

Appendix I: Public comment following publication of the
Designation staff report

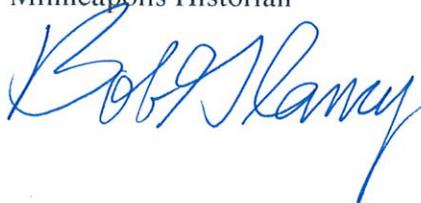
March 1, 2011

Minneapolis HPC Secretary

I wish to make the following a part of my testimony and my support for the designation of 131 Oak Grove St. I strongly urge that the Heritage Preservation Commission **adopt** staff findings and **approve** the landmark designation of the Henry E. Ladd House.

I would like to have the following photos made a part of the public record as further evidence that the property qualifies for designation under criterion No. 4 --The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. These photos clearly illustrate examples of the finely detailed design and craftsmanship found in the subject property. These rare surviving examples of Harry Wild Jones earliest work in Minneapolis must be preserve through further consideration of designating the interior of the first floor of the house.

Bob Glancy
Minneapolis Historian





Main Staircase Kewell Post





Orig. Door Hinge

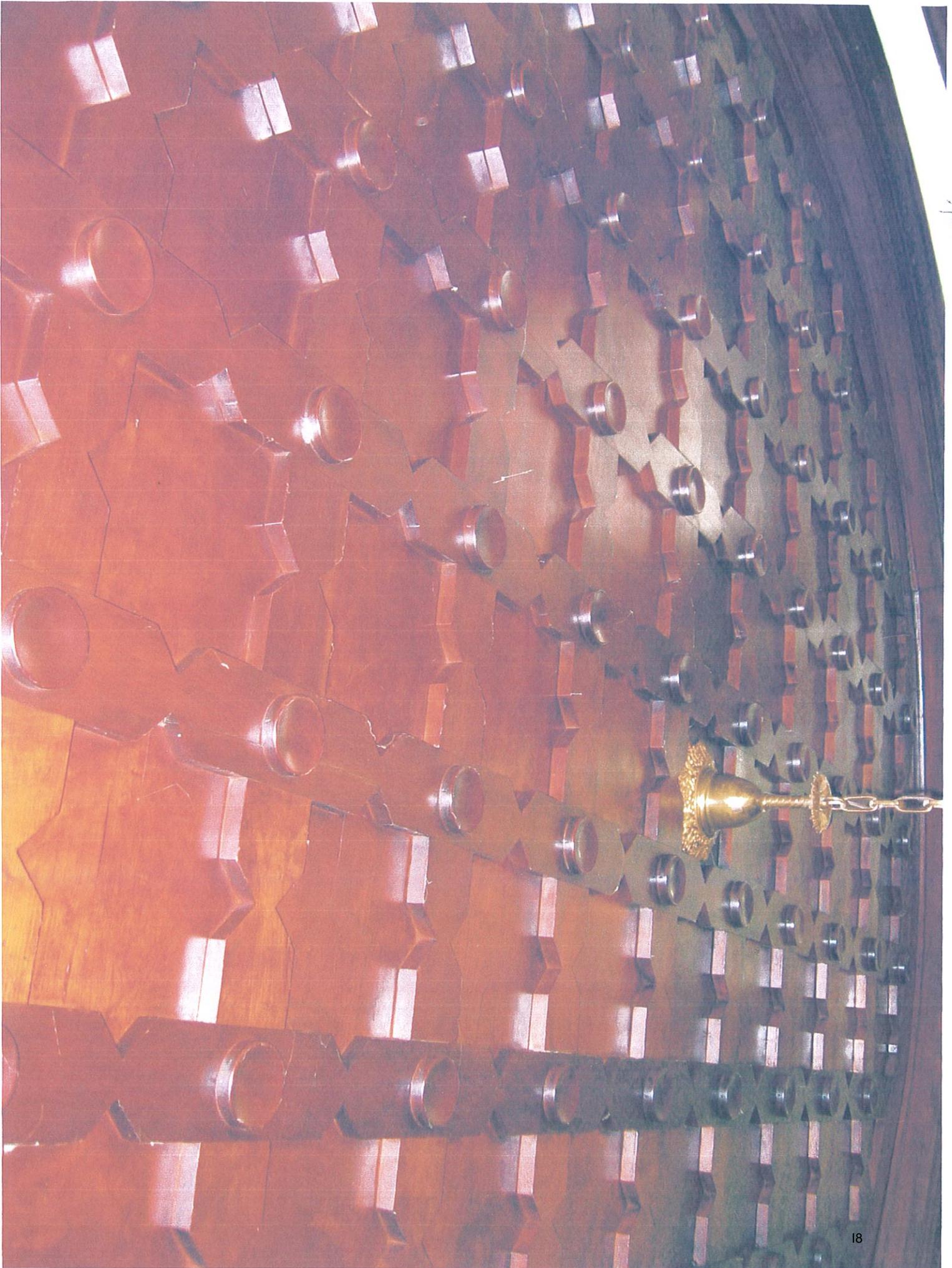




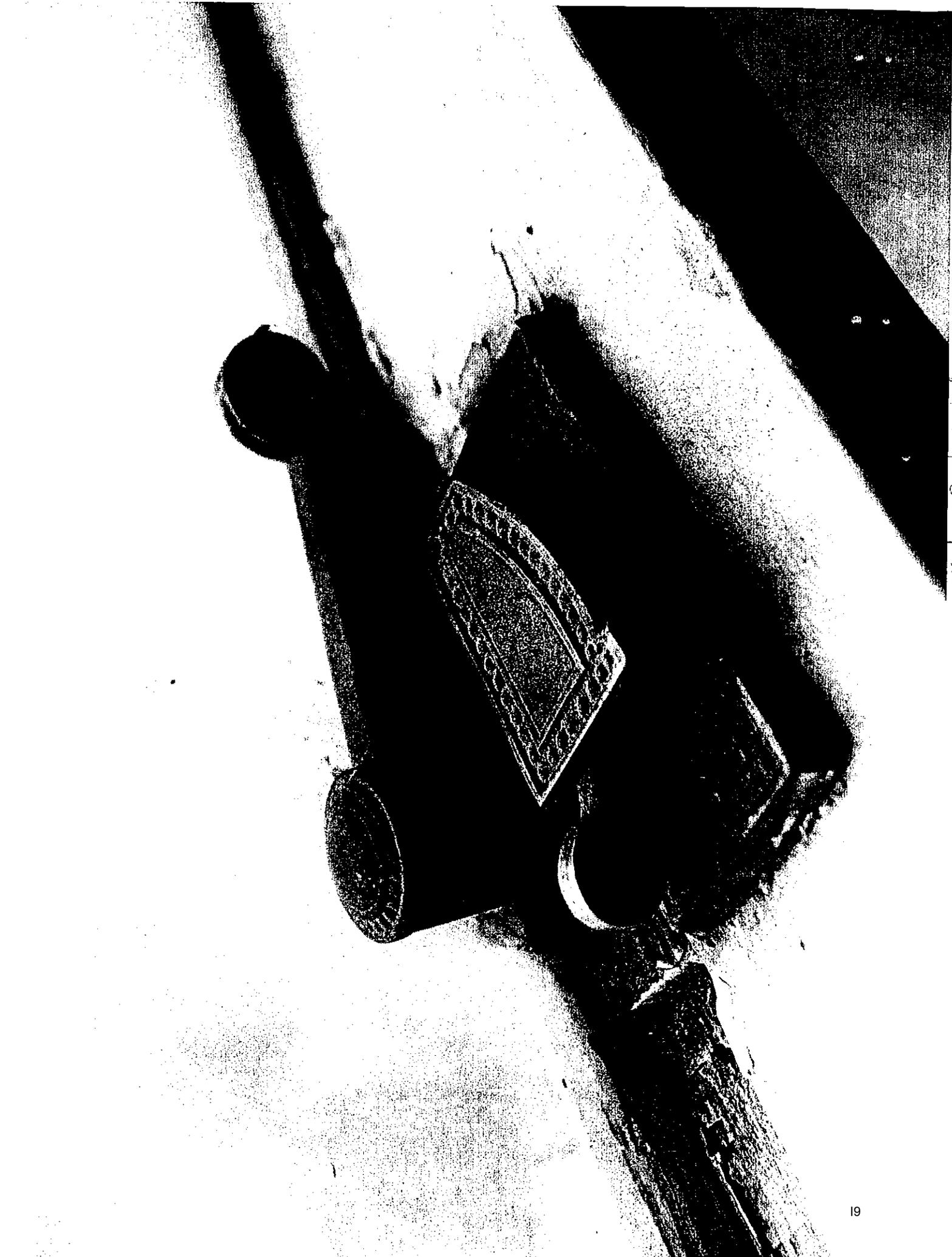
Dining Room Buffet detail



View from parlor into dining room.



Foyer Ceiling



Window Sash Latch



11.7.2017

Armstrong, Diana L

From: Tom Balcom [balcomtxb@yahoo.com]
Sent: Tuesday, March 01, 2011 2:25 PM
To: Armstrong, Diana L
Subject: RE: Henry E. Ladd and 131 Oak Grove House Nomination

Diana - Thank you for being so accommodating with my e-mail on the 131 Oak Grove House Nomination. I want to make it clear that my e-mail is definitely in support of the designation.

I would also like to add a few other facts about Washburn Park. Architect Harry Wild Jones house at 5101 Nicollet (aka. 1 East Elmwood Place) was the first residence to be built in Washburn Park in 1887. Jones also designed the house across the street at 5100 Nicollet the same year. Over the next several years, Jones designed numerous other houses in Washburn Park. Because Henry Ladd was the real estate agent for Washburn Park, he was familiar with Jones' work and hired him in 1889 to design Ladd's new house at 131 Oak Grove. I believe this adds additional importance and credence to Henry Ladd's role in the development of Washburn Park and to the designation of the Ladd house as being historically significant.

Tom Balcom

--- On Tue, 3/1/11, Armstrong, Diana L <Diana.Armstrong@ci.minneapolis.mn.us> wrote:

From: Armstrong, Diana L <Diana.Armstrong@ci.minneapolis.mn.us>
Subject: RE: Henry E. Ladd and 131 Oak Grove House Nomination
To: "Tom Balcom" <balcomtxb@yahoo.com>
Date: Tuesday, March 1, 2011, 11:23 AM

No problem, Tom, I'll make copies and distribute to commissioners at tonight's meeting (and include in the legal record as well).

Nice to hear from you, hope things are going well!!

