VOLUME OF SMALL TRANSACTIONS A FEATURE OF REALTY BUSINESS

Transfers for April Already Exceed Those for Entire Month in 1904—An Average of Eighty Instruments a Day Recorded During Week—Washington Avenue Deal Leads in Valuation—Ground Bought for Big Industrial Plant on North Broadway—Additions to Downtown Office Buildings.

Real estate transfers for the first fourteen days of April number 816 and aggregate $1,601,569. Although March, 1905, was a record-breaker, the showing so far this month is more than double that of the same period in the preceding month. It also exceeds the business of the entire month of April, 1904, prior to the opening of the World's Fair.

Business last week was lacking in the number of large transactions. Small deals were never more numerous, an average of eighty transfers a day being recorded. The transactions have not been confined to any particular class of property of locality, buyers apparently considering as desirable almost any kind of real estate at the prevailing prices.

The purchase by Frank Nagel of Nos. 502 Washington avenue and 506-15 St. Charles street, reported Thursday, was the largest cash transaction of the week. Mr. Nagel paid $6,000 a foot for twenty-three feet on Washington avenue and $2,000 a foot for forty-eight feet on St. Charles street. The improvements consist of four-story buildings, and no plans have been announced as yet for the future. The fact that the ground is adjoined on both sides by property of the Missouri Botanical Garden makes it quite certain that any arrangement for improving will be in conjunction with the directors of that association.

TO BUILD PLANING MILLS.

Announcement was made yesterday that the St. Louis Sash and Door Works, now at Second and Dock streets, had bought the block of ground at the southeast corner of Broadway and Destrehan street, recently sold by the Granite Realty and Investment Company through the Mercantile Trust Company and J. H. Gundlach for $[illegible].

The ground fronts 300 feet on Broadway and 250 feet on Destrehan street and extends through to Second street, adjoining Terminal trackage. It was acquired several years ago by the Niedringhaus Company as a site for stamping mills.

The St. Louis Sash and Door Works Company will build large planing mills and factories on the ground that will give employment to a greatly increased force.

The building at the Washington avenues entrance, occupied by the Western Saw Works Company, has been leased by Samuel Bowman for an unexpired term of four years to Bettman, Kuhlmann & Co. at a rental of $[illegible] a year. The new firm takes possession on July 1. The salvage company will discontinue its St. Louis house.

A long-term lease has been made by George J. Wanstrath on the two-story building at the northwest corner of Sixth and Chestnut streets to Frank J. Dielmann, the liquor dealer. The rental will be $[illegible] a year for the first three years and $[illegible] a year for the rest of the term.

HEAVY BUILDING OPERATIONS.

Building permits during the last week have shown a decrease in the construction and a marked increase in the number of residence and business buildings.

A permit was issued Friday for the addition of four stories to the Carleton building at Sixth and Olive streets to cost $[illegible]. The addition increases the height of the structure to 26 feet, and adds seventy-two offices. The construction work will begin early next month.

Other large building jobs assured for this summer are the fourteen-story annex to the Missouri-Lincoln Trust building on Seventh street, a twelve-story annex to the Prince building on Olive street and the new Kolbeck building at Tenth and Locust streets.

SOUTH SIDE ATTRACTS MANY HOME SEEKERS.

No part of St. Louis is receiving more attention from home seekers than the South Side and the sales there so far this year have been the heaviest in years. The demand not by any means has been confined to residents of the more thickly populated parts of the district south of Chouteau avenue, but includes many from the North Side and West End.

While the medium-priced ground west of Grand avenue accounts for the majority of buyers, owners of the positively high-class residence places have experienced good business and many purchasers of late have turned against the residence districts. A. L. Shapleigh last week sold around on the south side of Flora boulevard to the following named parties, who are erecting handsome residences to cost from $[illegible] to $[illegible]: Henry Hamm, to cost between Grand and Spring avenues, at $[illegible] a foot; Thomas Shannon, to cost between Klemm and Gustine avenues, $[illegible] a foot; Philip Gadel, to cost between Grand and Spring avenues, $[illegible] a foot; Miss Mary E. Young, to cost between Spring and Vandeventer avenues, $[illegible] a foot.

TO BUILD HANDSOME HOME IN WESTMORELAND PLACE.

George F. Stadtman, president of the Curtis & Co. Manufacturing Company, yesterday purchased through the Mercantile Trust Company a lot 85x150 feet at the three corner of Lake Average and Westmoreland place, for $[illegible] a front foot. Mr. Stadtman will build a handsome home. This company, the ground adjoining belongs from David G. Evans, who owns the adjoining property on Westmoreland place. Mr. Evans, Mr. Wade and residents generally in the Westmoreland place property association, by the Mercantile Trust Company, was that of a lot 100x150 on the south side of Portland place, 200 feet west of Kingshighway, to Lemuel Ray Carter. The ground was sold for $2,000, and was purchased from the Isaac W. Morton estate. It is a short distance east of the handsome residence of Samuel M. Kennard and opposite the home of Thomas W. Carter. Mr. Carter bought with the intention of erecting a residence in keeping with the surroundings.

