat the house shown on this page for \$340.00

**HASEY HEATING CO** 310 3d av S.  
Burnham Boilers are sold to the trade by the Burnham Heating & Ventilating Co., 317 to 323 3d St. S.

**513 T.C. PHONE 2nd AV. S. 2838.**

**PIKE ELECTRIC CO.**

Electric Light and Power Wiring. General Contracting and Repairing. First Class Work Guaranteed.

**Let Us Figure on Your Bill**

**Melone-Bovey LUMBER**  
13th Ave. S. and 3d St.

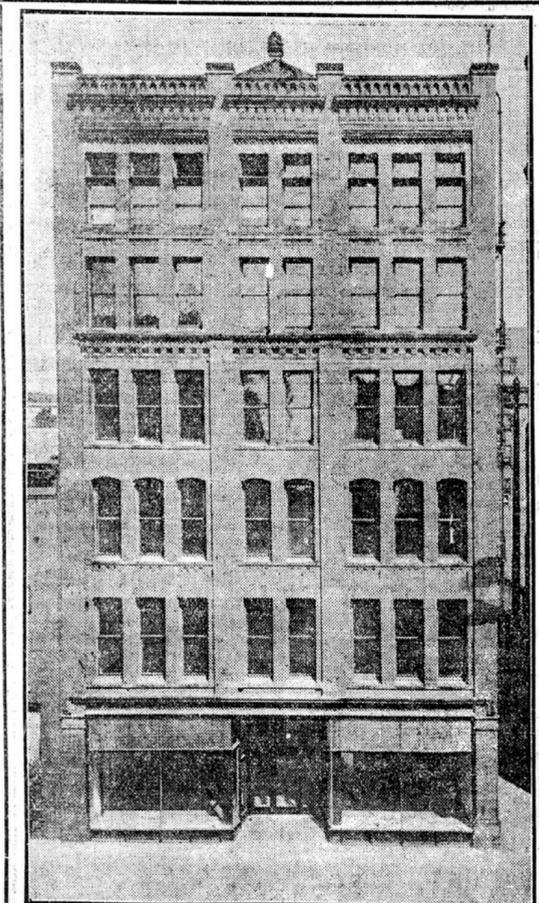
Formerly Retail Yard of Bovey-DeLaittre Lbr. Co.

**EVERYTHING IN LUMBER**

**Minnesota Linseed Oil Co's MIXED PAINTS**

are pure and will stand both wear and weather

SOLD BY  
**J. H. SMITH** 216 Hennepin Avenue



**16-18 NORTH FOURTH STREET**  
—One-half Block from Hennepin Avenue—

We have about completed remodeling this building, which contains about 30,000 square feet of floor space, and is now ready for occupancy.

**J. F. CONKLIN & ZONNE CO.**  
115 TEMPLE COURT.

**BUILDING NEWS**

Building continued heavy the week just closed. Permits were taken out for large numbers of buildings, and them being for frame dwellings ranging in estimated values from \$1,000 to \$5,000. W. J. Larkin secured a permit for a \$15,000 three-story brick flat at 2641 Hennepin avenue, the largest figure for the week.

Building news for the future is contained in the summary published by the Improvement Bulletin as follows:

Charles S. Sedwick, architect, has plans and figures are being taken for a three-story residence at St. Anthony Park by F. A. Pike. It will be modern finish and hot water heating. Cost, \$4,000. He also has completed plans for Edwin Pritchard for a two-story frame residence near Lake Calhoun. It will be 28x30, with gable roof and full basement. Cost, \$4,000. He also reports Hooper, Bartlett & Co. of Eau Claire have been work on their contract for the new buildings for the Northwestern Lumber company at Stanley, Wis.

Edwin S. Hewitt, architect, has plans about completed for the George H. Christian hospital, also East Lake street and the five. It will be 78x50, with two wings, 50x24, and one 26x31; also extensive open porches on both sides and stone, two-story and basement. There will be approved sanitary and ventilating equipment, steam heating, direct and indirect, plumbing, baths, electric lighting, laundry, kitchen fixtures, hard wall plaster, screens and store, etc.