Diana

From: Tom Balcom [mailto:balcomtxb@yahoo.com]
Sent: Monday, February 28, 2011 6:56 PM
To: Armstrong, Diana L
Subject: Fw: Henry E. Ladd and 131 Oak Grove House Nomination

Hi Diana - I sent this to John Smoley this morning (Monday) in advance of the Ladd House nomination hearing tomorrow. Can this be included in the record as is, and copies distributed at the hearing? I'm out of town and won't be able to attend.

Tom Balcom

--- On Mon, 2/28/11, Tom Balcom <balcomtxb@yahoo.com> wrote:

From: Tom Balcom <balcomtxb@yahoo.com>
Subject: Henry E. Ladd and 131 Oak Grove House Nomination
To: "john smoley" <john.smolley@ci.minneapolis.mn.us>
Date: Monday, February 28, 2011, 6:22 AM

Hi John - I'm writing in support of the Ladd House Nomination for historical designation by the Minneapolis Heritage Preservation Commission. The staff report and designation study are well done. However, I was disappointed by the characterization of Ladd as a real estate agent in Minneapolis and especially the Washburn Park development.

I found the Washburn Park plat map in the Minneapolis History Collection at the downtown library soon after I moved into the Tangletown neighborhood over 30 years ago. I've used it extensively in my neighborhood history work. I believe it is the best example in Minneapolis to market an entire neighborhood as a desirable place to live in the late 19th and early 20th century. Landscape architect H. W. S. Cleveland was employed to lay out the neighborhood lots and streets following the contours of the land. This portion of the Minneahaha Creek was highlighted on the map and in the narrative and was one of the first segments to be protected by the Minneapolis Park Board.

The reasons that Washburn Park did not get fully developed immediately were the Panic of 1893 (a prolonged depression), competition with countyside lake areas like Minnetonka, and because Minneapolis development and services didn't reach this area until the 1910s and 20s. Ladd's contribution and promotion of Washburn Park is worthy of recognition as Minneapolis's finest example of planned residential development.

Thank you for your consideration of this matter.

Tom Balcom

5129 Garfield Ave. So.

Minneapolis, MN 55419

Smoley, John

From: Peter Sussman [peter@sussman-mn.com]
Sent: Friday, March 04, 2011 9:40 AM
To: Smoley, John
Subject: H. E. Ladd Background Clarification
Follow Up Flag: Follow up
Flag Status: Red

John,

Clarification regarding the partnership of H. E. Ladd and F. C. Nickels from March 1886 to 1900:
I'd referred to their company as H. E. Ladd & Co. throughout their partnership.

According to the Minneapolis Tribune of February 22, 1891, as of March 1, 1891 the name would be changed from H. E. Ladd & Co. to Ladd & Nickels. Classified ads from March 1, 1891 on confirm that change occurred.

Thanks again for your dedicated work and for being receptive to supplemental input.

Peter

Smoley, John

From: Peter Sussman [peter@sussman-mn.com]

Sent: Tuesday, March 01, 2011 11:31 AM

To: Smoley, John

Subject: Henry E. Ladd House Designation Study

John,

Great study and report. I'm sending you a set of e-mails related to H. E. Ladd.

Sorry for the limited time before this afternoon's meeting. I found out about this recently and it took this long to pull things together.

The e-mail system I'm using is limited for sending attachments so there are 7 e-mails (numbered) to send them all.

I'm printing out a set of attachments for you but the 3 large PDF files aren't going to read clearly at 8 1/2 x 11.

Peter

Smoley, John

From: Peter Sussman [peter@sussman-mn.com]
Sent: Tuesday, March 01, 2011 3:26 PM
To: Armstrong, Diana L
Cc: Smoley, John
Subject: Public Comment For Inclusion in Ladd House Designation file for Hearing March 1, 2011
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 1886 10-24 Washburn Park - H. E. Ladd - adv..pdf; 1886 01-01 H. E. Ladd Real Estate Experience.pdf; 1886 03-14 H. E. Ladd Real Estate & Loans adv..pdf; 1886 07-25 St. Louis Park Real Estate Dealers - Incl. H. E. Ladd.pdf; 1881 05-07 H. E. Ladd adv..pdf

Diana,

I will bring two sets of the listed attachments to this afternoon's hearing. I have made a few date corrections to the e-mail I sent John earlier.

Thank you,

Peter

----- Forwarded message -----

From: Peter Sussman <peter@sussman-mn.com>
Date: Mar 1, 2011
Subject: Henry E. Ladd House Designation Study (1)
To: john.smoley@ci.minneapolis.mn.us

John,

It was a revelation for me to tour the Henry E. Ladd House last May with Diane B. Montgomery. This survivor of an earlier era exhibits exceptional interior and exterior architectural character as well as an association with both a prominent architect and owner. As indicated in your report, designation is supported according to several criteria.

The following information is provided in support additionally for significance under Criteria #2: "The property is associated with the lives of significant persons or groups":

Henry E. Ladd was recognized as prominent in the Minneapolis real estate business during his career from 1880 up to his death in 1904.

He was a booster for the city's prospects in Eastern capital markets, served as agent for prominent local undertakings including Wm. D. Washburn's 1886 Washburn Park, arranged site acquisition for such clients as Farmers and Mechanics Bank and Northwestern National Life Insurance Co. and his expert input was sought by the courts and the Minneapolis Board of Park Commissioners.

Attached (in sets by e-mail) from contemporary newspaper accounts and advertisements in relation to Ladd's real estate career are the following (Minneapolis Tribune unless noted otherwise):

1881 05-07 H. E. Ladd adv.
 1886 01-01 H. E. Ladd Real Estate Experience
 1886 03-14 H. E. Ladd Real Estate & Loans adv.

1886 07-25 St. Louis Park Real Estate Dealers incl. H. E. Ladd adv.
 1886 10-24 Washburn Park - Nellie Mead - Harry W. Jones Designs
 1886 10-24 Washburn Park - H. E. Ladd adv.
 1887 01-16 SPDG Minneapolis Real Estate Exchange Formed
 1887 05-22 Washburn Park - H. E. Ladd adv.
 1888 01-01 H. E. Ladd on Minneapolis Real Estate Investments
 1888 04-22 H. E. Ladd Washburn Park adv.
 1888 09-30 Foundation Contract Let on H. E. Ladd's House - Oak Grove Street
 1889 01-01 H. E. Ladd & Co.
 1889 04-06 H. E. Ladd House Building Permit - 131 Oak Grove Street
 1890 01-13 SPDG Farmers and Mechanics Bank Site - H. E. Ladd
 1890 05-05 H. E. Ladd on Promoting Minneapolis
 1891 01-01 H. E. Ladd on Real Estate Outlook
 1891 05-02 Republican Convention in Minneapolis - Comments incl. H. E. Ladd
 1891 10-11 Real Estate Outlook - H. E. Ladd Comment
 1892 03-27 H. E. Ladd Promotes Minneapolis in Boston
 1892 10-09 H. E. Ladd Returns From Placing Real Estate Loans Out East
 1893 04-03 Minneapolis in 1900 - H. E. Ladd Estimate
 1900 04-08 H. E. Ladd Letter on Jerusalem Real Estate Transaction
 1901 11-24 H. E. Ladd Office in New Andrus Building
 1902 04-20 Experts Thorpe and Ladd on Building a Home
 1902 04-23 MJ NP 1883 Real Estate Float Recalled - incl. Ladd and Beard
 1903 03-01 H. E. Ladd on Realty Conditions
 1903 03-28 MJ Real Estate Market - Well Known Dealers incl. Ladd portrait
 1903 08-08 Two Large Nicollet Avenue Sales by H. E. Ladd
 1903 11-26 MJ Silver Anniversary Issue - H. E. Ladd
 1903 11-26 MJ Anniversary Issue - H. E. Ladd adv.
 1904 01-20 Henry E. Ladd Dies Suddenly

Regarding information in the Designation Study regarding Henry Ladd (pp.17-18):

Frank C. Nickels was in partnership with H. E. Ladd as H. E. Ladd & Co. from March 1886 to 1900, and thereafter continued in business as Nickels and Smith, a firm that continued several decades. From 1900 up to his death in 1904 Ladd continued in business as H. E. Ladd.

Ladd's real estate business extended over a period of 24 years.

The Minneapolis Journal Silver Anniversary Edition of November 26, 1903, published while Ladd was still actively engaged in real estate, included information and a portrait of H. E. Ladd on p.6 of the Iron & Coal interest section and an advertisement for H. E. Ladd on p. 2 of the Real Estate, Insurance and Building section. On page 1 of that section is the list referenced in the report of real estate agents active when the Minneapolis Journal began publishing in 1878. Ladd is not listed, as his business began two years later, in 1880.

In Isaac Atwater's History of Minneapolis, 1893, Rufus J. Baldwin does not highlight any of the listed prominent real estate other than Corser & Co. It should be pointed out that the subscription nature of this extensive history greatly influences it's content. That is assumed to be the case with H. E. Ladd the 2nd of 15 individuals whose biographies were included later in this section (pp. 701-702). Ladd was unique among those 15 in having in addition to the typical full page portrait, a full page photograph on the following page of his residence at 131 Oak Grove Street, the subject of this report.

Thank you for your consideration,

Peter Sussman, A.I.A.

A. J. CONDIT & CO.,

237 Nicollet Avenue.

Three houses and lots on monthly payments.
A speculation on Park avenue.
Block near flouring mill and river; soon be wanted for milling purposes.
\$275 for lot on Motor line.
\$400 for lots near Harvester Works.
\$600 will buy three lots near South Minneapolis Depot.
\$350 for lots between Portland and Park avenues.
\$800 for lots in Murphy's addition to any that will build.
\$275 for lots in Highland Park.
\$425 for lots in Bherburne & Beebe's addition.
\$500 for lot near Plymouth avenue.
\$1,300 for corner lot close to business.
\$2,000 for an entire block with house and barn—something for speculation.
\$700 for corner near University.
An unfinished house near Twentieth street at price of lot.
Boarding house on monthly payments.
Want to trade some lots for residence near business center.
Want to loan \$400, also \$600.

H. E. LADD,

NOTARY PUBLIC,

201 Nicollet Ave., Cor. Second Street,
REAL ESTATE, INSURANCE

LOANS AND
COLLECTING.

Special Bargains.

Twelve lots, six on Fourth avenue south on line of street-car, six on Fifth avenue south; lots 50x180. The twelve lots will be sold together for \$2,500. Big bargain.

Sixty acres at Lake Minnetonka; thirty acres under cultivation, fifteen in timber, fifteen in meadow; good market; \$1,500. Cheap.

