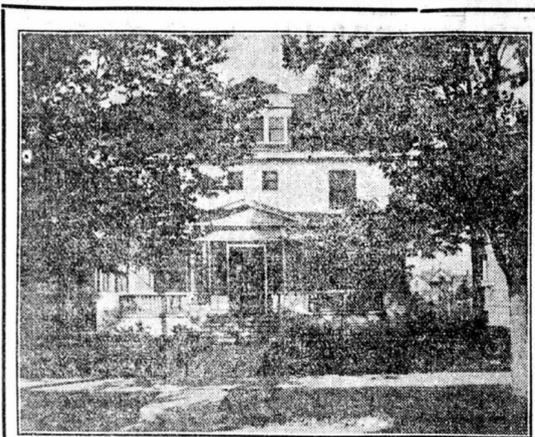


HOME BUILDING AND HOME MAKING



Modern, full basement, 2-story and attic, residence of 9 rooms, besides two bathrooms, with hot and cold water, porcelain tubs, etc. House heated by steam and lighted by gas. Full sewer connections.

First floor rooms finished in hardwood, built-in sideboard in dining room, hardwood floors throughout entire house. Finely decorated. Large front porch screened. Ornamental iron fence in front, lot all fenced in. Fine lawn and trees, storm windows and screens. Third floor—attic finished and plastered.

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SECURITY BANK BUILDING.

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IMPROVED

\$7250—No. 3316 Irving avenue S. A beautiful home of eight rooms, overlooking Lake Calhoun and the boulevard. Brand new, woodwork in oak and enameled is positively as fine as any in the city. Two fine, large fireplaces, upstairs living room, fine sideboard, artistic decorations, gas fixtures, large bathroom, laundry, hot water heating plant, large basement extending out under cement porch. This house is built for a home and is first-class in every respect. Lot 40 by 120 feet.

\$3350—No. 3240 Colfax avenue S. A thoroughly modern home of eight rooms, well built, three years old, finished in oak on the lower floor, with hardwood floors, decorations, bath, hot water heating plant, gas fixtures. This house is in good repair and is exceptionally cheap at this figure. Lot 42 by 127 feet.

\$5500—No. 3439 Lyndale avenue S. A thoroughly modern home of eight rooms, just completed, very attractively planned, finished in quarter sawed oak, with beamed ceiling, fine sideboard, hardwood floors, colonial porch, with cement floor, range rock foundation, bath, hot water heating plant, laundry. The whole place complete in every detail. A beautiful home. Lot 45 by 122 feet. Strictly first-class location.

\$5500—A beautiful home on Portland avenue near 28th street; strictly modern, hardwood floors and finish throughout, large fireplace, sideboard, gas and electric fixtures, high wainscoting, book shelves, decorations and frescoing, bath, laundry, combination heating plant, screens and storm sash. This place is just finished. Lot 48.5 by 118.4.

\$5600—No. 2446 Irving avenue S. The best part of Lake of the Isles section. A thoroughly modern and up-to-date home of eight rooms, well built, attractively arranged, finished in oak, with hardwood floors throughout, large fireplace in living room, bath, gas fixtures, expensive decorations, hot water heating plant, laundry. A slightly corner lot, 74 by 115 feet.

\$3000—No. 231 W 33d street. A first-class house, ten rooms, modern except heat, hardwood floor in kitchen, full basement, all rooms large and arranged so that either one or two families can occupy the house. Lot 40 by 110 feet to alley. Fine neighborhood.

\$3150—No. 2744-2746 12th avenue S. Two good six-room cottages, one of which is modern, with bath, steam heating, gas fixtures, hardwood finish and floors downstairs; the other with toilet, city water, hot and cold connections, hardwood finish and floors down; both renting at \$36 per month. Lot 43 by 128 feet. A bargain investment.

\$2100—No. 2934 Colfax avenue N. This exceedingly cheap price for a seven-room house, new, modern except heat, oak finish, birch floors, bath, decorated on the lower floor, shades, cement walk and steps; lawn graded and sodded. Lot 40 by 127 feet.

\$6000—No. 46 Central avenue. A two-story store building, brick veneer front, with flat above, partly modern, with hardwood floor, city water and sewer connection, gas fixtures; renting at \$60 monthly. Lot 22 by 160 feet. A bargain.

There are any number of men who wish they had bought a lot near Mt. CURVE AV. two years ago—now they will be as many more two years from now that will wish they had bought one of my lots today. Look back two years—LOWRY HILL was on the market, now it's gone—MT. CURVE is gone—LAKEVIEW is gone—FRANKLIN AVE. is gone. GARDEN'S ADDITIONS are two-thirds gone. Take the advice of a man who has seen it all!

Young Man—Buy a Lot

Through all this district are a few scattering fancy lots at extravagant prices. I have only a few lots left at low prices—PRICES OF TWO YEARS AGO. Have you been out in this section on a week day—and seen the activity—fifty homes going up right now—don't come out Sunday—come a week day when you will see the workman, life and activity—get a lot for yourself—get a lot near Mt. CURVE AV. EMMANS, 821 Guaranty Bldg.