Neil Bruce has the general contract for a residence for Mary E. Hunt at 3539 University avenue SE. It will be one and one-half story, 28x35, with leaded glass, plumbing, and furnace. Cost, \$2,000. He has also been work on a modern frame dwelling for Samuel Glading at 620 Thirty-eighth street S, which is to be one and one-half story, 24x33, with concrete foundation, open plumbing and furnace. Cost, \$2,200.

Fremont D. Orff, architect, is at work on plans for remodeling and an addition, 25x38, two-story, to the building at Washington and Ferguson Falls, Minn., for the Ferguson Falls National bank.

The Keith company, architects, has plans for a modern frame residence at Parker, S. D., for Edward L. Burns, to cost \$3,500; also a cottage for H. V. Kiff, at Tower City, S. D., and one 24x30 for W. F. Main at Atkinson, Iowa, cost \$1,500.

A. Levander, architect, has plans for a two-story frame two-flat building for Albin Anderson at 2224 Eleventh avenue S. It will have d. s. and leaded glass, hard plaster, 1X1 ceiling, hardwood finish, cementing, electric bells, fixtures, open plumbing, screens, storm sash, speaking tubes, etc. Cost, \$5,000.

J. & W. A. Ells, 905 Lumber Exchange, secured the general contract to erect the fire station at Menomonie, Wis. It will be two-story and basement, stone foundation, Menomonie brick and cutstone. Cost, \$8,000.

The Keith company, architects, has plans for an addition to the residence of J. J. O'Brien at Northfield. Cost, \$3,500. Also has plans for a two-story modern brick residence for F. A. Mearns at Belvidere.

F. D. Orff, architect, reports the contract for a two-story modern frame residence at Menomonie, Wis., for T. B. Wilson, was let to the Curtis & Yale company.

Bell & Detweiler, architects, report all bids rejected for erecting the Macalester college dormitory at Northfield. The contract will be taken upon revised specifications until Sept. 12, at the same hour and place as before.

Thomas Hilburn, secretary Electric Machinery company, has plans for a modern frame residence from plans by the Keith company, architects. Cost, \$3,000.

F. L. Stores, 2728 Blaisdell avenue, has the contract to erect a two-story frame store and shop for R. K. Kilduff at 2827 Nicolet avenue. It will be 32x74. Cost, \$3,000.

Mrs. M. S. Gore, 750 Central avenue, has plans for a two-story modern frame residence in Northeast Minneapolis to cost \$2,500.

H. L. Street, architect, will build a frame residence, 28x26, at 1028 Twenty-fourth avenue SE, for Miss Anna Adams. Cost, \$2,000.

Thomas Hilburn, secretary Electric Machinery company, has plans from the Keith company, architects, for a two-story frame residence, to cost \$4,000.

H. W. Leeming, 290 Twelfth street S, has plans for a two-story frame residence from the Keith company, architects. Cost, \$2,000.

A. L. Casler secured the contract for the mason work for the six stores at 418 to 430 Fourth street, for W. F. Andrews. Cost, \$7,500.

A. W. Oertel has the contract to erect E. H. Turner's residence, at 3016 West Forty-third street. Cost, \$2,100.

**LOWRY HILL PROSPERS**

Many Fine Buildings Go Up on Mount Curve Avenue.

Late fall building characterizes Lowry Hill. In the neighborhood of Knox and Mount Curve avenues several fine structures are just under way.

Edmund L. Burns, architect, is building a fine residence at James and Mount Curve; Theodore Basting is about to build at the Knox avenue corner; W. M. Kenyon has designed a house for James avenue and Mount Curve; J. S. McLain is to build at Knox and Mount Curve; and Miss Foss has just about finished a mansion on Mount Curve.

These are a few of the houses which have been under construction this year

on Lowry Hill. The district has become popular and the real estate values have increased tremendously in the last two years, owing to the increase of buying and building.

**REALTY BUSINESS COMPARED**

Figures Show Comparative Amounts of Transfers and Building Permits.

