

HOME BUILDING AND HOME MAKING

THIS IS THE BEST TIME TO PUT IN THAT FURNACE

While the birds still sing and the weather remains warm, you'll not be inconvenienced by having a "Storm King" installed in your house. The cold winds will soon be blowing and you'll feel the need then. Remember the "Storm King" saves one-half the fuel used by other plants.

The Roberts Heating & Ventilating Co.
213 7th St. S.

ALL KINDS OF LUMBER

SOUTH SIDE LUMBER CO.
1100 SOUTH THIRD STREET.

Let Us Figure on Your Bill

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

LUMBER

Formerly Retail Yard of Bovey-DeLaitre Lbr. Co.

EVERYTHING IN LUMBER

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

By special arrangement with Glenn L. Saxton, architect, 242-244 Security Bank building, a complete set of plans for a beautiful, practical and helpful book of plans, entitled "American Dwellings," of houses ranging from \$400 up, in case plans are ordered from book and printed, the publication will be refunded. 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 upon application to the architect.

THREE COZY CORNERS

Built 1906.

My trio of "prize winners" of small cottages are models of their kind, each one in itself making a beautiful, complete and economical home. One of them can be readily sold from \$420 to \$300 more than it costs to build. It is unnecessary to go into detail in regard to the same. The photographs show the exteriors and the floor plans show below will speak for themselves. No. 1 is 22 feet wide and 24 feet deep; height of the first story is 9 feet, second story is 8 feet, having basement under living room part, with hardwood finish and floors in first story and pine to paint in second. Cost to build, \$1,375.

No. 2 is a commendable little design, the roof outlining a beautiful and harmonious. This little cottage is 20 feet and 6 inches wide and 24 feet deep; first story 8 feet 6 inches high, second story 8 feet; small basement under one-half of house, birch finish throughout, pine to paint in second; birch floors throughout. Cost to build, exclusive of plumbing and heating, \$1,200.

No. 3 is a beautiful colonial cottage with double pitched roof and broad piazza. The living room in this cottage is all one could desire; in fact, the living room in each one is beautiful, and makes the house look like a home that would cost from \$2,000 to \$2,500. Size is 22 feet wide and 24 feet deep; first story 9 feet, second story 8 feet, with birch or red oak finish throughout, pine to paint in second; birch floors throughout. Cost to build, exclusive of plumbing and heating, \$1,450.



A Poorly Laid, Poorly Finished

HARDWOOD FLOOR

is a constant source of annoyance. You can save all this by having them done right at first.

NORTHWESTERN PARQUET FLOOR CO.
80-82 Ninth Street South

TOOLS!

WE MAKE THEM.

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

THERIEN TOOL WORKS
116 FIRST AVE. NORTH.

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.

THE BEST JOB OF HOT WATER HEATING

will cost you no more than an inferior one if you have it installed.

F. SHOENEN,
1565 Hennepin Av.

Be sure you get the best on your new or renovated home.

513 T.C. PHONE 2838.

PIKE ELECTRIC CO.

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

GAS FOR LIGHTING AND COOKING

The "Colt" is the Gas Generator adopted by the United States government, and has the most merit, besides it is the machine used in the most beautiful eastern summer resorts. At Minneapolis, a few users are: P. Conklin, C. F. Haglin, F. B. Long, "Hires" Maresca, George W. O. J. Wheeler, Captain J. E. Johnson, John and Charles Glue, J. Rottback, A. E. Zonne and J. B. Sjage, Hotel del Otero and Bueca Vista. Used in homes, hotels, clubs, churches, etc. Nothing so reliable and durable. The best system for lighting towns. No charge for estimates on complete installations.

N. W. Agency, J. B. COLT CO.,
213 4th St. S., Minneapolis.

Minnesota Linseed Oil Co's MIXED PAINTS

are pure and will stand both wear and weather.

J. H. SMITH
216 Hennepin Avenue

Houses Built Complete in One Month

Plans and estimates furnished. Remodeling and jobbing.

THOS. HALLANGER, Building Contractor
Office, 7 West 5th St.
Residence, 210 Pleasant Ave.
Phones—T. C. 4482. N. W., South 1064 L.

HUNTERS RETURN IN SAFETY.

Helen M. M. Spaulding, Mrs. H. Kellogg and Fred S. Buck, who were thought to be lost while hunting in the Sitka roof valley and for whom parties were organized, have returned to camp.

Use the Anchor Stone Laundry Tray.

Strongest and cheapest tray on the market. Foundry made concrete sidewalks, concrete blocks, fancy masonry, brick masonry, etc.

ANCHOR STONE LAUNDRY TRAY CO.
Office, 7 West 5th St., Phone N. W. Main 3350 L2; T. C. 2142. Factory, 2920 Lyndale av. S., phone T. C. 944.