Two-story house on Seventh street, two blocks from Hennepin ave. Eight rooms, cellar, cistern, etc.; \$3,100. Good.

Lot 23x135 to alley, one block from Security Bank; present improvements will pay \$25 per month. Price \$3,650. Cheap.

Hotel of thirty-two rooms, first-class restaurant livery business, for sale cheap.

Lots on time to parties that will build.

Houses and lots in all parts of the city.

For Rent.

Three furnished houses from \$35 to \$65.

Furnished rooms in all parts of the city.

Correspondence promptly attended to.

PENNEY, CHANNEL & MENAGE,

REAL ESTATE and LOANS

10 SOUTH THIRD ST., GROUND FLOOR.

SPECIAL.

Twenty acres of land about a mile from the post-office, on West Side, which will make 60 lots, can be bought for the low price of \$1,000 per acre, or about \$200 per lot. The land lies on the proposed street-car line, and in a good location. Many of the lots can be sold at once at from \$300 to \$1,000 each. The best opportunity about the city for an investment of \$2,000. Terms easy. Non-resident; wants interest, not land. Offered for short time only.
Motor-line lots. A few still left; all on time. Building material furnished. Locality improving rapidly. Buy, build and save rent.

SCHULTZ & BAILEY,

REAL ESTATE, LOANS,

—AND—

INSURANCE.

We have some very desirable property on our books, consisting of Houses and Lots, Vacant Lots, Business Lots, Stores, Tracts of two to ten acres, Farms and other good property.

Call and see us whether you want to buy or sell.

OFFICE OVER FIELD'S SHOE STORE,
200 NICOLLET AVENUE.

rat and my-8

Of Interest to Eastern Readers

Minneapolis Tribune (1867-1908); Jan 1, 1886;

ProQuest Historical Newspapers Minneapolis Tribune (1867-1922)

pg. 10

Of Interest to Eastern Readers.

We often receive letters of inquiry from Eastern capitalists regarding investments in property in this locality, and also in regard to the chances of making safe loans at good rates of interest. We take pleasure in referring such readers as wish information about Minneapolis real estate, and the placing of well secured loans in this city, to Mr. H. D. Ladd, the real estate dealer, whose office is in the block. He has had over 18 years' experience in the handling of properties here, and has always been regarded by local capitalists as a conservative and safe man to deal with. His reliability is unquestioned. A large land owner himself, and having a clientele which embraces men from all parts of the United States, who through him have entered into large operations here, has given him a prestige enjoyed by but few.

He makes a specialty of looking after property and placing loans for non-residents. He has the confidence of the moneyed men of Minneapolis, who place great reliance on his judgment and care in all matters of investment in real estate. His experience in the handling of property in this vicinity has been so varied that he has gained a knowledge of values which few possess, and he is thus peculiarly fitted to give advice and act as agent for investors or money lenders who cannot visit this locality in person. He gives personal attention to correspondence on all points pertaining to the above mentioned business. Capitalists who are looking to this Northwestern country for investment, would do well to communicate with him on such subjects. Mr. Ladd has a large list of property on his books for sale, which embraces many of the best bargains in the city and county.

Minneapolis property, we may remark in this connection, has appreciated in value with wonderful rapidity during the past few years. Rooms 1 and 2, Minnesota Loan & Trust building.

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Get the best. Hood's Sarsaparilla has no equal as a blood purifier and strengthening medicine.

ROYAL



BAKING POWDER

Absolutely Pure.

This powder never varies. A marvel of purity, strength and wholesomeness. More economical than the ordinary kinds, and cannot be sold in competition with the multitude of low test, short weight, stiff or phosphate powders. *Sold only in cans.* ROYAL BAKING POWDER COMPANY, 100 Wall Street, New York.

H. E. LADD,

REAL ESTATE

—AND—

LOANS,

Rooms 1 and 2,

Loan & Trust Building,

313 NICOLLET AVE.

I wish to see parties that wish to invest this week. I have three special bargains that will take from \$800 to \$6,000 cash, and you can make a handsome profit on the investment inside of six months. Please call and investigate.

N. B.—Parties having good Real Estate they wish to sell will please call and list. I have sold several pieces that were listed last week, and want more, as I am making up a new Book, and would like to have all my old friends and as many new ones call and see me in new offices. Remember, Rooms 1 and 2, Loan & Trust Building.

THE SOURCE OF LIFE.

Something Everybody Ought to Know.
 How to procure digestion, keep the body healthy, and the mind clear, and how to avoid all the liver troubles, and distasteful flatulencies, are problems easily solved by the use of Ayer's Pills. For the sake of Health, Ayer's Cathartic Pills are the most effective medicine I ever used.—Robert K. James, Dedwiler, Mass.
 I have found Ayer's Pills an invaluable remedy for Headache. For a long time I had suffered from this ailment, and finally the second box my health was completely restored.—H. B. Haines, Haverhill, Va.

THE BEST

Remedy for Cough, Rheumatism, or Neuritis, is Ayer's Pills. I know no one who has suffered more than myself from the distress and nervousness of Cough. My case, which was of great severity, and of long standing, was completely cured by taking Ayer's Pills.—Hiram O. G. Doss, Philadelphia, Pa.
 For several years I suffered from the torturing pain of Rheumatism. At last I discovered a remedy in Ayer's Pills, which cured me of a severe attack of Rheumatism, and has since kept me free from it.—Mrs. J. M. Brown, Southwick, Mich.
 Ayer's Cathartic Pills are the only medicine used in my Family.

They keep the liver, stomach, and bowels in perfect condition, and are the best medicine I know of.—J. H. Kirkpatrick, Woodmont, S. C.
 Until recently I have been troubled with Rheumatism, and every rainy season when the rains came on, I began taking Ayer's Pills, and continued using them for a month. I am happy to say that I have been perfectly free from Rheumatism ever since.—David Cook, Florence, Cal.

A sufferer from Liver Complaint, Dyspepsia, and Migraine, for the last twenty years, I have spent dollar after dollar for medicine, with very little benefit. Learning, recently, that Ayer's Pills were highly recommended in such cases, I procured a box and took them according to directions. They have benefited me more than any other medicine.—J. L. Rogers, Keokuk, Iowa.

I suffered for months with stomach and liver troubles. My food did not digest, my bowels were sore and constipated, and my back and head ached incessantly. I tried various remedies, but treated no benefit until I commenced taking Ayer's Pills. These pills benefited me at once. I felt regularly for nearly a month, and my health was completely restored.—D. W. Dolan, New Berne, N. C.

For months I was greatly afflicted with Indigestion, and Constipation, and Constipation. I tried various remedies, but found nothing to help me until I commenced taking Ayer's Pills. After taking one box my health was so much improved that I procured another. After I had finished the second box my health was completely restored.—H. B. Haines, Haverhill, Va.

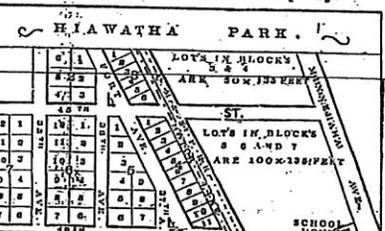
I had been a sufferer for many years from Dyspepsia and Liver troubles, and found no permanent relief until I commenced taking Ayer's Pills. They have effected a complete cure.—O. W. Moore, Wells Falls, W. V.

I have ever taken.—P. B. Rogers, Keokuk, Iowa.
 Ayer's Cathartic Pills are the most thorough remedy I know of for many of the ailments of the stomach, liver, and bowels, without leading to any other ailment. I had taken them for more than twenty-four hours after taking them, and in that time my health was completely cured.—H. E. Mendenhall, Lehigh, Va.

For the purpose of a cathartic, and as a stimulant to the stomach, liver, and bowels, the safest and mildest remedy is Ayer's Pills.

Prepared by Dr. J. C. Ayer & Co., Lowell, Mass. Sold by all Druggists. Price 25¢ per box.

NORTH STAR REAL ESTATE CO.,
 No. 9 WASHINGTON AV. N., MINNEAPOLIS, MINN.
 Sole Agents for This Fine Property.



This fine tract is situated on the Motor line, 80 rods north of the Depot and Minnehaha Falls, and contains 10 lots 60x135 feet, and 40 lots 100x135 feet. A portion of blocks 3 and 6, and all of block 7, are covered with a fine growth of natural shade. Forty-fifth street will be opened at once to Minnehaha avenue, and graded with the balance of the streets of the plat. The Motor line is the east line, and a main travel road the west line of the tract. Fort avenue is an 80-foot street, and the balance of the streets are 60 feet. Lots 3 and 5, block 3, lot 3, block 4, lot 8, block 5, and lots 11 and 12, block 7, are already sold, and we propose to close out this valuable plat within 60 days, at prices that will net the purchaser 100 per cent. on the investment in one year. The land in this tract lies high, and possesses a fine view of Minnehaha Falls, the State Park grounds and the Mississippi valley.

Our customers, thus far, are of the very best, and we do not intend to sell to any but the best.

GOOD REASONS FOR INVESTING IN HIAWATHA PARK—Our prices are from 50 to 150 per cent. below the market for this kind of property.

NO SMALL LOTS—Locals in Hiawatha Park and get TWO AND ONE HALF ORDINARY LOTS IN ONE.
 Rapid transit is not prospective.

THIRTY TRAINS pass along the east line of this property daily. A Motor each way every hour.

This is Interurban property about the same distance from the center of each city, and property between the cities will pay the best as an investment.

EVERY LOT ready for improvement WITHOUT ADDITIONAL EXPENSE.

THERE IS NO MORTGAGE ON THIS PROPERTY. 505 to \$150 CASH, per lot gets a deed to these large lots; balance on long time at 7 per cent. The paper will all be written ON OR BEFORE. You can stop interest any time you like.

Invest your money in Hiawatha Park where you get the largest lots for the least money, on terms as liberal as they can safely be made, and only 7 per cent. interest.

S. F. HANCOCK—The finest plat of large lots in Hennepin County, no matter 70 acres of beautiful oak timber with TWO AND ONE HALF MILES of fine streets, is graded at once, and ONE-FOURTH MILE of lake frontage, the finest in the land. A beautiful natural and finely graded terrace, fifty feet high, fronting north and west on one of Minnesota's finest lakes, with one-fourth of a mile of clear sandy beach. This fine 70-acre tract is a plat of 14 elegant lots, 270x500 feet, every lot surrounded by a 60-foot street, and covered with a beautiful grove of DUHR OAKS, a kind of shade tree that will thrive best if cultivated.

270x500 feet, surrounded by a 60-foot street. Only one-tenth cash gets a deed; balance at 7 per cent.