WADE NOW CONNECTED WITH O. E. SCOTT & CO.

Thomas G. Wade, who has been connected with the real estate department of the Mississippi Valley Trust Company for the last year, has become associated with Orson E. Scott & Co.

Mr. Wade's new position will be confined to subdivision work and he will have charge of Orland place, McNamee Heights, Grierdell place and other residence districts.

Mercantile Trust Company.

The Mercantile Trust Company reports an excellent week's business, the sales including heavy business properties, high-class residence sites, as well as modest homes and business lots. A particular demand has been noted for high-class residence sites, lots having been sold and negotiations pending on others in such places as Portland, Westmoreland and Bell. The week was a very successful one in the sale of medium-priced residence lots in the Tower Grove Park district.

The transactions of this company which it is at liberty to report are as follows:

Sale of Portland place lot, from the Morton estate to L. R. Carter for $2,000, as reported elsewhere.

Westmoreland place lot, from D. G. Evans to George F. Stadtman for $[illegible], details appearing in another column.

The southeast corner of Hamilton and Julian avenues for P. A. Ruf to Robert H. Stockton, full particulars in another column.

Entire block of ground in the North End manufacturing district, from the Granite Realty and Investment Company to St. Louis Sash and Door Works for $[illegible], details also reported elsewhere.

Franklin avenue property, Nos. 1822-24, from O'Donnell Brick to a client.

Lot on Delmar avenue, between King's highway and Leo, for a 50-foot lot on the south side of Delmar by a depth of 150 feet, sold for the I. W. Morton estate at $[illegible] a foot, the purchaser being Rob Milligan, who intends to erect a set of handsome flats on the lot.

Lot on College avenue, located between Penrose and Carter avenues, fronting 50 feet on the west side of College avenue by a depth of 188 feet, sold for the account of the St. Louis University to Henry L. Quard, who paid $[illegible] for same. Purchaser will improve the lot.

Lot 50x125 on east side of Virginia avenue, being located between Sulzer street and Shenandoah avenue, sold for Hugh O'Neill for $357.50, the purchaser being Ernestine Meier, who bought with the intention of improving same.

Also lot on Papin street, located between Taylor avenue and King's highway, lot fronting 30 feet on the south side of Papin street by a depth of 178 feet; sold for John W. Kasper for $750 to Mrs. John J. Powers.

The Mercantile Trust Company also reports an excellent business in its renting and leasing department, and have made a number of loans at current market rates of interest.

George J. Wanstrath.

George J. Wanstrath reports a very active week's business in sales and loans.

Sold for Jeannette O'Brien, No. 4574-82 Easton avenue, and No. 1426 Hill's Terrace, all well-built, two-story brick buildings, store on first floor on corner and eleven flats adjoining and above of four rooms each, and rented for $2,028 per year, to John G. Hendricks, for $15,000, who bought for investment.

Sold for John Hilger, No. 1420 North Twelfth street, two well-built brick buildings, one in front and one in rear, and situated on a lot 25x135, and renting for $480 per year, to Moses Rubenstein, for $4,000, who bought for investment.

Sold for Julius F. Krieg, four and five-room flats, Nos. 2427-29 Goode avenue, lot 50x150, improved with a well-built two-story single flat building, to Mrs. Henrietta Lange, for $3,800, who bought for a home and investment.

Sold for client of Aiple & Hemmelmann, a lot, 50x125, on the north side of Pestalozzi street, about 400 feet east of Grand avenue, to Mrs. Louise Nagel, for $1,250 cash, who will improve same in a very short time.

Sold a lot in Lindell Park, fronting fifty feet on the south side of University street by a depth of 132 feet, between Garrison and Glasgow avenue, to Edward Gerber, for $[illegible].

Sold for Patrick Hennessy a lot, 50x127.6 feet, on the east side of Sarsfield place, between O'Fallon and Cass avenue, to a client for $2,250.

Sold for the Ratermann Realty and Investment Company a lot in Lindell Park, fronting fifty feet on the south side of Hebert street, by a depth of 154.8 feet, between Garrison and Glasgow avenues, to William F. Peters, for $2,250.

Sold for Hanrahan Bros. a one and one-half-story stone-front brick house, No. 1839 Coleman street six rooms and basement, to Mrs. Ella Charlton, for $1,750, who bought for a home.

Sold for George J. Wanstrath to a client of Henry Hiemenz Realty Company, a lot on South Grand avenue, fronting the entrance of Flora boulevard and between Hawthorne and Longfellow boulevard, for $2,[illegible].

David P. Leahy.

Another very active week reported and the strong demand during the past two or three months still on the increase. This is especially noticeable of the new subdivision known as North Chouteau place, which Mr. Leahy is just putting on the market. Scarcely before the advertising matter is out, a number of lots are sold, and from present indications all of this subdivision will be disposed of before the date of sale, which is set for the 30th of May.