Awnings for the Home

Tents, Flags, Window Shades

American Tent & Awning Co.
77-309-311 Wash. Av. N. O. M. RAUTER, Prop.

I Give This Guarantee

I guarantee said Knights Heater to heat your home as economically as any heating apparatus on the market. Foundry made concrete sidewalks, concrete blocks, fancy masonry, brick masonry, etc.

WILLIAM R. KNIGHTS,
Manufacturer of the Knights Heaters and Heating Supplies, Factory and Show Room, 24th and Bryant Ave. S., Branch Salesroom, 408 First Ave. S.

Sanitation, Heat and Light

The M. J. O'Neil Sanitary Plumbing Plants make your homes healthy. The M. J. O'Neil Heating Plants keep your homes warm and the M. J. O'Neil Gas and Electric Fixtures make your homes light and cheerful.

M. J. O'NEIL,
Both Phones 39,
227 South Fifth St., Minneapolis.

Oriental Rugs Cleaned

By the most progressive method.

HENRY BROS. DYE HOUSE
1213-17 Hennepin Ave.
Both Phones 39.

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.

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

Walker's Carpet Cleaning Works
F. L. Storms, prop. 1901 NICOLLET AV. T. C. 4629—Phone—N. W. So. 207.

\$275 Will Hot Water Heat

any of the cottages shown on this page. This includes the celebrated Burnham Boiler and a first class guaranteed job in every detail.

The Hasey Heating Co.
310 Third St. So.

Burnham Boilers are sold to dealers by the **ROBERTS HEATING & VENTILATING COMPANY**
313-317 Third Street South

Fine Upholstering

Don't Throw Away Old Furniture; for a very small sum we can make your old pieces of furniture look bright and fresh as new. Phone us and we will call and give estimates.

Walker's Carpet Cleaning Works
F. L. Storms, prop. 1901 NICOLLET AV. T. C. 4629—Phone—N. W. So. 207.

See GARDNER for Builders' Hardware

304-306 Hennepin Ave.

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.

Hardwood Floors Take Place of Fixed Carpets

Every Argument from Standpoint of Sanitation, Cleanliness, and Ease of Care Favors Use of Polished Wood for Floors—Fine Effects Produced by Combination of Woods or by Quarter-sawed Oak—Care of Floors.

Hardwood floors have become one of the necessities of modern civilization. Apart from their handsome appearance and the addition they make to the decoration of a room, they are an imperative necessity to the wise and thoughtful housekeeper who regards cleanliness and healthfulness as the two first requisites of her home. The study of microbes has convinced the intelligent woman that the stationary carpet, with its disease-breeding and dust-discharging surface, is an enemy to health and a foe to cleanliness.

The hardwood floors have been a necessity in the eastern homes for many years, dating back to the colonial days, when every housewife was proud of her polished floors, but in the great west the idea has been adopted but a few years. Now, however, the modern, progressive housewife insists upon her hardwood floors, especially in her sleeping rooms and bathroom, and if she can have them all over the house, so much the better. Physicians are universally opposed to the tacked-down carpet and are in favor of the polished hardwood floors and movable rugs, as the latter can be rolled up and taken outside and the dust easily shaken out, leaving everything pure and clean.

Housecleaning Banished.

Aside from the strong argument on the ground of cleanliness and healthfulness the old bugbear, housecleaning, is reduced to a mere bagatelle with the hardwood floors that can be so easily wiped up and cared for.

wax or varnish finish can be purchased all prepared for use. If an old floor has been neglected there are two remedies, viz.: One is to scrape the floor clean with steel shavings and compound, and then rub with a good coat of new floor. The other is to spread on a good coat of a preparation which removes paint, oil, varnish, etc., and allows it to stand for a few hours; it then can be washed off with a rag soaked in turpentine.

When the original condition of the floor has been reached it should be sanded and a good coat of oil rubbed in. The filler should be thoroughly set and hard before any further progress is attempted. Then give the floor a thin coat of shellac, and sandpaper soap completely. Rub with a coat of hard wax finish and polish with weighted brush, using the bare brush first. Rub the brush across the grain first and then with the grain. Put a little turpentine on the brush and rub it to give the final and finishing gloss.

It is always a good plan to have on hand a can of the floor polish to rub over the little worn places when they first appear. The prepared wax has one advantage over any other finish, it can be put on in places without showing a patch. It also makes the floor less slippery than when finished with shellac first, but requires more rubbing with the weighted brush to give the high polish.

Use Little Water.

If the floor gets soiled, water, if used at all, should be used sparingly. A cloth dipped in milk can be used to advantage if the wax is taken up by thoroughly dry afterwards. If this is not done a sticky substance will form the same as from the use of oil, which is now generally condemned, ready to catch and retain any dust that may be in the room. When in need of a thorough cleaning, turpentine can be used; this will, of course, take off the wax and any dirt that may have been rubbed in with it.