270x500 feet, surrounded with a fine grove of Oaks. TAKE YOUR CHOICE. 270x500 feet, 20 per cent. cash down; 10 per cent. on or before six months, and the balance of 70 per cent. PAID, EASY, and SIX years at 7 per cent. interest payable semi-annually.

270x500 feet. Call and investigate. A wondrous deed given and abstract furnished upon the fulfillment of the above terms on a deed of this kind. This tract is situated along Edgemoor street, on the east shore of Lake Assota, between the Lake and Minnehaha Park, and it is the finest tract in this most popular location, and there is 100 acres of the finest lake shore another section closes, but the terms are such that purchasers will get the benefit of the advance long before having to pay for the land.

North Star Real Estate Company,
 No. 9 Washington Av. N., Minneapolis, Minn.,
E. M. RUNYAN, Mgr. Branch Office at Minnehaha Falls.
 Telephone, 5502

KIMBALL & HATCH,
 Job, Book and Newspaper Printers and Binders.
 ALSO AGENTS QUEEN CITY PRINTING INK CO.,
 244 and 246 Hennepin Av. Minneapolis Minn.

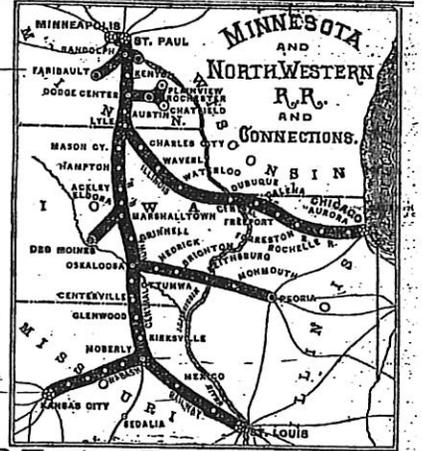
CHEAP LOTS
Rapid Transportation. Low Taxes.
Now Is the Time to Buy Lots

IN ST. LOUIS PARK, a beautiful suburb on the line of the Minneapolis & St. Louis and the Hastings & Dakota Railway.

The object is to make a suburb similar to Merriam Park, and as it is the same distance by rail as that suburb is from Minneapolis and St. Paul, and the very low price of \$300.00 on lots with building material furnished to those who will come to the building site before September 1, 1887, the company to whom the land is sold will guarantee to run special suburban trains to and from the land to St. Louis Park to accommodate residents, and these together with the regular trains affording ample transportation facilities, make this a most desirable place for mechanics and all classes of moderate means to build a home. Only the first three hundred lots in this tract will be sold at the above price. For further particulars of the undersigned, who are the sole agents for the sale of the property.

H. E. LADD & CO.,
 -AND-
A. J. CONDIT & CO.,
 Loan & Trust Building.
W. H. LAUDERDALE & CO.,
 355 Temple Court.

THORPE BROS.,
 301 Hennepin Avenue.



2 Trains Daily Each Way

Chicago, Kansas City and St. Louis.
 Pullman Buffet Sleepers and Through Coaches on all Trains.

23 HOURS ST. LOUIS AND KANSAS CITY.

WOODRUFF BUFFET SLEEPING CARS,
 St. Paul to Columbus, O., passing through Peoria, Bloomington, Danville, Indianapolis, Springfield, O., Columbus, O.

WITHOUT CHANGE.

Arrive from South and East. Depart for South and East.

Time	City	Time	City
11:25 a.m.	ST. PAUL	11:25 a.m.	ST. PAUL
12:00 p.m.	FARIBAULT	12:00 p.m.	FARIBAULT
12:30 p.m.	KENTON	12:30 p.m.	KENTON
1:00 p.m.	MOCHINGWATER	1:00 p.m.	MOCHINGWATER
1:30 p.m.	ALYCE	1:30 p.m.	ALYCE
2:00 p.m.	WATSON	2:00 p.m.	WATSON
2:30 p.m.	DUNDAS	2:30 p.m.	DUNDAS
3:00 p.m.	MANON CITY	3:00 p.m.	MANON CITY
3:30 p.m.	MARSHALLTOWN	3:30 p.m.	MARSHALLTOWN
4:00 p.m.	PEORIA	4:00 p.m.	PEORIA
4:30 p.m.	BLOOMINGTON	4:30 p.m.	BLOOMINGTON
5:00 p.m.	INDIANAPOLIS	5:00 p.m.	INDIANAPOLIS
5:30 p.m.	COLUMBUS, O.	5:30 p.m.	COLUMBUS, O.
6:00 p.m.	ST. LOUIS	6:00 p.m.	ST. LOUIS
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10:00 p.m.	ST. LOUIS	10:00 p.m.	ST. LOUIS
10:30 p.m.	ST. LOUIS	10:30 p.m.	ST. LOUIS
11:00 p.m.	ST. LOUIS	11:00 p.m.	ST. LOUIS

A. A. POND,
 Northwest Agent for
Economy, Steam and Warm Air HEATERS.
 Which for perfect ventilation, effective heating, economy with greatest economy of fuel, are the advance of all other systems of heating.
Refrigerators Heating.
 Call and See the Celebrated Redwood Ranges.
 35 Washington Avenue S.

1887 01-16 SPDG Minneapolis Real Estate Exchange Formed – incl. H. E Ladd & Co.

REAL ESTATE EXCHANGE.

Minneapolis Real Estate Agents Organize an Exchange.

A meeting of the real estate dealers was held at the Jobbers' association rooms yesterday to listen to the report of a committee appointed at a previous meeting to submit a constitution and by-laws for the proposed Minneapolis Real Estate exchange.

The committee, composed of Messrs. E. S. Corser, S. C. Gale, A. J. Boardman, James McMullen, P. D. McMullen, H. S. Moore and F. C. Nickels, made a report, of which the following is a synopsis: The Minneapolis Real Estate exchange shall have not more than 150 members. The initiation fees to be \$100 for the first fifty members, \$200 for the second fifty and \$300 for the third fifty, with \$20 annual dues. The purpose of the exchange is to establish uniformity in the conduct of real estate business, to protect the business from the sharp dealings of unauthorized persons, to maintain, as far as possible, a uniform rate of brokerage and to guard the interests of the business generally. The government of the exchange is vested in nine directors, three of whom shall be elected each year. The affirmative vote of three fourths of the members is necessary to gain membership. After defining the duties of the regular officers, the by-laws contemplate the appointment of standing committees on membership, public affairs, valuation, arbitration and executive, defining their duties. A schedule of minimum charges and commissions is an important feature.

The constitution and by-laws were adopted, and the following parties signed the articles and became members of the new organization:

L. McMillen, Z. E. Brown, G. G. Barhart, J. W. Campbell, A. B. Cog, J. A. Walters, J. Wolverton, J. B. Tabour, W. A. Barnes & Co., D. W. Green, Thorpe Bros., J. C. Seeley & Co., J. T. Elwell & Co., H. E. Ladd & Co., A. J. Condit & Co., Gale & Co., A. Y. Davidson, Farnsworth & Co., Marsh and Bartlett, J. S. Osborn, K. S. Burhyte, Charles H. Gilman, K. H. Broat, Scott & Peck, W. B. Boardman, C. A. White, W. O. Cook, Corser & Co., Lauderdale & Co., White & Paule, Baker, Potter & Co., Brown & McMullen, William Ragan, Moore & Blaisdell, Bowe & Ellis, J. C. Plummer & Son, J. Briggs, E. W. Dana, W. F. Stetson, Speere & Moore, Clough Clough, W. Bonner and a few others. The following gentlemen were elected on the board of directors: E. S. Corser, S. C. Gale, A. J. Boardman, W. A. Barnes, P. D. McMullen, J. M. McMullen, J. B. Taylor, A. J. Condit, S. P. Channel.

A resolution requesting all real estate firms in the city to join the exchange was unanimously adopted. The directors will meet at the board of trade to-morrow morning at 9 o'clock for organization.

LE GRANDE FLOUNCINGS.

The Ladies Have a Last Gasp Crazy Over Them.

The fashion in dressery seems greatly attracted to Chantilly and Mouline Florence Flouncings this summer. Adams & Hing, 517 Nicollet, have received a large line of these goods and dispose of them at very low prices in their special sale of Ladies' Trimmings next week. They have one of the largest and most assorted lines of Veil Hairnets and Flouncings to match in Chantilly and Spanish Uniforms in the city. The ladies are going wild over them.

Oriental Lace
 50, 100, 150c, 175c and 250c per yard. This is one-half the regular price. Ladies who should see them before purchasing elsewhere. Adams & Hing, 517 Nicollet.

50c to 1-50
 Laces comprising some of the very finest in Oriental and Egyptian ever opened in the city. All widths and every character of a price from the above to 75 and 87. Adams & Hing will hold a special sale of these laces next week, and they will be sold at half their actual worth.

These Hosiery
 They are going as usual at a great rate. The reason is because they are sold so cheap. Half price is too where compared with the prices we have been offering these great goods. Now all prices from 10c up to \$1.00. We have an elegant line thread in black selling at 25c, come, work of extra. Adams & Hing 517 Nicollet.

Five Farms and Land
 For sale or exchange for Minneapolis property. Blocks of merchandise of every description wanted by E. J. Swann, rooms 4 and 5, Loan & Trust Building, Minneapolis.

Warm weather hosiery, the coolest hats in the world, at the Crystal, 230 Nicollet.

Get an "Arrow Hat."
 Why don't you get a straw hat. Now is your time. Hats going cheap. The largest assortment of hat and millinery straw hats ever brought to the city. Every price conceivable. We are located to suit you. Reich's Old Price, corner Hennepin and 2d St.

Over Twelve Hundred Minneapolis Citizens
 We take the pleasure in referring to that will convince from actual experience they have found the Dockack ranges all we represent them to be. Call and examine the Dockack and see list of parties using them. Roberts, 230 Nicollet.

Children \$2 per dozen now at Miller's. Get your photos now.

The Crystal
 is now showing the largest stock of Hosiery hats ever opened in the city—all the latest styles and prices. Lower than the lowest.

C. A. R. BOYS.

The Aged Veterans Are Being Greeted With Great Thrills Now.

True indigo blue uniforms they wear. They now can get these suits at the moderate price of \$6.40 and \$7. Every veteran can afford new suits at this price. They are ready made, but will be fitted to the person by the tailor should they fail to get on the person exactly right. Every thread all wool and better bargains cannot be found. Reich's Old Price, corner Hennepin and 2d St.

WASHBURN PARK.