Sold Nos. 3107, 3109, 3111 and 3113 Brantner place, four six-room houses, with bath and all modern improvements, lot 60x100; from Michael Hennigan to Harry Shore for $28,500. Mr. Shore bought for an investment and intends to make some changes and improvements.

Sold lot 100x118, on west side of Whittier street, north of Green; from the Linnar Realty Company to Louis A. Meyer for $800. Mr. Meyer will improve with two-story flats.

Nos. 4322-32A and 4334-34A Page avenue, four flats of five and six rooms each, with bath, furnace and every modern convenience, lot 50x150, renting for $1,320 per annum; sold from a client to Thomas O. Hall, who bought for an investment.

Sold lot 25x100, east side of William place, from Profitable Realty Company to M. C. Jooling, who intends to erect a home.

Sold lot No. 26, north side of Windermere place, west of Union, 45x157, from Thomas Wright to R. A. Hoffmann of the Fidelity and Casualty Company for $6,250. The purchaser will erect a twelve-room modern residence, with hardwood interior and all modern conveniences, to cost about $7,000, which he will occupy for a home.

Sold lot 25x118, west side of Whittier street, north of Green, from the Linnar Realty Company to P. M. Van der Ryl for $250 per foot.

Sold northwest corner Tenth and Purdy streets, lot 25x75, from Amanda Twelker to William A. Heren for $1,800.

Sold No. 4229A Cottage avenue, three-room brick, lot 25x125, from R. O'Connell to H. T. Story, who bought for a home.

Sold northeast corner Whittier and Green, lot 25x125, from the Linnar Realty Company to R. Stublinger, at $2 a foot, who will erect a two-story brick building for business purposes, cost about $6,000. This is one of the first lots sold in the new subdivision, North Chouteau place.

Sold No. 1438 Hurd avenue, seven-room brick residence, lot 25x125, from Robert C. Showman to John F. Reise, for $2,750. Mr. Reise bought for a home.

Sold lot 25x116, on the west side of Whittier, from the Linnar Realty Company to J. Repp, for $[illegible] per foot.

Sold No. 1027 Clara avenue, lot 25x125; Martin E. Green to William F. Walsh for $[illegible]. This is a strictly modern eight-room brick, well-built house. The purchaser will occupy as a home.

Sold an old lot, the right of way of the Tayler Avenue Railway Company, west of Marcus, south of Cottage, from a client to the Out Realty and Investment Company, for $[illegible].

No. 4404 Castleman, a beautiful, large addition to Dahlia, consideration $[illegible]. From Clem N. Laessig to L. Coldhaw, who bought for a home.

No. 4441 Morgan street, lot 25x[illegible] large, elegant residence. From Otto Frey to Jacob Fox. Mr. Frey was represented by Mr. John P. Hurley of Schramm & Co. Mr. Fox bought for a home.

The Tombridge Agency.

Sold lot 50x125 on the southwest corner of Cherokee street and Compton avenue, from John Scherer to Helena Realty Company for $[illegible] per foot.

Lot 37x[illegible] on the northeast corner of Broadway and Lorenz street, sold from John C. Mann to a client at $[illegible] per foot.

No. 3612 Osage street, a one-story brick dwelling-house, with lot 25x125, sold from George Broeckelmann to Henrick Lubker for $[illegible], who bought for a home.

Lot 25x125 on the southwest corner of Compton avenue and Cherokee street, sold from Helena Realty Company to John Schubel at $[illegible] per foot, who will improve with store and flat.

Lot 25x125 on the west side of Minnesota avenue between Charlton street and Osceola street, sold from Helen Tombridge to Anton Kipfel at $[illegible] per foot.

Lot 25x125 on the east side of California avenue, south of Gasconade street, from Leo Nagel to Herman Ellgan at $[illegible] per foot.

H. F. Chew's Sales.

H. F. Chew reports the purchase of a lot 100x150 feet, on the south side of Portland place, by block No. 469, for account of L. Ray Carter, who will erect a dwelling on it for his own use. This lot adjoins the home of S. M. Kennard, and nearly opposite the residence of T. M. Carter, the father of the purchaser. The price was $[illegible] a front foot; terms cash. The seller was the Isaac W. Morton estate, which was represented by the Mercantile Trust Company and John D. Filer.

Also the purchase of a lot on the north side of Olive street, 50x132 feet, city block No. [illegible], for an out-of-town client, for $[illegible] front foot. Fisher & Co. represented the grantor, Mrs. Louisa M. Wright, sister of the Wright brothers, the carriage manufacturers of this city. The purchaser will erect a handsome building on this lot in the near future. This was also a cash transaction.

Mr. Chew also sold for $[illegible] cash, a 200-acre farm in Jefferson County, Missouri, to Dorine Oscar L. Howard of No. 4213 Natural Bridge road. Doctor Howard will indulge his taste for farming and out recreation in making a model stock, fruit and poultry farm of his acquisition, without interfering with his city practice.

Fisher & Co.'s Sales.