For bathrooms, kitchens, or wherever water is liable to get on the floors there comes a preparation especially prepared for these rooms. The floor can be washed and yet not change the color of the wood or lose the luster or wearing qualities.

dwellings and flat buildings continue to be filed steadily, although the season for their construction is now late. For several large structures only partially completed, such as the Butler Brothers building, the First National Bank, the Hurty-Simmons Hardware building, the Central Supply company warehouse and the Northwestern Knitting company factory, the promise for active building all winter is good.

The Improvement Bulletin reports news for the week closing Friday as follows:

The H. N. Leighton company has the general contract to erect J. S. McLean's residence at 1708 Knox avenue. It will be a two-story, two-bay residence. There will be open interior finish, hard wall plaster, marble, electric and cement work, art glass and hot water heat. Estimated cost, \$28,000.

Peter C. Gleason has the general contract for a residence for Frank McConville, 222 Fourth street NE. It will be two-story, all modern, with hot water heat, plumbing and hot water heat. Cost, \$4,800. He also has the contract for two frame residences for Dr. H. H. Hoy, 218 and 219 West Fourth street NE. They will each cost \$5,000.

The Keth company, architects, prepared plans for a \$7,000 residence for William Larkin, 218 West 5th St. It will be a two-story, all modern, with hot water heat, plumbing and hot water heat. Estimated cost, \$7,000.

The Keth company, architects, prepared plans for a \$7,000 residence for William Larkin, 218 West 5th St. It will be a two-story, all modern, with hot water heat, plumbing and hot water heat. Estimated cost, \$7,000.

It will be 20x28, two-story, attic and basement. It will have concrete and blocks for foundation. Cost, \$2,800.

J. L. Lamoreaux, architect, is at work on plans for a residence in St. Paul for Wilbur Klen. Cost, \$4,000.

E. T. Sibley & Co. have replaced a large staircase window of stained glass in the W. D. Washington residence. The subject is the goddess Ceres, and the work is pronounced a superior piece of art.

J. L. Lamoreaux, architect, is at work on plans for a modern frame residence at 3830 Lyndale avenue N. It will be 28x32, at 1877 Fourth street. It will be 24x36, modern. Cost, \$1,000.

E. C. Haley, architect, has plans for a two-flat residence for Dr. A. E. Benjamin on Thirty-fourth street, between Columbus and Park avenues. It will be modern throughout. Cost, \$4,300.

W. C. ALLAN
219 Kasota Block.

\$2300—For 16-room tenement on 8th St. rent \$414.

\$1400—For building on 24th St., rented for over 18 per cent on price.

\$1300—For 6-room cottage on 17th av. S near 27th St.; easy terms.

\$1000—For 6-room house on Pillsbury av. inside Lake st.

\$3500—For new house, fully modern, near Aldrich av. and 34th St.

\$4500—For nice modern house, nearly new, near Portland av. and 28th St.

\$650—For 6-room house in good repair near Franklin and Minnehaha avs.

\$175—For good large lots, east front, on Blaisdell av. near 48th St.

\$550—For good 44-foot lot on Lake at near 10th av. S.

\$525—For lot on Chicago av. near Lake st.

\$115—For corner of 33d av N and Logan.

for his frame residence at 2205 Twenty-seventh avenue S. It will be 23x46, and will cost \$2,800.

The Washburn-Crosby company are making improvements to its engine house on the canal and Seventh avenue S. Cost, \$25,000.

L. L. Chadwick, 2034 Nicollet avenue, has begun work on a frame residence, 24331, at 3801 Bryant avenue S., to cost \$2,000.

Edward S. Stebbins, architect, will have plans for the new high school excavation and foundation ready about Oct. 1.

John Ness has begun work by the day on a two-story frame residence, 24356, at 1427 Monroe street NE. Cost, \$2,500.

E. H. Bass has begun work by the day on a two-story frame residence at 312 Fremont avenue S., 26x32, to cost \$2,800.

A SNAP!

8th Ward Residence

\$2500

Eight-room modern house, large lot, 46x135 to alley. House newly painted and decorated. All street improvements in and paid for. Close to church and Calhoun school. No better neighborhood in city. Reasonable terms.

THORPE BROS., ANDRUS BLDG.

Chadbourne & Braden

17 So. 4th St.

\$2650—Lake Harriet. Brand new house of seven rooms within two blocks of the lake; hardwood floors and finish; full basement; water; piped for gas; storm sash and screens; fine lot, 42x135. Our No. 114.

\$1300—Oliver av N. Neat six-room house, near car line; with good well, cellar, cistern, chicken-house, fine double corner lot, 80x126. \$300 cash takes it. Our No. 99.

List Your Property with us for sale.