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We have the greatest offer ever made to the rich man, poor man, laboring man or business man, in the North Dakota prairie land, where the farmers have raised the banner crops for years. We have 20,000 acres left of good land. Will sell you 160 acres, \$50 cash, balance only \$10 per month, limited to 160 acres each. This is without doubt the greatest opportunity of a lifetime for any man to get a good farm of his own. We can only sell 128 people, so if you want a good farm, call at once.

BLICHFELDT & COTTON,

250 Temple Court, Minneapolis, Minn.

TRACKAGE PROPERTY SOLD
Lots on Milwaukee Spur Are in Active Demand.
Renewed activity in the South Side wholesale district is noticed by real estate men. An evidence of the importance which investors attach to the new Milwaukee road trackage development, is the sale on Friday of the property at 709 Third street S. by Fayette B. Parsons to Charles D. Rogers of Milwaukee. The transaction was carried thru by Edward J. O'Brien & Co., and the price is reported to be \$8,500. The property has a frontage of 33 feet and a depth of 165. Since the railroad received permission to extend a line thru to Seventh avenue between Third and Fourth streets, a demand has sprung up for sites on the trackage.
For the dining room or smoking room the new wall panels in mahogany, containing four toast masters of the old school are exceedingly attractive.

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

By special arrangement with Glenn Saxton, architect, 242-244 Society 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 \$25. These plans are complete in every detail. Mr. Saxton will also furnish to The Journal readers for \$1 a beautiful, practical and helpful book of plans, entitled "American Dwellings," of houses ranging from \$120 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 to \$50,000, in Minneapolis, portfolio No. 3, of stores, banks and churches, 50c. A church portfolio will also be given free to any reader of The Journal in upon application to the architect.



This is a good, substantial type for an investment. There is no waste space in the entire house. Every inch of room is occupied to the best possible advantage, and the house is a popular design with many people. The house is 28x36 feet. A large piazza stretches across the entire front and round the corner. There is a full basement under the entire house. First story is ten, second story 9 feet, and a large space in the attic.

BUILDING NEWS

New jobs are being figured upon by the contractors. The situation for the week is unchanged so far as new work is concerned. No diminution is noted in prospective deals. In permits also the showing is good.

W. M. Kenyon, the architect, reports plans drawn for a Phi Kappa Psi lodge near the university of Minnesota campus. Bids have closed and were slated for opening late Saturday. This will be a winter job. Progress on the Northwestern hospital building is reported and it continues to furnish fair work. Another improvement, which is also from the office of W. M. Kenyon, is announced for the Cushman & Plummer store building at Washington avenue S. near Nicollet. One of the principal features of the week's business is the large amount of contracting for installation of heating apparatus.

The large permit was made for the Baltimore investment company apartment house now building at Vine place and Grant street. The total was \$95,000, but is understood to include figures for only two-thirds of the building, the part under construction. Work has not begun on the third which will stand on Grant street. Another sizable permit was taken out to cover the erection of the Isaac Hazlett house at 1802 Colfax avenue S. It is \$13,000.

The information is given out that E. L. Masqueray, architect of the Roman Catholic cathedral in St. Paul, is at work on plans for the pro-cathedral at Sixteenth and Washington streets in Minneapolis. Excavation may begin this fall. James Leek, a Minneapolis contractor, secured the contract for erecting the women's dormitory for Macalester college, which is just west of the line in St. Paul. The cost will be \$75,000 and Bell & Detweiler are the architects, also a Minneapolis firm.

Local architects are receiving numerous contracts for plans from outside cities, in several different states.

Building news for the week is summarized by the Improvement Bulletin as follows:
William M. Kenyon, architect, has plans upon which figures are being taken for the Phi Kappa Psi fraternity house at University and Sixteenth avenue SE. It will be 47x57, three-story, with basement and full attic, brick veneer and cut stone trimmings, Bedford stone basement. The interior will be fitted up for the exclusive use, with gas and electric light, hot water heating, laundry, hardwood material finish, marble bath, and brick mantels, hard wall plaster, plate, leaded and double stained glass, screens and storm sash.

W. S. Hunt, architect, is preparing plans for a building in Clouet, for the Northwestern State bank. The building will be erected for the bank use, fire-proof vault, bank fixtures and fittings, and the second floor will be occupied by offices. Cost, \$20,000.
William M. Kenyon, architect, has plans for a residence for Mrs. Charles B. Power, at Helms, Mont. Cost, \$10,000.

Bertrand & Chamberlin, architects, report work progressing well on the Northwestern hospital building at University and Sixteenth avenue SE. The building has the brick work up to about the fourth floor, and expects to have the building enclosed by Nov. 1. The cost of the building is \$1,000,000. It will include plumbing and electric wiring, also interior finish.
The Chicago & North Western architects, has plans for three residences to be erected as follows: A. E. Simpson, 422 Newton avenue N. It will be 24x10, two-story, brick and cut stone. Cost, \$4,000; O. J. Kittelred, Moorhead, Minn., \$3,000; N. B. Holter, Helena, Mont., \$2,000.
Long & Long, architects, have plans for the Brooks residence on Irving avenue S. Contracts for the excavating and foundation will be let soon.