Fisher & Co.'s sales for the last week were six in number, aggregating $[illegible], as follows:

A lot on the south side of Washington Terrace, Bell place, 50 ft. being the second lot west of Mr. Paul Brown's residence, lot 100x196. Property of the Bell Place Realty Company, and sold to a client for $15,000. The purchaser is having plans drawn for an elegant, full three-story, sixteen-room brick and stone residence. The seller in this transaction was represented by Messrs. Paul Jones & Co.

Also, vacant lot, situated on the north side of Olive street, 375 feet east of Taylor avenue, lot 75x132, property of Mrs. Louisa H. Wright and sold to Mr. R. F. Chew, agent, for $150 per front foot, or $11,250. The purchaser will improve this lot with a modern three-story twelve-room dwelling.

Also No. 2873 Cook avenue, lot 40x165, a modern two-story eleven-room dwelling, reception hall, hardwood finish, steam heat, copper gutters and down spouts; stable and driveway; property of the Rumsey Investment Company, and sold to Mr. Jeremiah Sheehan, for $7,250. Purchased for a home. The purchaser in this transaction being represented by Messrs. James M. Franciscus & Co.

Also No. 2836 Ridge avenue, lot 40x132, a modern two-story, seven-room brick dwelling, furnace, bath, gas, hot and cold water, etc. Property of Mr. James M. Gettys, and sold to Mr. C. Doran for $4,575. Purchased for a home.

Also vacant lot situated on the south side of Kennerly avenue, 68 feet west of Marcus avenue, lot 50x130. Property of the Westminster College of Fulton, Mo., and sold to Mr. Morris M. Casey for $20 per front foot, or $1,000. Mr. Casey will improve this property with a modern two-story building, arranged in four flats of four and five rooms each.

Fisher & Co. also sold a lot on the south side of Robert avenue, between Grand avenue and Eugene street, lot 100x165. Property of Luther G. Williams, and sold to Jacob Muff, for $10 per front foot, or $1,000. The purchaser will improve with four six-room cottages.

Nicholls-Ritter R. & F. Co.

Harvey L. Christie of the Sikking-Gray Realty and Investment Company, a lot fronting fifty feet on the south line of Cabanne place, by 125 feet deep, 300 feet west of Belt avenue, for $80 a front foot. A ten-room residence will be erected.

Sold for Sikking-Gray Realty and Investment Company lot fronting 41 feet 8 inches by 215 feet deep on the south line of Cabanne place, about 500 feet west of Belt avenue, to Harvey L. Christie, at $80 per front foot. This property adjoins Mr. Christie's house on the east and he will have built on this lot a ten-room house.

Sold for John Wherry the five-room brick cottage, with lot 25 feet front by 170 feet deep, No. 1154 Aubert avenue, for $2,550, to Edward Carey, who bought as an investment, he owning the house adjoining it.

Sold to J. H. Van Avsdale the eight-room brick residence, No. 4202A Evans avenue, with lot 25x153 feet, for Mr. Lasky, represented by Sidney Schiele, for $3,750.

Sold for the Bell Place Realty Company a small lot fronting on the northwest corner of Union and Delmar boulevards, about 6 feet on Union by about 20 feet on Delmar, to the Drannek Realty Company for $500.

Rice-Dwyer Real Estate Company.

Sold lot fronting 25 feet on north side of St. Louis avenue, in block No. 4[illegible], Margaret Held to August and Emily Vetrecht, who will improve same with store and flats for $[illegible].

Closed sale of No. 1814 North Grand avenue, two-story brick, consisting of store and flat of five rooms, Hubert Cradock and wife to William Keegan and wife, who bought for investment; consideration $5,500. William Keane & Son Real Estate Company representing Mr. Keegan.

Sold lot 50x212, north side of Maryland avenue, just west of Taylor, to a client of Bradley & Quinette Real Estate Company; consideration $1,500.

Real Estate Exchange Election.

The election of president and twelve directors of the Real Estate Exchange will take place Tuesday. Polls will be open from noon to 3 o'clock p. m. For the position of president Mr. Zeibig is the only candidate, to succeed himself, as it was the unanimous demand that he again accept it. For directors there are twenty-two nominees, with twelve to elect. The candidates for directors are: George H. Roeck, John S. Carter, Frank J. Dougherty, J. H. Farish, A. H. Frederick, F. H. Gerhart, E. Gray Jr., J. H. Gundlach, Theodore Hemmelmann Jr., W. J. Hruska, J. M. Levi, Fred B. Murphy, F. W. Mott, C. F. A. Mueller, C. M. McDonald, P. S. Parker, Robert Rutledge, Sidney Schiele, Hugh H. Stewart, A. T. Terry, John A. Watkins and Henry R. Welsels.

Hamilton Avenue Church Buys Site.