SULFLOW DREDGE CO.

433 ANDRUS BUILDING

\$1100—5-room cottage with full basement, cistern and sheds, Pillsbury av. near 45th St.

\$2000—\$300 cash, balance monthly, 7-room house, 15th av. near 28th St.

\$2100—Calhoun Park home of 7 rooms, Holmes av.; owner leaving city; must be sold.

\$3500—W 44th st on Minnetonka car line, 12-room house with large grounds; finished in curly birch and Georgia pine; short distance from Lake Harriet.

\$2800—Two-family house, 3d av. near 33d st.; partly modern; look this up and make us your best proposition.

\$3200—New 7-room all modern house, 4th av. inside 28th st.; built last spring; part cash, balance easy payments.

\$3700—Two-family house in Sunny-side, all modern, hot water heat; rents for \$530 a year.

\$3500—All modern 6-room cottage, hot water heat, east front, all improvements in and paid; part cash, balance \$30 a month.

\$3200—Thomas av S near 39th st., new 7-room all modern cottage, hot water heat, prettily decorated, cozy and comfortable.

\$3500—Park av. inside 33d st., 8-room all modern house, east front, in best block outside of Lake st.

\$4200—Aldrich av. near 36th st., two-family house of 14 rooms, all modern; rents for \$518 a year.

\$4000—Sunny-side home of 10 rooms, all modern, combination heat. Look this up; if it suits you, will make terms to suit.

\$5500—Park av. near 33d st., 8 rooms and two servants' rooms, all modern; best bargain on Park av.

\$5600—Calhoun house of 9 rooms, all modern, splendid view of the lake; splendidly arranged. Let us show you this; it will surely please you.

\$6000—Lowry Hill 9-room all modern house near Douglas av.; could not be built for \$7,000; lot is worth \$3,000; owner leaving city; must be sold.

\$6000—Modern home in Sunny-side; will give terms to suit purchaser.

\$6500—Ridgewood av. home of 10 rooms, all modern, in the prettiest locality on Ridgewood; lot 60x185.

\$7400—Duplex, all modern, 7 and 8 rooms, Park av. near 32d st.

\$1500—Business property on Lake at near 4th av.; rents for \$420 a year; leased for 3 years.

If you are looking for a home or an investment, please call at our office; we shall take pleasure in showing you what we have to offer.

E. M. ANDERSON,

Real Estate, Loans and Rentals. 504 Sykes Block.

HOUSES FOR SALE.

\$4300—New modern house on Park av. It is a dandy. Heating plant and up-to-date. No use to tell you any more about it. It will suit all but cranks.

\$5800—12-room modern detached house on Grand av. best-built house in the city. How is that for an investment?

\$3500—Nice modern 8-room house on Grand av. Heating plant. Fine house and not far out. On payment. I have a number of cheap homes Northeast that can be bought on payments, located between 17th av. and 29th, east of Central. Call Sunday at 1585 Pierce st and I will show them to you.

In North Minneapolis I have quite a list of nice houses that can be bought very reasonable and some on payments.

Call and see me for any kind of property. I have a large list of all kinds of investments.

LOTS FOR SALE.

\$100—For a fine corner lot on 48th and Aldrich N.; nice large trees.

\$150—Lots in Camden, just north of C. A. Smith's sawmill.

\$175—Lots in South Lawn addition, near Plymouth and Russell.

\$200—Lots on A. St. N. E. between 19th and 22d avs.

\$350—Lot on Tyler st. near 18th; east front, 45x118 to alley.

\$400—Lots on Pierce. Buchanan, Lincoln and Johnson sts. NE, beautiful lots covered with trees; sidewalks and water.

\$500—Lots on 5th and 6th sts. near Broadway.

Houses, lots and acre property, all kinds of investments for sale.

BUILDING NEWS

The fall of 1906 will be notable for its building operations. Although the initial season for building is ended, the week shows two large permits for work to begin at once. One, for \$50,000, covers the new warehouse of the J. I. Case Threshing Machine company at 701 1/2 Washington avenue S. Another, for \$11,000, is the permit for the Rock Island fruit house at Tenth avenue S. and Fourth street. The permits for

No Filtration Plant Needed

Come to your senses. Filter the city water in your home. Get the best Mechanical Filters on the market. They don't cost much in comparison with buying water. The Eclipse Filters are the best on the market. Tested by world's experts on water. If you had one in your home you would think you had the finest kind of spring water. They take all mud and germs out of the water and deliver it clear and soft. The political ring in this city wants you to vote for a filtration plant. Don't vote for it. It is a humbug. Get your homes equipped with a filter and take care of it yourself; then you know you have a pure, clean, soft water free of cost. The Hygeia Filters and the Eclipse are sold by

E. M. ANDERSON,
504 Sykes Bldg.