Lots are all large and covered with fine trees. You would have to pay \$5,000 for a 60-foot lot well located in the city; go out to the park and get three acres for the same price or one acre for \$2,000.

Have some grounds around your house; motor line guaranteed by Sept. 1.

H. E. LADD & CO., Sole Agent,
 1 and 2 Loan & Trust Building.

**PROPOSALS FOR
 Stone, Brick and Carpenter Work.
 State Public School Buildings, Owatonna.**

Sealed proposals will be received at the office of W. B. Dummell, Architect, 408 Nicollet Ave., Minneapolis, until 12 M. on the 26th day of May, for Stone, Brick and Carpenter Work required in the erection of Buildings for State Public School at Owatonna, Minn., in accordance with drawings and specifications, which can be seen, and additional information may be had, on application at the office of the architect above named.

D. H. HEINBECK,
 Secretary Board of Control.

**SPECIAL SALE IN
 Ladies' Silk and Taffeta
 Gloves and Mitts.**



French Kid	\$ 75	\$.50
Avery	" 1.00	" .75
Kirelian	" 1.50	" 1.00
Best Russian	2.50	2.00

Special very fine silk and driving Gloves, only \$1, cost \$1.50.

222 Nicollet Av., Opposite Washburn Block.

TAKE YOUR BUSINESS TO
The Journal
 JOB PRINTING CO.,
 Room 59, Woods Block,
 TAKE ELEVATOR

GEO. R. NEWELL & CO.,
Wholesale Grocers
 Cor. Washington, First Ave. N.
 Minneapolis, Minn.


S. F. HEATH & CO.,
 11 Fourth Street South,
 Minneapolis, Minn.

HOTEL VENDOME.
 Broadway and 41st St., New York.
 American plan. Excellently located. All the latest improvements. Cuisine and service unsurpassed.
 Special rates to permanent guests.
L. STEINFELD, Manager.

THE CITY.

The Real Estate Market Firm and Trade Brisk.

The Youths' Mutual Improvement Association—Second Day's Session.

Spear Won a Five Mile Race from Albert Schook.

Flour Mills Running—Told in Con- donoo—Danla and St. Oblotido Faira.

Realty and Building.

The week past has been one of customary activity in real estate circles. Inquiry has been good and prices advancing with the season. The heartiest demand is still for choice unimproved residence lots, wholesale and retail. Property in and adjoining Vinion Park has been particularly sought, and held at good figures for some time past with a good deal of ready cash going into the investments. Property in less desirable portions of the city is also in demand, especially for immediate improvement, but the terms for this class of property have to be made to suit the convenience of that class of buyers which needs time to improve and in that manner realize upon their investment. The market for houses, good and poor alike, still remains dull, while demand for houses to rent with modern conveniences, including gas, water and sewerage, is good when they can be had for from \$21 to \$30 per month. Houses of a cheaper grade are plenty and consequently not so much in demand, while agents claim that residences ranging in prices from \$80 to \$200 per month, are also hard to dispose of.

WASHINGTON PARK.
 Property in the immediate vicinity of the Washburn home is still booming. Owing to the impetus given by the Washburns' expressed intention of providing a rapid transit, the place has been brought prominently before the public as a most desirable location for a suburban residence town. That 20-acre lot which has been already platted is beautifully located within a stone's throw of the home building, and is thickly studded with trees of ample growth. The scenery round about borders upon the picturesque, and every portion of the city is in plain view with the larger buildings in bold relief. The property now in the market is owned by Mrs. Nellie H. Mead, who has had 21 acres platted in park form, each lot being a quarter of an acre in size. No property will be sold except on condition about \$400 improvement.

Mrs. Mead has herself in this respect taken the initiative, having already planned for herself a home at that place. Mr. Harry M. Jones, the architect, has completed the plans for a most unique residence to be built at a cost of about \$10,000. The building will be 60 feet square, the first story 10 feet high, built of cedar logs and the second story 9 feet high, closed in with shingles roughly dressed. The house when completed will contain 10 rooms and a large hall in the center with a huge open fireplace built of boulders, and the upper hall will be surrounded with a balcony. Three sides of the building will be surrounded by a terrace plaza, and the building itself flanked by four octagonal towers. The roof proper will be capped with glass domes, and the corners will be finished with loops extending above the roof, forming miniature minarets. Every room in the house will be octagonal in form.

Mr. Jones also intends to build for himself a \$4,000 residence, and has plans ready for one for Mr. G. H. Freeman at the same estimated cost, and another for Mr. H. K. Pratt, to cost \$3,000. He has also plans for a residence for Mr. J. C. Holm, who will build on the corner of Garfield avenue and Twenty-seventh street.

THE WEEK'S TRANSFERS.

	No. of Transfers.	Consideration.
Monday	43	\$195,877
Tuesday	30	84,153
Wednesday	20	102,611
Thursday	48	157,433
Friday	44	157,642
Saturday	65	187,540
Total	250	\$773,046

THE WEEK'S PERMITS.

	No. of Permits.	Estimated Cost.
Monday	14	\$21,550
Tuesday	15	35,850
Wednesday	13	15,740
Thursday	15	14,730
Friday	12	34,575
Saturday	23	18,250
Total	101	\$140,570

WEEK ENDING OCT. 23, 1886.

	No. of Transfers.	Consideration.
Monday	22	\$25,676
Tuesday	15	101,676
Wednesday	29	79,153
Thursday	31	121,300
Friday	27	122,199
Saturday	63	130,526
Total	207	\$550,530

PERMITS WEEK ENDING OCT. 23, 1886.

	No. of Permits.	Estimated Cost.
Monday	21	\$34,050
Tuesday	8	6,000
Wednesday	27	110,850
Thursday	18	36,510
Friday	8	10,750
Saturday	5	6,500
Total	83	\$191,660

Block # in Vinion park has been sold to G. D. Parker, by H. C. Hayward, for \$12,500.

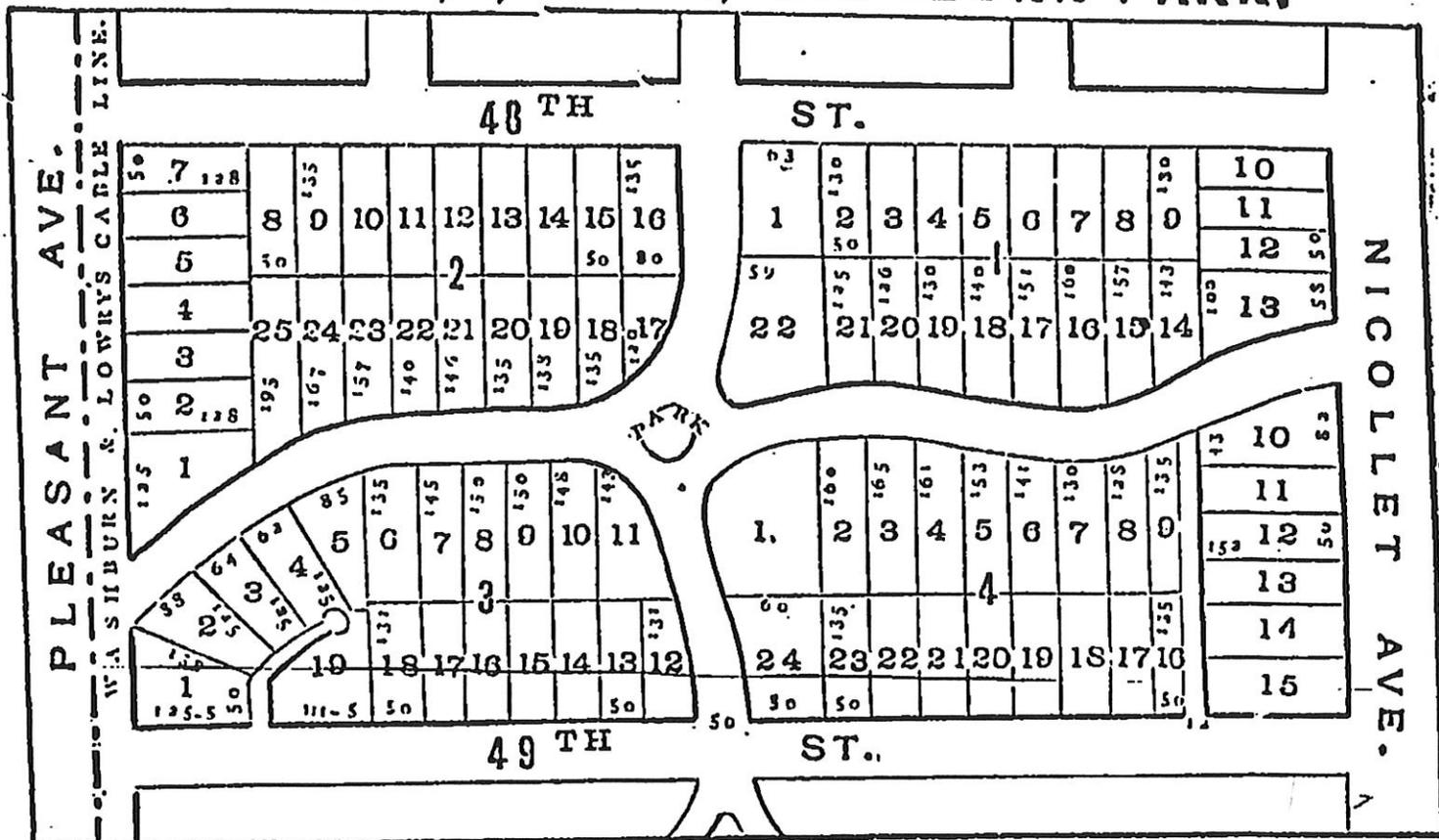
Hutchinson & Brice will build a \$12,000 residence at No. 816 Hawthorn avenue.

Arthur Hildway will build a \$3,600 residence in the "Kenwood" addition.

Mr. E. J. Swan, of this city, bought last Friday a 90-acre lot adjoining the city of Duluth, adjoining the lake for \$41,000. He intends to plat the property and have it improved.

From May 1 to October 1 there were on record 8,010 permits, aggregating \$2,904,113, in the city of Minneapolis.

BLOCKS 1, 2, 3 and 4, WASHBURN PARK.



A Country Home in the City.

Read the article regarding this property in this paper. Cut out this advertisement and drive out to the Park. It is between Nicollet and Pleasant Aves on Forty-eighth Street. See the lay of the land and the size of the lots. They average a quarter of an acre, and are covered with fine large trees. It may seem someways out there, but with a motor line within one block, and a cable line or some rapid transit on Pleasant avenue, which Gen. Washburn says there is no question about having next season, it will be within easy and rapid access.