The Mercantile Trust Company reports the sale of a lot at the southeast corner of Julian and Hamilton avenues, in the Rose Hill district, to Robert H. Stockton, president of the Majestic Manufacturing Company, for $5,600. The lot fronts 113 feet on Julian avenue by 200 feet on Hamilton avenue. Mr. Stockton purchased the property as a site for the Hamilton Avenue Christian Church. The property was sold for the account of Frank A. Ruf, president of the Anthracania Chemical Company, who is operating very successfully in St. Louis real estate.

Dyas-Pumphrey Realty Company.

Sold three residences as follows: No. 7085 Westminster place, Colonial gray brick of fourteen rooms, two baths, hot water heat, hardwood floors and finish, for $17,500; No. 4320 Cook avenue, modern nine rooms and reception hall, with furnace heat, modern plumbing, on lot 25x120, $6,250 cash; also No. 4542 Nashville avenue, lot 50x150, a five-room frame cottage, with large barn, for $1,100.

Mississippi Valley Trust Company.

The Mississippi Valley Trust Company reports having closed the sale of the southeast corner of Union and Kensington avenues, lot 150x150; from John Mullally to the Pilgrim Congregational Church for $[illegible].

Steps have already been taken for the immediate erection of a handsome church building to cost about $[illegible].

The Pilgrim Church has been, for several years, located at Eating and Washington avenues, but its increasing membership has necessitated a larger structure closer to most of its congregation.

Henry Hiemenz Realty Company.

Sold two lots, 50.7x125 feet, on Geyer avenue, southwest corner Longfellow boulevard, in Compton Heights subdivision, by Compton Heights syndicate, for $[illegible], to a client of Henry F. Schwaiker, who will improve at once with two modern up-to-date residences. The Henry Hiemenz Realty Company disposed of many of these handsome lots, and it will be but a short time before all of the remaining lots will have changed ownership and be improved.

Sold two lots on north side of Pestalozzi street, east of Arkansas avenue, 60x122, by Amherst Realty Company, at $[illegible] a foot, to F. Kaiser. Two handsome residences with all modern conveniences will be erected.

Sold No. 2567 Magnolia avenue, two-story brick, nine rooms, hall, gas, bath, hot and cold water, furnace, porch, stable; lot 50x150, by C. F. Kuhn, was sold for $[illegible], to Mrs. Augusta Maier, who bought for a home. Houses of this class at a reasonable price are in steady demand and meet with a ready sale, particularly so when prompt possession can be given.

Sold No. 2621 Wisconsin avenue, two-story brick, five rooms, for two families, lot 25x125 feet; rents for $[illegible]; by Michael E. Welding, for $3,800, to Ludwig Motk, who purchased for a home.

Sold lot on Jefferson avenue, southeast corner Ann avenue, 25x119 feet, in Allen's Lafayette Park addition, by Thomas Allen, to client of Kolbe & Brinkop, at $65 a foot, and will be improved for business.

Hugh H. Stewart.

Sold Nos. 2809 and 2809½ Bernard street and No. 39 South Leffingwell avenue, four three-room flats and a five-room brick cottage, lot 25x125, renting for $598 per year; from J. P. Glennon to John J. Cahalin for $5,150.

Sold No. 2548 University street, a six-room brick with modern conveniences, lot 25x140; from Patrick and Catharine McGrath to Stephan Henke for $2,350.

Sold southeast corner of Newstead and Cottage, store and flats, renting for $[illegible] per year; from Margaret McConnell to Patrick and Catharine McGrath for $4,[illegible].

Chas. F. Vogel.

Sold No. 837 North Eighth street, a two-story seven-room brick dwelling and lot 25x[illegible] feet, for $[illegible], from Mrs. Emilie Ulbricht to Peabody Real Estate and Investment Company, who purchased for investment.

Sold No. 2815 Cleveland avenue, a two-story nine-room brick residence, with reception hall, bathroom, furnace and all conveniences, lot 25x125 feet, for $3,700, from Mrs. Elizabeth Rosenberg of California to Mrs. S. C. Staats, who purchased for a home.

Sold No. 2941 Ann avenue, a two-story brick dwelling arranged as two flats of three rooms each, lot 50x127 feet, for $1,000, from John Bowlon to Mrs. Kate Schneider, purchased for investment.

Sold No. 2329 Hickory street, a two-story, eight-room brick dwelling, lot 25x129 feet, for $2,750, from Mrs. Augusta Wolf to Joseph Plut; purchased for investment.

Sold No. 6331 Fyler avenue, a one and one-half story frame house, containing five rooms, lot 75x217 feet, for $1,250, from Frederick G. Freimuth to William and Ida Edinger; purchased for a home.

Sold lot 50x125 feet, on the east side of Hodiamont avenue, between Easton and Wells avenues, for $1,500, from Edward H. Fisher to W. H. Baker, who purchased to improve.

Sold lot 300x150 feet, on the north side of Sterrett avenue, between Belleview and Clarisse avenues, and lot 50x150 feet, on the north side of Sterrett avenue, between Clarisse and Mabel avenues, in Forest Park Heights, St. Louis County, Mo., from Frank M. Sterrett to George W. Caldwell, who purchased to improve with five frame cottages.