J. O. Peterson has the contract to erect A. Leeming's frame residence at 4311 Lyndale avenue S. from plans by the Keith company architects.
John Frankman, 1534 E Twenty-second street, has begun work by the day on a frame residence at 2824 Irving avenue S. G. L. Saxton, architect, cost, \$2,500.
A. R. Anderson, Pleasant avenue and Twenty-second street, has the contract to erect his residence at 3044 Pleasant avenue to C. G. Engquist. Cost, \$2,000.
E. H. Day has begun work on a brick barn at 1008 and 1008 Third street S. It will be 60x20, work to be completed by June 1. Cost, \$4,000.

The Pilgrim Manufacturing company has been found to establish a needle factory in this city. Several sites are under consideration.
Glen L. Saxton, architect, has plans for a residence at Dallas, Texas, for A. Vanbuskirk. Cost, \$1,500.
O. B. Currier has begun work by the day on a two-story frame dwelling, 26x28, at 3529 Third avenue S.
John R. Bursb, 2929 Columbus avenue, has begun work by the day for a two-story frame residence at 2929 Irving avenue S. It will be 28x38, with attic and basement, with open plumbing, bath, gas, mantel, laundry and furnace, all to be completed next summer. Cost, \$3,500.

Charles S. Sedgewick, architect, has plans for a two-story frame residence for E. R. Borg at Indianapolis, Ind. Cost, \$4,500.
James Leek, architect, has the general contract for the ladies' dormitory at Macalester college, Midway, to cost \$75,000. The Johnson system of construction is to be used. The work is to be completed by Aug. 1, 1907. Bell & Detweiler, architects.
J. B. Cook, 408 Vincent street, has begun work on a two-story frame residence, 26x28, at 2838 Irving avenue S. Work is to be completed in the interior finish. Cost, \$2,500.
R. S. Whitner, 424 Sixth street S, secured the contract for putting the red tile roof on the new pavilion in Lorning park. R. B. Felton, general contractor. He has also a contract for the roofing tile on Miss Foss' house on Mount Curve avenue.

Architects & Engs, architects, has plans for a residence at 2940 Dupont avenue S. for C. C. Webster. It will be 28x38, two-story, attic and basement. A. J. H. contract work, to be completed by April next. Cost, \$3,500.
Lindstrom & Williams, architects, report the general contract to erect Mary E. Hunt's residence at 8377 University avenue SE, let to Neils Bruce. Work has begun and will be completed by Jan. 1. Cost, \$3,000.
C. M. Wilson has let the contract to erect his store at 601 W. Fifty-sixth street to C. O. Carlson. It will be 26x50, frame, one story, with a flat in the rear part. Work to be completed about Jan. 1. Cost, \$3,500.
J. E. Calder, 2708 Aldrich avenue S, has begun work on a frame residence at 809 W Twenty-seventh street. It will be 24x28, two-story, attic and basement. Cost, \$2,500.
H. M. Jensen, 513 E Twenty-fifth street, has let the contract to Y. M. Hagstrom to erect his frame residence at 1001 Elliott avenue. It will be 26x41, two-story, attic and basement, modern interior finish. Cost, \$4,000.
William M. Kenyon, architect, has plans for a residence at 1901 Elliott avenue. It will be 26x41, two-story, attic and basement, modern interior finish. Cost, \$4,000.
John Mylen has the contract to erect the brick veneer building at 4200 Lyndale avenue N for Henry Hedberg. It will be 24x10, with a laundry on the first floor and living rooms above. Cost, \$2,000.
E. L. Masqueray, architect, Globe building, St. Paul, reports contract to be let soon for excavating and preparing the grounds for the Roman Catholic pro-cathedral at Hennepin avenue and Sixteenth street.



FREY RESIDENCE SOLD

Theo. L. Hays Buys Fine East Side Mansion.
The H. B. Frey residence at 1206 Fifth street SE, has been sold by the Lewis W. Campbell company for \$40,000. Theodore L. Hays, manager of the Bijou opera house, has bought the house, which is one of the most pretentious on the East Side. The residence is a brown stone structure with twelve rooms. It has plate windows and copper roof and large grounds surrounding.

Return of the Lambrequin.

One of the most notable of the season's fashions in draperies is the return of the lambrequin. Not pretentious like its predecessors of many years ago, not over eight inches deep and cut straight on the edges or with a shield in the center. They are made of cloth or silk with a gimp of silk, same color, on the edges, or for bed-rooms it may be of cotton with cotton gimp in the shades of the floral design. With the return of the lambrequin comes the cornice, its inseparable accompaniment when it last appeared.

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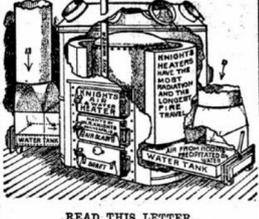
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For any building containing ten rooms or under I will not again put in anything except one of your combination heaters. Yours truly,
—C. E. Purdy.

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