Comparative tables showing the number and amounts of real estate transfers and building permits for the week ending Sept. 7 and the corresponding week of 1905 are compiled by the Daily Legal News as follows:

**REAL ESTATE TRANSFERS.**

	1906	No. Amount.	1905	No. Amount.
Saturday	21	\$22,304	27	\$36,334
Sunday	38	40,788	24	10,150
Monday	59	54,040	24	36,296
Tuesday	25	30,900	37	45,078
Wednesday	8	2,700	35	35,775
Thursday	8	2,700	35	35,775
Friday	8	2,700	35	35,775
Totals	170	\$161,520	183	\$215,221

**BUILDING PERMITS.**

	1906	No. Amount.	1905	No. Amount.
Saturday	13	\$12,220	11	\$35,317
Sunday	28	45,770	21	10,150
Monday	25	30,900	37	45,078
Tuesday	19	20,350	18	20,295
Wednesday	17	16,435	17	16,435
Thursday	17	16,435	17	16,435
Friday	17	16,435	17	16,435
Totals	102	\$154,480	72	\$137,522

**\$2200 ONLY**

Biggest bargain in Eighth Ward. This fine eight-room house, new roof, newly painted and decorated, new gas fixtures. 3139 Colfax av S.



Open Sunday 2 to 5 p.m. See it Sunday if you want this bargain. Owners—

**Printers Supply Co.**  
108 NO. THIRD ST.

**NO MODERN HOUSE**

Is Complete without a TRI-STATE (formerly Twin City) Telephone.

Because the TRI-STATE has the largest number of users, and does the largest part of the telephone service of the city. The company has brought Lower Rates, Better Service and more Courteous Treatment.

Residence rate for unlimited service is \$2.50 A MONTH.

—We have no party lines—

**PLEASE CALL UP NO. 8, THE CONTRACT DEPARTMENT.**

**STORM SASH**

We have Them at

230 South Fourth St. Both Phones 96

**City Sash & Door Co.**

**Plumbing, Heating, Gasfitting**

If you want your work done well and at the right price call or phone

**Robert Simpson & Co.,** 604 Hennepin Avenue.

**We Furnish Money**

To Buy or Build Homes on Monthly Payments Less Than Rent!

We have bought and built over \$500,000 worth of homes in the last four years. Call or send for booklet explaining our plan and showing what we have done for others and will do for you.

**UNITED STATES INSTALLMENT REALTY CO.**  
300 Kasota Block.

**TOOLS!**

WE MAKE THEM.

STONE WORKERS' TOOLS, BRICKLAYERS' TOOLS, BRIDGE CONSTRUCTION TOOLS AND WRENCHES, IRON AND STEEL FORGING.

**THE RIEDEL TOOL WORKS**  
116 FIRST AVE. NORTH.

**Artistic Upholstering**

We have unequalled facilities in reupholstering, recovering and upholstering furniture. Phone us and we will call and give you estimates.

**Walker's Carpet Cleaning Works**  
F. L. Storms, prop., 1901 NIGOLLE AV. T. C. 4699—Phone—N. W. 30, 207.

**Lawn Mowers Sharpened**

By the latest device. Our way is perfect.

**Fishing Tackle and Base Balls are on tap at**

**Hennepin Hardware Co.,** 702 Hennepin Ave.

**INEXHAUSTIBLE HOT WATER**

ALL OVER THE HOUSE

**The QUAD WATER HEATER**  
JUST TURN THE FAUCET!

**Oriental Rugs Cleaned**

By the latest process. Safest and best method.

**HENRY BROS. DYE HOUSE**  
1213-17 Hennepin Ave. Both Phones.

**DAVID C. BELL, Pres. WALTER A. EGGLESTON, Sec'y. JAMES B. SUTHERLAND, Treas.**

**D. C. BELL INV'T CO.**

**SECURITY BANK BUILDING.**

**\$1850**—No. 1704 Polk st NE, good house of nine rooms with city water, gas and fixtures, and wet sink, gas range; arranged for two families if desired; all in fine condition, east front lot, 46x133, stone walks, city water, gas, and shrubbery lot fenced; this property will readily rent for \$21 per month; it's cheap; look it up at once.

**\$1400**—No. 705 3d St S; two story brick building on lot 8x23. This is a down town, close-in place and cheap. Look it up.

**\$950**—324 Grand av is a new 7-room, modern residence; also large bath, with open nickel plumbing, full basement, hot water heater, laundry, water meter, gas and fixtures, neatly decorated all through, hardwood finish floors, first floor and staircase. Georgia pine floors, tiled on second floor; front and rear vestibules, large pantry chambers and four good closets; storm sash and screens; east front lot, 42x138; lot graded and sodded. Some of this work yet to be completed, but we can show you through another house now completed; \$200 to \$300 cash and monthly payments.