J. H. Gundlach & Co.

Sold in city block No. 1291, being nearly all of the block bounded by Destrehan street, Broadway, Wabash Railroad and Angelrodt street, with the exception of the southwest corner of the block, from the Granite Realty and Investment Company to the St. Louis Sash and Door Works, for $55,000. The Mercantile Trust represented the former owners.

Sold No. 1119 John avenue, 25x112.6 feet, a modern two-story, six-room brick, from Union Realty and Investment Company to Sebastian Lieb, for $3,250.

Also sold No. 5717 Florissant avenue, 25x125 feet, a beautiful modern two-story eight-room brick residence, with bath, furnace, etc., from Johanna Gasser to Bernard Stock, for $5,500.

Albert Wenslick.

Sold No. 2929 Michigan avenue, two-story brick, containing six rooms, lot 25 feet front by depth to an alley; from Joseph Kopsitko and wife to Mary Hibbecky et al, for $2,900.

Sold Nos. 1228 and 1230 South Eighth street, a two-story double brick, lot 50 feet front by 120 feet in depth to an alley; from Adaline Vitrey to John F. Dobrilelt for $5,500.

Sold No. 2801 California avenue, a two-story brick, containing eight rooms, arranged for two families lot 25 feet front by 129 feet to an alley; from Frank Kaul and wife to Adolph Onder for $3,750.

Sold No. 2821 Oregon avenue, two-story brick, containing six rooms, arranged for two families, lot 25 feet front by a depth to an alley; from Wilhelmina Hibberler to Thomas Hejlek for $2,775.

J. I. Epstein.

Reports having made the following sales during the last week:

The new rock-front building Nos. 4125, 4127 and 4129 Westminster place, which contains six flats of five and six rooms, with separate furnaces, laundries, tile bathrooms, tile porches and all the up-to-date conveniences. Renting for $2,700 a year, lot 68 feet front; sold for the Harold Realty Company to Noel Loeb for $35,000.

Sold the two new apartment buildings Nos. 4504, 4506, 4508 and 4510 McPherson avenue. They are two and three story buildings containing six and seven and six and nine rooms, respectively, finished in the finest manner and bringing in a total rental of $2,640 a year; lot 67½x170. Moritz Eyssell recently built six apartment-houses on this block. David B. Soloman has just bought the two above mentioned for $75,000, as an investment.

Sold for a client of David P. Leahy to Salena Lipshitz the business property Nos. 606 and 608 South Broadway, consisting of two stores and twelve rooms above, renting for $840 per year, for $4,500 for the property.

Sold to the Herles Realty Company, 300 feet of ground on the south side of Page boulevard, between Pendleton and Newstead avenues. This company has already started to erect eight modern single flat buildings on this property, which will be a credit to the neighborhood.

Also sold a 50-foot lot to J. Granlig on the south side of Theodosia avenue, 71 feet east of Hodiamont avenue, for account of Mrs. Kate Mullen. Purchaser will improve at once with two modern flat buildings.

Griffin Real Estate Company.

The Griffin Real Estate Company reports having sold during the week, through C. M. McDonald, secretary, in connection with W. J. Hruska, president of the Barada-Ohio Real Estate Company, who represented the owners, the St. Louis Union Trust Company and Barada estate, a vacant lot, 50x150 feet, on the west side of Grand avenue, commencing fifty feet south of Finney, to Joseph Badaracco for $2,500 cash. Mr. Badaracco owns the adjoining property on the corner, which, with this purchase, gives to him 100 feet on Grand avenue by a depth of 200 feet on Finney avenue. Mr. Badaracco will eventually improve the site with a large building in keeping with the surroundings. He will immediately erect a temporary two-story building with stores on the first floor and a hall on the second floor.

Also closed several fair-sized sales during the past week, which will be reported when the deeds are passed.

N. S. Wood.

Sold by Fairland Realty Company to Charles H. Greene Jr., a building lot on the north side of Cabanne avenue, between King's highway and Academy avenue, for $3,000.

Sold the northeast corner of Goodfellow and Theodosia avenues, from A. R. Cahoon to L. Lorenz, for $900.

Sold 50x145 feet on north side of Northland avenue, near Academy avenue, from Elizabeth Realty Company to Joseph O'Brien, for $700.

Sold from J. F. Parish to Olon Guitar Jr. a lot on Cabanne avenue, in Raymond place, at $2,500.

M. P. Bollinger and N. S. Wood sold No. 1843 Arlington avenue, new nine-room modern brick flat, on lot 28.5x125 feet, from Emerson Realty Company to William C. Meyer.

Franklin Avenue Sale.

Another sale of Franklin avenue property is reported by the Mercantile Trust Company, the property sold being southeast corner of Twentieth street and Franklin avenue, Nos. 1822-24-26. The property consists of a two-story brick building, with stores on the first floor and rooms above, occupying a lot with a frontage of 54 feet. The property was sold for O'Donnell Bros. to a client who desires his name withheld until deeds are passed. It is understood that the purchaser bought as an investment.