This cut shows only four blocks of Washburn Park, but it is the best laying land in the new suburb. Lots can be purchased on reasonable terms, and at prices from \$800 to \$1,200. Parties wishing to build at once can make most satisfactory terms. Buildings must be worth, when completed, \$3,000 or more. These prices are good for 30 days only. Come in and we will drive you out to the Park. Parties wishing a good investment in a small lot or block of lots, call or address.

H. E. LADD & CO., Sole Agents.

1 and 2 Loan and Trust Building.

MINNEAPOLIS INVESTMENTS.

Why They Are Seen to Yield Large
Returns—What H. E. Ladd & Co.
Say of the Future Market.

The Security Offered to Eastern
Capitalists Desiring First Mort-
gage Loans Yielding 8
Per Cent.

Money invested in Minneapolis real estate has and still is yielding large returns to the investor. By this it is not to be inferred that all purchasers have realized large profits, but where care and judgment has been exercised in the purchase of land, a good profit has always followed. What the future will bring can only be judged from the past and present.

Since 1854 our population has increased steadily at the rate of 20,000 a year, each year being greater than the preceding, until we have today a population of 125,000. A proportionate increase has been made in every industry and source of our city's wealth.

The accommodation of this large influx of population has necessitated the building of thousands of homes and places of business. In 1887 Minneapolis expended \$12,221,000 in this direction.

This alone should add 25 per cent to the value of the entire realty of the city, were the buildings evenly distributed throughout its entire territory. Such, however, is not the case; some business streets have seen marked improvements while others have made none of importance. The same is true of residence streets and localities. The transfers of real estate for the past year were \$60,000,000; allowing a profit of 25 per cent on this, gives us a profit of \$15,000,000.

Minneapolis never saw more prosperous days than she is now having. Her immense flouring mills, with a capacity of 35,325 barrels per day, are running to their full capacity, and for the first year in four, are making money. Lumber is bringing a good price. Her elevators, with a capacity of about 15,000,000 bushels, are overflowing, while every factory and shop is running to its full capacity, and between eight and nine millions of dollars are invested in new manufacturing enterprises during the past year. All these things not only make real estate investments desirable, but make the holders of mortgages feel that their security (if on real estate) is constantly improving.

We make the loaning of money for non-residents an important branch of our business. Thousands of dollars of Eastern capital are yielding from 3½ to 5 per cent, while we are daily loaning on first mortgages real estate securities at 8 per cent. We never loan over 33 per cent of the cash value of property and as a result have never been obliged to foreclose a mortgage. Should you desire further information regarding Minneapolis investments we would be pleased to send you one of our circulars on "Minneapolis—What She Does and Has." If you have money to loan or invest, and wish to know of our responsibility, write to the TRINBUNE, First National, National or Security Banks of this city; John D. W. Joy, of Joy, Langdon & Co., or Lewis Kent & Co., of Boston; A. W. McLaughlin & Co., 140 Broadway, N. Y. We use their names by permission.

H. E. Ladd & Co., 1 and 2 Loan & Trust Company's building, Minneapolis, Minn.

OUR Cloak Department SHOWS ALL THE NOVELTIES -AT- POPULAR PRICES.	<h1 style="margin: 0;">E. ALLEN & CO.</h1> <hr style="border: 2px solid black; width: 100%;"/>	OUR Dress Trimming DEPARTMENT Shows All the New Parisian Novelties.
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REMARKABLE SILK SALE.

We place on sale Tomorrow Morning for a special Two Days' Rush nearly four thousand yards Rich Imported Surahs. The goods are one of the best shown in this country in 19-inch goods, and represent a line of colors unequalled. All the latest shades, all the new colorings. Full line of Evening Shades included in the line. The fabric heavy and a great weaver, the finish rich and glossy. The lowest estimate on value would be from Eighty-five to Ninety Cents. The purchase was a remarkably favorable one. For two short days the benefit is yours.

Select Your Shade Before the line Is Broken

WHITE, CREAM, LILAC, ROSE, SHRIMP, CARDINAL, GARNET, BOREAL, SERPENT, CORN.	BEIGE, ORANGE, GRAY, LIGHT BLUE, MYRTLE, RESEDA, GOLD BROWN, PEACOCK, NAVY, LAVENDER.	MEDIUM BROWN, BRONZE, SAPPHIRE, BLACK and GRAY, GOBELIN, TERRA COTTA, MAHOGANY, ANTIQUE, PONCEA, HELIOTROPE.	MONDAY and TUESDAY'S PRICE, <h2 style="font-size: 2em;">63c,</h2> Per Yard. QUALITY GUARANTEED.
ATTENTION IS CALLED TO OUR NEW LINE OF <h3 style="font-size: 1.5em;">Fast Black Hose</h3> For Ladies, Misses and Children, WITH Printed Guarantee ATTACHED TO EVERY PAIR.	<div style="border: 2px solid black; padding: 10px; display: inline-block;"> <h1 style="margin: 0;">ALLEN AND CO.</h1> 50 E. 3RD ST. </div> LEADERS OF POPULAR PRICES.	OUR EXTREME LOW PRICES —ON— LACE CURTAINS! —AND— UPHOLSTERY GOODS ATTRACT ATTENTION THROUGHOUT THE ENTIRE NORTHWEST.	

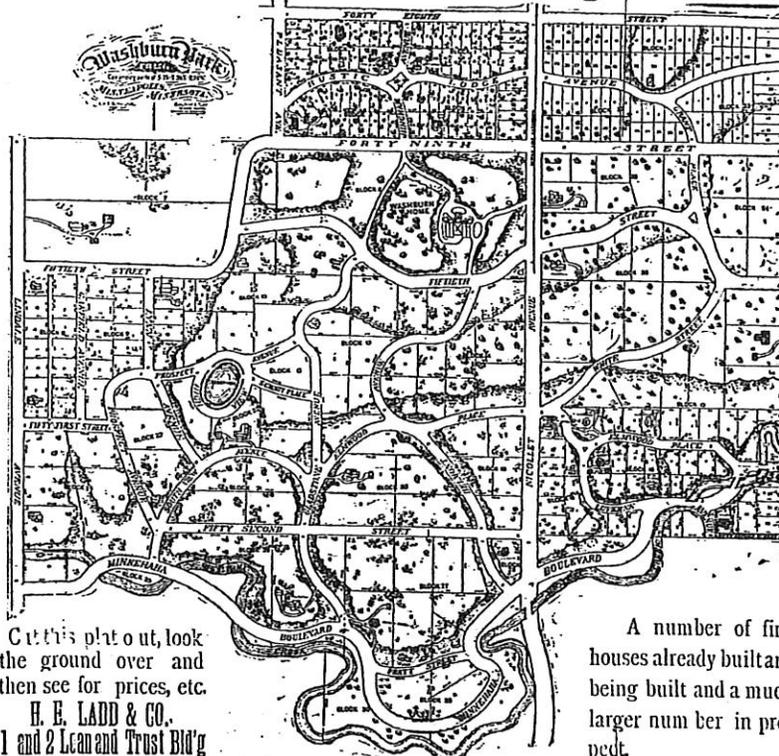
WASHBURN PARK.

Terminus of the Nicollet Av Motor line. The finest suburb of Minneapolis. Lots all large, from 1-4 to 3 acres in size. Land high and slightly rolling, covered with large trees. Improvements must be first class. Terms very easy to parties desiring to build. Hourly trains after May 1, (now every other hour) and at 5c rate to residents.

H. E. LADD & CO., Agents.



Cut this plot out, look the ground over and then see for prices, etc.
H. E. LADD & CO.
 1 and 2 Loan and Trust Bld'g



A number of fine houses already built and being built and a much larger number in prospect.

Building Permits

Minneapolis Tribune (1867-1908); Apr 6, 1889;
ProQuest Historical Newspapers Minneapolis Tribune (1867-1922)
pg. 8

Building Permits

The following permits to build were issued yesterday:

H. E. Ladd, 2½-story stone dwelling. 121 Oak Grove street; \$18,000.

E. St. Hillare, 2-story frame dwelling. 902 Twenty-fourth avenue northeast; \$2,000.

J. I. Barnum, changes to dwelling. 1010 Third avenue south; \$1,400.

J. F. Force, kitchen and wood shed. 2128 Dupont avenue north; \$1,200.

Nels Anderson, 2-story frame dwelling. Twenty-fifth avenue northeast near Polk street; \$1,400.

O. A. Wendtson, double 2-story frame dwelling. 1723 and 1725 Eleventh avenue south; \$5,000.

Seven minor permits, \$1,805.

Thirteen permits, \$30,805.

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1890 01-13 SPDG Farmers and Mechanics Bank Site - H. E. Ladd

A New Bank Building.

The Farmers and Mechanics' bank has under consideration plans for the erection of a new bank building on South Fourth Street, adjoining the Bank of Commerce building. H. E. Ladd & Co., who are said to be acting for the bank, have purchased a lot of seventy four feet front, at \$1,250 a front foot, and it is understood that about June 1 the foundation for a five or six-story office building will be commenced.

COURTESY THAT WILL PAY.

H. E. Ladd's Ideas on Making a Business of Showing the City to Strangers.

"About two months ago," said H. E. Ladd, of H. E. Ladd & Co., yesterday, "a couple of Boston capitalists were passing through this city on their way further west, and as I chanced to know one of them, I induced both to spend a couple of days here. Most of the time I was with them, and we drove from one end of the city to the other, taking in all of the desirable points. The Eastern men were surprised. They had never before been west of Chicago, and one had never been west of New York. They could hardly understand that Minneapolis was so important a city, and were so impressed with the strong evidences of growth and prosperity everywhere visible that they agreed to make a large investment here this season. One of the men said he should try to dispose of his Eastern interests, and make Minneapolis his home. After our drives I showed them the statistics of business and growth, and they were not loth to believe them. They had seen the same figures before, but had looked upon them as wonderful examples of Western exaggeration for boom purposes.

"To my mind, we have to show people what we have in order to interest them to a degree that will cause them to invest. Mere pamphlets will not do it. For this reason I am in favor of something being done towards forming an organization that will have for its purpose the showing of the city to visitors. This might be within the province of the board of trade, but if the board has ever done anything of this sort I don't know it. The Business Men's union might also engraft this feature into its work to advantage. My idea is to have a standing committee on reception, with power to act. These visitors usually come suddenly, and to provide for them would be an emergency that would not ordinarily allow time for the calling of the main body together. This committee could do the honors and have power to call receptions, etc. This is an important feature and has been largely overlooked by Minneapolis. If we want to sell our goods we must be able to show them to a good advantage. This is a rule that holds good outside of commercial pursuits."