**\$1000**—No. 2822 22nd av S, good 6-room house, cellar, well, cistern, summer kitchen and woodshed, newly painted and in fine shape, east front, near the Milwaukee shops and steel works.

**\$1050**—No. 5146 35th av S; small house on a fine piece of ground land containing a little over an acre and a half.

**\$3500**—Nos. 2428 and 2430 Oak land av, dwelling of 17 rooms, modern, except heat; rents for \$37. East front lot, 49x124.

**\$1500**—No. 803 Franklin av; house of six rooms and barn; lot 33x38.

**\$1100**—No. 2523 Newton av N; house of 7 rooms; city water; rents for \$11; east front corner lot, 41x90; stone walk.

**\$1200**—No. 619 Lyndale Place; house of 8 rooms; renting for \$13; east front lot, 45x72. Will submit above amount.

**\$3400**—Nos. 440 and 443 Eighth av N; double dwelling of 8 rooms each side, 1.100 sq ft; 36; south front lot, 60x150. Improvements in street.

**\$600**—Washington av N, between 29th and 30th avs; east front lot, 41x165; all improvements in street; will submit above amount.

**\$1400**—For a bargain in Kenwood, on the boulevard, between Franklin and 21st, large lot, 50x146. Best location in the Addition.

**\$750**—For a snap on 18th av S; between Franklin av and 23d st, very large lot, 61x123; all improvements. You can't beat this anywhere in town.

**\$100**—Hawthorn and 32d st S, between 10th and 41st sts, east front lot, 40x141; \$20 cash and \$5 per month.

**\$950**—For a good east front lot, 26th av, 43 foot front; city water and stone walk; two if desired; they are cheap.

**\$225**—Will probably buy a large lot, 48x125, on 30th av S, between 26th and 27th sts; it is a bargain at that figure.

**\$2250**—For three fine lots, south and east front corner, 18x123; \$2250—For a very fine south and east front corner in Green's addition on Irving av S; this is a choice location and good site.

**\$1250**—For a large south and west front corner lot, 50x133; sewer, water and stone walk, paid for on both sides; Grand av and 24th st.

**\$225**—Taylor at NE; close to 18th av; east front lot, 48x51; it is a good one and the price is right.

**\$275**—Knox av N, between Flynn and 14th av N, close to Plymouth av car line and easy walking distance; only \$25 cash and \$1 per month.

**\$550**—Holmes av, between 32nd and 33rd sts, fine lot, 43x128; stone walk, city water and gas.

**\$225**—20th av S and 36th st; large east front corner lot, 49x125; city water; it is cheap.

**\$275**—Minnehaha av, between 36th and 38th sts, east front lot, 40x150; city water and stone walk.

**\$1300**—Pillsbury av, between 36th and 38th sts; very choice east front lot, 44x165; the best bargain in Blaisdell's addition.

**\$2200**—Blaisdell's addition, corner, 52x145, on Blaisdell av and 25th st, east front lot; no better bargain in the addition.

**\$550**—For 44 foot east front on Pleasant av, between 26th and 28th sts; all improvements; this is the best bargain in the Eighth ward.

**\$175**—Minnehaha av, between 40th and 41st sts; fine 40 foot lot; best on the avenue; \$25 cash and \$10 per month.

**PARTIDGE HEIGHTS, LAKE MINNETONKA**; on electric car line; cars stop right there; only one mile to Excelsior; one-fourth acre; lot 26x100; terms; beautifully wooded and very high and slightly; call or write for plat.

**\$1400**—Portland av, close to 28th av, very large lot, 61x124; all improvements in street. It is the best bargain on the avenue.

**\$350**—Has been owner's price for lot, 42x128, on Dupont av S, between 36th and 38th sts, but he wants an offer.

If you were renting a house you would show a prospective tenant every desirable point and thus interest him. In writing a Journal want ad you should do the same thing. The results will be the same—the prospective tenant will come to see about it. Tell the whole story—that writing the

Quit the "cellar or attic habit"—Why "half-advertise" it? A Journal advertises the "outgrown things."—national want will fully advertise it.