Concrete Substituted for Stone.

The scarcity of skilled labor recently has caused many builders to substitute concrete for stone in foundation work for flat and residence building. Contractors claim there is but little difference in the cost, and that it in some respects excels stone in point of strength. The concrete mixture generally used for such purposes is one part cement to three parts sand and five parts crushed stone.

New Real Estate Firm.

George W. Read and J. H. Breen have embarked in the real estate business, under the firm name of Read & Breen, at No. [illegible] Chestnut street. Both are well known in business circles.

Real Estate Notes.

—Transfers for the first fourteen days of April number 816 and aggregate $4,601,569. These totals are greater than those of the entire month of April of last year, and the value of transfers is double the amount of those filed during the same period of March, which month was a record-breaker.

—Five hundred and ninety-eight deeds of trust were filed the first fourteen days of April, amounting to $2,230,454.

—George J. Wanstrath has taken a lease on the first floor of No. 815 Chestnut street and will remove his offices there as soon as the building is vacated by the Bell Estate Title Company, who have disposed of their business to the Missouri-Lincoln Trust Title Company.

—The Irish-American Savings and Building Association, at the office of the Rice-Dwyer Real Estate Company, last week elected the following officers: Michael E. Smith, vice president; F. T. McGlynn, vice president; E. P. O'Fallon, treasurer; W. P. Dwyer, secretary. A loan of $1,192 was also made to a member to purchase a home on Eugenia street.

Real Estate Transfers.

ARSENAL—[illegible] ft., s. e. s., bet. Grand and Spring, city block 2[illegible], Connecticut Realty Co. to Diedrich Steinke ..... $ 1,[illegible]

CHAMBERLAIN—50 ft., n. s., being 150 feet west of [illegible], city block 4[illegible], Clara Fox to John H. Murphy ..... [illegible]

CHEROKEE—[illegible] ft., n. s., bet. California and Oregon, city block [illegible], George J. Hageman and wife to Mary A. Weiss ..... [illegible]

COTTAGE—40 ft., s. s., being 270 feet [illegible], city block 4[illegible], Mary J. Handley and husband to Gustav A. Schaefer

CONNECTICUT—[illegible] ft., n. s., bet. Spring and Gustine, city block 4[illegible], Connecticut Realty Co. to William G. Gilmore ..... [illegible]

CHITTENDEN—50 ft., s. s., bet. Arkansas and Grand, city block 2[illegible], Connecticut Realty Co. to William G. Gilmore ..... [illegible]

DELMAR—40 ft., n. s., bet. Euclid and Auburn, city block 1[illegible], John Mielke and wife to Maurice Ettinger and wife

DAKOTA—25 ft., s. s., bet. Louisiana and Arkansas, city block 1[illegible], Christian Brinkop and wife to James W. Shannahan and wife, city ..... [illegible]

DAKOTA—25 ft., n. s., bet. Lambert and Arkansas, city block 1[illegible], James W. Shannahan and wife to Christian Brinkop, city ..... [illegible]

EIGHTH—50 ft., e. s., north of Cass, city block 5[illegible], Josephine Kayser et al. to Henry Beers Manufacturing Co., city ..... [illegible]

ELWOOD—50 ft., e. s., bet. Minnesota and Pestalozzi, city block 2[illegible], Fred Kaemed and wife to William C. James and wife ..... [illegible]

ESTHER—40 ft., 7½ in., e. s., bet. Elizabeth and Sidman, city block 4[illegible], Caroline Forman to John F. Farring-[illegible] ..... [illegible]

FARLIN—[illegible] ft., n. s., bet. Newstead and Cleveland, city block 2[illegible], Frank Blackburn and wife to Charles C. Green ..... [illegible]

FOURTEENTH—27 ft., n. s., bet. Hickory and Bayle, city block 2[illegible], J. F. Wheeler Jr. and wife to John F. Ballwin ..... [illegible]

FRANKLIN—[illegible] ft., s. s., bet. Sixteenth and Seventeenth, city block 2[illegible], Edward Kehr to Joseph Fortner and wife ..... [illegible]

GRAND—[illegible] ft., e. s., being 1914 North Grand, city block 1[illegible], Hubert Cradock and wife to William Keegan and wife ..... [illegible]

GRAVOIS—[illegible] ft., n. s., bet. Tennessee and Arkansas, city block 1[illegible], Francis P. Becker and wife to Robert Paulina ..... [illegible]

HICKORY—[illegible] ft., n. s., bet. Broadway and State, city block 1[illegible], Nora Nunn to Dora Westerman, d. to [illegible]

JUNIATA—[illegible] ft., n. s., bet. Thurman and [illegible], city block 1[illegible], Hugo A. Michel to Joseph P. Lill, [illegible]

KNAPP—[illegible] ft., n. s., bet. Madison and Howard, city block 2[illegible], Mansoch Bertle et al. to Wm. Schiffer and wife ..... [illegible]