REAL ESTATE OUTLOOK.

Prospects for the coming Year—Where and How to Make Profitable Investments.

"Last year's business was very satisfactory, being with us much larger than any previous year, and is indicative of a healthy demand for the coming season," said one of the real estate firm of H. F. Ladd & Co. The depreciation in stocks of all kinds and the small interest paid on bonds is causing Eastern investors to turn their attention to Western securities and real estate investments.

The United States census, just completed, is proof positive that Minneapolis, of all Western cities, is the most substantial, and has the most brilliant future. Of 50 principal cities in the country her growth has been the most rapid, showing the largest percentage of gain in the last two years.

Minneapolis is the manufacturing as well as the jobbing center of the great West. Leading in flour and lumber, she is only second in sash and door products and furniture; while to hundreds of other lines she produces a large surplus.

In the four principal jobbing lines, groceries, hardware, dry goods and agricultural implements, Minneapolis has the largest business in the Northwest.

The new impetus given to manufacturing by the \$1,000,000 guarantee made by the Business Men's union, and the large influx of population due to the constantly increasing demand for labor, skilled and unskilled, is giving the real estate market a healthy growth, sure to make large profits for careful investors.

Ladd & Co. are the agents for a large amount of improved and unimproved city property. They have for sale improved property yielding 8 to 12 per cent, and vacant property that will bring the purchaser a good profit.

They have the renting of a large number of business blocks and hotels and make a specialty of the care of property owned by non-residents. They have secured for our city from the New England and other states a large amount of capital and invested it so securely and profitably as to give excellent satisfaction to their clients to whom they make prompt returns. They also make appraisals, examine property and make true and conservative reports as to real value.

Mr. Ladd came here in 1872 from Haverhill, Mass. He has been in the real estate business since 1874.

Mr. F. C. Nickel, the junior member of the firm, has been a well known young business man in the city for the past 11 years.

Ladd & Co. may refer to any and all of the Minneapolis banks and can give references in all of the Eastern states if desired. They are careful, methodical, honorable and in every respect trustworthy. Their offices are on the second floor of the Minnesota Loan and Trust Building, 311 Nicollet avenue.



J. A. Shea states that Minneapolis is leading all other Western cities in the fruit and produce line, and with the assistance of our generous and worthy railroad officials we have been placed on equal footing, if not better than Chicago, who has heretofore had a great advantage over us for the handling of all kinds of California and Southern fruits and produce. By the low rate of freight given us by the railroad companies running to and from the Atlantic and Pacific coasts we are enabled to handle large quantities of fruits, both foreign and domestic, and sell them at a price within the reach of the rich and poor.

Our business is far ahead of last year and as a comparison we will give a few of the following facts: We handled 63 cars of Concord grapes from Ohio and New York against 53 cars last year. Our banana trade has run far ahead of any year, we have handled 63 cars of Bananas in 1890, compared with 38 cars in 1889, and 47 cars of Lemons against 32 cars last year. Our total receipts of California and foreign oranges are 83 cars against 70 last year, and 70 cars of strawberries in 1890, against 44 in 1889. Our total receipts of apples in 1889 was 387 cars against 138 cars in 1890; our apple receipts fell off on account of the short crop. Our California deciduous fruits, consisting of peaches, plums and grapes was only 31 cars in 1890 compared with 41 in 1889. The coming season looks very favorable for our fruit interests. With heavy crops, our business will double that of any other during the past two years.

MINNEAPOLIS THE PLACE.

A Place for Holding the National Republican Convention Already Selected.

Representative Citizens Couple It and This City Together Very Earnestly and Emphatically.

Minneapolis proposes to have the next Republican national convention. She made a brave fight for it last time, but it was an impromptu movement, lacking somewhat in organization. The agitation of the matter has begun early this time and the chances are far greater. There is no good reason why it cannot be secured if the proper men undertake the work at once, and it is more than probable that steps looking to such a result will be taken in the near future. Not alone Republicans would like to have the convention held here, but the Democrats appreciate full well that such a move would materially aid them in securing the Democratic national convention for Minneapolis. The following expressions from representative men show very plainly the general feeling regarding the subject:

Col. John W. Hession—I am a Democrat; but would like to have the Republican national convention held here, and would help to entertain the delegates.

Deputy Postmaster Hughes—Would like to have it held in Minneapolis, of course.

Frank Stocum—Am in favor of it, and who is not?

Collector George W. Marchant—I say, let everybody get in and secure the location. Assistant City Attorney D. F. Simpson—it is worth working for, and I believe it can be secured by hustling for it.

George Heston—People needn't be afraid that Minneapolis can't take care of those attending the convention. They can all be accommodated.

Ex-Ald. Henry C. Morse—Am on the other side of the house politically, but would be glad to welcome a Republican convention. Arrangements should be begun at once.

H. F. Lillibridge—I am not a politician, but think the convention would be a good thing, and Minneapolis would be pleased to entertain such a body as that.

C. J. Bragdon—There is no reason why the convention cannot be held here. There would be ample accommodations for the delegates at that season of the year.

C. A. Ninnes—The Republican convention ought to be held here, and the Democratic, too. Both of them would be well provided for.

Ex-Ald. Thomas Downs—The suggestion is a dandy, and ought to be backed by every citizen of Minneapolis.

Freesman F. Lane—The people, irrespective of party, should insist on this thing, and every house should be thrown open for invited guests. My own certainly would be.

Ex-Ald. E. F. Goussier—That's all right. The city is now big enough to provide for all guests, and we ought to have that convention.

S. G. Gale—I approve the plan most heartily. There is no reason, from my point of view, why a national convention here would not be a good thing for the people at large, as well as for the city of Minneapolis.

President H. G. Sidle, of the First National Bank—The convention would be just the thing, if it can be brought here, especially as there are so many people living in the Eastern states who would like to see the twin cities of Minnesota.

Mark W. Lewis—A splendid plan, if it can be accomplished. We have the facilities and are near enough to the center of population to make our claims worthy of consideration by the people of the country.

Assistant City Treasurer Antero—I would like very much to have Minneapolis selected for the Republican convention, because that action would also bring the Democratic convention here.

Mayor Winston—Why, of course I am in favor of it. Think we ought to have both national conventions, and I am sure we can take care of them. Minneapolis is equal to all such emergencies.

E. H. Moulton, of the Farmers' and Mechanics' Savings Bank—Just the thing.

Col. S. S. Lanning—This is the place for that convention. The hotel accommodations will be such as people like to find, especially when Minneapolis, St. Paul and Lake Superior join forces, as they certainly would on an occasion like that.

Fred C. Pillsbury—Hold the convention in Minneapolis? Most certainly.

A. G. Loring—Would like to see it very much. A vast amount of work will be required to perfect arrangements, but with a good slice of success every man would do his best.

Judge C. E. Vanderburgh—Securing the convention would be a great thing for this city.

President J. W. Nash, of the Union League—The only obstacle in the way is of a financial character, but Minneapolis energy can surmount ordinary difficulties.

Building Inspector Hartz—Unquestionably, the convention would be a big thing, and a benefit to the city in many ways.

W. F. Roberts—A grand scheme. Minneapolis should have it. They surely do not need it at Chicago.

T. S. King—This is the place for it. If the convention wants its candidate to succeed, furthermore, he would have a sure thing if he allowed me to write his insurance.

J. W. Lundental—Of course we want it, and there is no reason why we should not get it. Chicago has the World's Fair, and Minneapolis, as the next city should have the convention.

H. Q. Peterson—While I am not on that side of the fence, I believe that it would be a good thing for Minneapolis and the Northwest.

H. E. Ladd—The convention would be an excellent thing for the Northwest and would help Minneapolis greatly.

Fred G. James—Minneapolis can get it if she wants it, and I see no reason why it should not be held here. It would be a good thing for this city.

Edmund Waller—I will guarantee to sell every delegate a lot which will double in value inside of six months. Let it be held here by all means.

J. N. Beare—Minneapolis can have the convention if she can convince the committee that she can accommodate the crowd.

Of course St. Paul and the lake hotels can be drawn upon, but the delegates at a political convention want to lobby away into the night, and when through get into bed at the earliest possible moment.

Register of Deeds Julius J. Heinrich—I would like to see the convention held here. It would be a good thing. We ought to have the Democrats meet here, too.

J. W. McInerney—Want it? Why, we not only want it, but we're sure going to get it.

A. H. Neun—Minneapolis ought to have the convention, and she will, if she makes the proper effort.

City Attorney R. D. Russell—If I can do anything to help get the convention I will do it. I think Minneapolis ought to be the place of the next meeting, and I think it can be brought about.

D. A. Secombe (Democrat)—It would undoubtedly be a good thing. For myself I will try and live through it, if it comes here.

E. M. Johnson—There can be no doubt of the desirability of holding the convention in Minneapolis, and it remains with the politicians to see that it is held here. We cannot tell what we can do till we try.

Col. R. C. Peyton—Minneapolis ought to get the convention if she can by any reasonable effort. I think it would be a good thing for the Republicans, as well as for us.

Charles T. Thompson—It would be the best possible advertisement for Minneapolis. Let us have it, by all means.

A WORD ABOUT "BOOMS."

That's a Word Minneapolis Does
 Not Know the Mean-
 ing Of.

A Conspicuous Absence of the Collapse
 That Is the Ear Mark of a Boom
 —Realty Notes.

Every city, particularly in the West, where growth is rapid, has its season of real estate excitement. This may or may not be of a sufficiently wild nature to be characterized as a "boom," but in every instance there is a time between the town and the city when valuations are, to a large extent, imaginary. The village appreciates the fact, or imagines that it is destined to be a great center and it spreads itself all on a sudden. Outlying tracts are platted and sold at inflated prices created altogether by excitement and not by the natural demand. There is a fever of speculation and everyone is in it. Eastern capital sometimes comes in and adds to the furore, but as a rule investments of imported capital are cautious and very well guarded.

Meanwhile the village remains a village. At any rate it is exceedingly lonesome in the midst of additions and suburban tracts which are tenanted only by boundary stakes and "for sale" signs. If the village shows any sign of developing these outlying tracts remain desirable property, but, as has often been the case, the talk of growth never came and the boom collapsed.

But in any event, development or no development, speculation and the rapid transfer of real property cannot continue indefinitely. There is a limit to all values, the property remaining the same, and when this is reached speculation stops and sales become less frequent.