KOSCIUSKO—25 ft., n. s., bet. Grand and Kingshighway, city block 2[illegible], Thomas Call to Katie Mary and Lillie Elliott ..... [illegible]

LABADIE—[illegible] ft., n. s., bet. Whittier and Lansdale, city block 3[illegible], Ellie H. Gardner and wife to Ida E. [illegible] ..... [illegible]

LEO—[illegible] ft., e. s., bet. Twentieth and Twenty-first, city block 9[illegible], Anthony H. Wallis and wife to Philip S. Noble

MARKET—40 ft., n. s., bet. Twenty-third and Jefferson, city block 4[illegible], Emilie Realty Co. to Emil J. Kramer ..... [illegible]

MONROE—25 ft., s. s., bet. Fourteenth and Hickory, city block 2[illegible], Frederick W. Valle and wife to Edward C. Slegan and wife ..... [illegible]

OREGON—25 ft., s. s., bet. Sidney and Magnolia, city block 2[illegible], Lafayette Bank to Peter J. Doerr ..... [illegible]

PAPIN—[illegible] ft., n. s., bet. [illegible] and Barle, city block 2[illegible], James T. Carson to John T. Pope ..... [illegible]

ROOSEVELT—[illegible] ft., s. s., east of Goodfellow, city block 5[illegible], Gilt-Edge Real Estate and Investment Co. to Henry Voges and wife ..... [illegible]

RUSSELL—[illegible] ft., n. s., being 4[illegible]A Russell, city block 4[illegible], Van Raalte Investment Co. to Thomas J. Russell ..... [illegible]

SHAW—[illegible] ft., s. s., bet. Ellwood and Mashkill, city block 4[illegible], William C. Oberg and wife to Cesare Odiant and wife ..... [illegible]

STEWART—[illegible] ft., [illegible] in., w. s., n. p. w. cor. Ridge, city block 2[illegible], Frank H. Meighan and wife to Charles Houts ..... [illegible]

TAYLOR—[illegible] ft., e. s., being 204 N. Taylor, city block 2[illegible], James R. Finlay to Caroline Steinert ..... [illegible]

WILMINGTON—50 ft., e. s., bet. Ohio and Louisiana, city block 3[illegible], Marie Voot to Frank H. Michel and wife ..... [illegible]

Building Permits.

Catharine Geier, 4420 South Compton avenue, two-story brick dwelling, $[illegible].

Oscar Grisdel, 3822 Osceola, alteration and addition to brick dwelling, $[illegible].

Charles G. Moser, 2829 olive, alteration and addition to brick store and dwelling, $[illegible].

George Wuth, 2448 and 2450 Miami, double two-story brick dwelling, $[illegible].

Jacob Weck, 2[illegible] Pennsylvania, one-story brick dwelling, $[illegible].

A. J. Franke, 2842 Bradley, double one-story brick dwelling, $[illegible].

Joseph Bergman, 2916 Michigan, one-story brick dwelling, $2,000.

Simeon Strasberger, 2900 to 2908 South Grand, alteration and addition to brick conservatory of music, $[illegible].

John H. Bela, 1401 South Broadway, alteration and addition to brick porkhouse, $[illegible].

Maggie Casey, 4568 and 4570 Kennerly avenue, two two-story brick dwellings, $2,200 each.

Burlington Joiners on Strike.

Burlington, Ia., April 15.—The union employes of the Leopold Desk Company here to-night went out on a strike, demanding a 10 per cent flat increase in wages. The company refused the increase and announced that if it could not run on an open-shop basis it would close down permanently.

CASE OF MISTAKEN IDENTITY.

But This Time It Causes Reunion of Long-Lost Relatives.

REPUBLIC SPECIAL.

Wilkesbarre, Pa., April 15.—The remarkable resemblance of two young men who had never heard of each other has resulted in the father of one and mother of the other, who are brother and sister, being restored to each other after a separation of fifty-seven years.

A traveling man who was a college chum of the son of Hugh Plunkett, a feed merchant of New Haven, Conn., rushed up to William Flynn at Plymouth a few days ago, mistaking him for Plunkett, owing to the wonderful resemblance. When convinced that Flynn was not Plunkett he told how the mistake happened, and Flynn recollected that his mother's family name was Plunkett. He took the stranger to see his mother. Explanations convinced her that Hugh Plunkett was her brother, whom she had never heard from since he left Ireland, fifty-seven years ago, and she wrote.

A letter has just been received identifying Plunkett as her brother, and next week she will go to see him.

FATAL WRECK DELAYS WHITE.

Italian Ambassador Misses Collision Near Genoa.

Rome, April 15.—Ambassador White arrived here to-day, an hour late, owing to a collision on the railroad near Genoa, in which seven persons were killed and forty were wounded, which delayed his train.

Mr. White brought good news of the health of Secretary Hay, whom he visited at Nervi, saying he found him wonderfully improved.

FOR $10 DOWN AND WEEKLY PAYMENTS OF $1

WE WILL FURNISH A COMPLETE HOME.