So much for booms and milder forms of excitement. Minneapolis has never had a boom in the proper sense of the word. She has had, though, her time of excitement in real estate and it hasn't hurt her a bit. In 1883 real property values began to go up. Many additions were platted and sold at good prices and were re-sold for better. More lots were sold than would be occupied by residences in ten years, but all through this excitement there was this most significant fact to be noted: The large preponderance of capital invested was Minneapolis money put in by men who lived here and who had faith in the future of the city.

The limit was reached in 1885 but—put this down too—values have not decreased a cent from that day to this. There was absolutely no reaction in any way. The apparent dullness has not been indicative of anything but growth. The city was filling up and spreading out into its new additions and suburbs. At least 40,000 people have been added to the population since 1885 and they have been supplied with homes.

Houses for rent now are well taken up. W. W. Brice, rental agent for S. C. Gale & Co., says that never was there such a brisk demand for houses, and H. E. Ladd, of Ladd & Nickels, states that the best houses are already rented or sold. The demand is fast eating up the supply and there is only one possible outcome. That is better prices in residence property. Business lots have been steadily creeping up as the supply of them is always short. Good times all over the country are making money materially easier and Minneapolis still continues to grow. Real estate dealers are rejoicing over the prospects and they are the men who know the signs of the times in this respect a good deal better than anyone else.

A little incident occurred at the park board meeting last Tuesday which is a good pointer on the demand for houses. Secretary Nye reported that he had advertised for sale the 10 houses which were to be re-

moved in order to clear the ground which was to be an addition to Powderhorn park. There were just 40 bids for the 10 houses, and more bids than that the room was crowded with anxious bidders, who were under the impression that the sales were to be settled at that session.

A prominent and wealthy gentleman of Buffalo, N. Y., who has some interests in this city, writes as follows to his agents:

"I see by the SUNDAY TRIBUNE that next year is to be one of old time activity in Minneapolis real estate, but the band will not begin to play until February, 1892, (I don't think the day was given, but February is a short month anyway). I am much pleased with the arrangement. I enjoy winter evenings and I don't wish to have my mind disturbed by a "dullness" in Minneapolis. But no matter if it is a little dull now. We know the cities draw from the country, and in turn the cities that can supply the wants of the country cheapest will get the best trade and grow. I think Minneapolis has conditions, and what is more, she has the brightest and most energetic set of business men in the United States of America working earnestly and persistently for her best interests, so I shall still bet my money on Minneapolis.

Among the sales of the week the following are reported by W. A. Barnes & Co.:

South half lot 8, block —, Gale's second addition, to Gustavo Midholm..	\$2,000
Lots 18 and 19, block 7, Bloomington avenue, to Geo. Burgin.....	650
Lot 21, block 9, Elwell's second addition, to Mildred F. Fay.....	1,500
Lot 1, block 21, Meunier's supplement, to Geo. Tisdall.....	1,000

REALTY AND BUILDING.

The Rental Business Continues Active in Face of a Short Supply.

Real Estate Values Bound to Go Up
 —H. E. Ladd's Missionary Work and Cheering Report.

Last week this column contained the information that the rental business was in a state of almost unprecedented activity. It was based upon statements made by a number of prominent rental agents and real estate dealers and those who were not consulted have since added their testimony to the truth of the statements. During the past week there have been few new developments in the condition of the rental market, but it was already about as well developed as it could be.

Walter A. Eggleston has charge of this branch of D. C. Bell's business. Late last fall he was asked for an opinion on the prospects of the realty and rental markets and he was not inclined to be enthusiastic. The ideas he expressed were by no means of the croaking order, but he was not disposed to think that the now opening season would be materially better than the three or four preceding ones. Yesterday, however, he exhibited something very much like enthusiasm as he spoke of the outlook.

"Yes," he said, "there is an unusually brisk demand for homes, worth all the way from \$1,500 to \$6,000. We have been advertising and are getting good returns. Last week we made five sales and several of them were all for cash. About 33 per cent of the inquiries we have come from new comers. People are coming here from everywhere. A passenger conductor on a Chicago line recently told me that over so many passengers of late had inquired about the desirable residence portions of Minneapolis, the class of houses for rent and the rental rates. He said that they were people who were coming to Minneapolis, and from their questions he judged that they were coming here to live. The prospects for the real estate market are very bright and I think that a better season than we have had for several years is already a sure thing."

Now that the clouds are beginning to break, the real estate men acknowledge that the past four years have been slightly discouraging. It is hardly to be wondered at for the three or four years preceding 1888 were marked by an activity that was bound to be followed by a reaction or at least by a period of comparative dullness. But all through this dull period there has been an element of confidence that has kept the market from going back. Owners of Minneapolis property have believed that it was worth holding and, when the magnitude of the excitement of '86-'7 and '8 is taken into consideration, there have been remarkably few sacrifice sales since then. The excitement stopped, but the bottom didn't drop out and, while slow, the realty market has been firm.

Some few owners did unload at any price and now they are beginning to realize their mistake. Values in Minneapolis are nearly 33 per cent lower than in other cities, but it is not at all probable that this state of affairs will continue indefinitely. Money is beginning to come here for investment instead of loaning. There is a general feeling that the present prices are very low and one or two good seasons will undoubtedly result in a very material enhancement of values. One good season has already begun. The moral is obvious—now is the time to buy.

Apartment houses are good investments. The wear and tear on one amounts to less

than on a number of separate dwellings which would accommodate as many families as would the flat building. These buildings are popular, too. Minneapolis already has a good many of them in proportion to the size of the city, and they are all filled. A new fire proof structure of this kind is being built by the New England Association at the corner of Ninth street and Fourth avenue south. It is not half done yet and will not be ready for occupancy until late in the summer, but some of the apartments are already rented and applications and inquiries are constantly coming in regarding quarters there. That shows what a demand there is for the right kind of accommodations.

It is reported that Dr. A. B. Lindley is contemplating the erection of a fine apartment house on his property between Fifteenth and Sixteenth streets, on Hennepin avenue. The lots just beyond the same avenue are owned by an Eastern company, which is also said to be about to improve that property with a similar structure. These improvements will necessarily be delayed until the widening of Hennepin avenue is completed.

Louis F. Menago has recently closed a deal whereby he obtained possession of the Rumsey tract of 314 acres in the town of Waukegan near Chicago. The transaction involved nearly \$350,000 and was in the nature of a trade, Mr. Menago giving in exchange some outside Minneapolis property and some farm lands. Speaking of the trade yesterday, W. L. Streeter, who is associated with Mr. Menago in the Northwestern Guaranty Loan Association, said:

"Mr. Menago did not dispose of that Minneapolis property because his faith in the city was diminished in the least. The property lies away out and belongs to the class of trading property."

There is one very good feature about this deal; it will bring new men into competition with local dealers and the effect may be an enlivening one all around.

A city is as much to be helped by missionary work as a religious cause and N. E. Ladd, who went East a few weeks ago, has returned feeling that he has done a little something to help Minneapolis among the readers of the Boston Globe and the constituents of Dwight Lawrence.

"Everywhere I went," says Mr. Ladd, "people were talking about Minneapolis. In the hotels and on trains I would hear one man who had been here telling two or three others about the city. The convention has given Minneapolis more advertising than anything else has ever done. I found a great many men who expect to come to the convention and bring their families. A number of them are coming about the middle of May so that they can find good quarters and get well settled in them before June 7. A few days after that Murray article was published in the Boston Globe, I was in Boston and visited the office of that paper to see about it. I told the editor that the article was away off, that Minneapolis would take good care of 200,000 people if they were a mind to come to the convention and one of the men told me that he would write up something of what I said. He told me that he had edited Murray's article and that he had cut out a number of statements because he knew they couldn't be right."

"The convention is going to help Minneapolis by bringing people here to see what a place it is more than by bringing the actual purchasers here, I think. I met several manufacturers in Massachusetts who had decided to come West, and who were going to take a prospecting tour out this way about convention time. Two of these gentlemen owned shoe factories. They told me that, for the last few years, their trade had been very poor and their profits so low that the mill had finally shut down. The owners said that the West was patronizing its own factories and so they had decided to move there. They heard of a wholesale drygoods merchant who had been to Minneapolis looking for a location. He liked the city very much, but couldn't find a suitable store room."

Beside saying a good word for the city whenever occasion offered, Mr. Ladd took with him a large number of Minneapolis circulars of various kinds which he left lying around promiscuously in hotels and trains.

Frank Knoblauch, the shoe dealer, is to occupy quarters in a new, four story building which will soon be erected for him at

23 and 25 Washington avenue south. The buildings at present on that site will be torn down this week and the new building ready for occupancy by July 1. It is to cost \$20,000 and is to connect with the store room at 239 Nicollet avenue.

A number of good sales on Hennepin avenue are reported. A. B. Coe has just sold the Weiskopf property at the northeast corner of Eighth street and Hennepin avenue for \$40,000. This piece has a frontage of 66 feet on Hennepin avenue and will probably be improved for business within two years. Marsh & Bartlett have also made sales on Hennepin boulevard at very good prices. In both cases the purchaser was H. L. Bush. He bought lots 27 and 29, Anderson, Douglas & Co.'s First addition, for \$10,500; also lot 7, block 2, L. F. Menago's addition, the price being \$5,300.

A scheme which seems to be meeting with some favor is that which provides for a park in the Third ward on the site now occupied by the North Side haymarket. The tract is situated on Lyndale avenue just north of Bassett's Creek which forms its southern boundary. At present the land is only partially used and as the lease expires July 7, it will then be available for park purposes in case the park board desires to take hold of the matter. A park at this place would do a great deal toward developing Lyndale avenue which already borders two parks.

Plans have been drawn for a brick building which will probably be put up this season at the corner of Thirty-second avenue north and Washington. The structure will be 44x75 feet on the ground and two stories in height.

Edmund G. Walton has recently sold the double corner at Sixteenth street and First avenue south for W. W. Woodward. The consideration was \$16,000.

The Weekly Record.
 REAL ESTATE TRANSFERS.

	1892.		1891.	
	No.	Amount.	No.	Amount.
Monday.....	10	\$32,575	17	\$16,691
Tuesday.....	14	179,225	13	31,588
Wednesday.....	13	17,350	16	18,401
Thursday.....	9	30,075	27	130,405
Friday.....	8	6,900	6	9,253
Saturday.....	15	92,209	14	49,767
Total.....	78	\$371,424	93	\$356,104

BUILDING PERMITS.

	No.	Amount.	No.	Amount.
Monday.....	16	\$41,050	10	\$4,965
Tuesday.....	9	3,900	9	43,645
Wednesday.....	12	12,710	12	45,140
Thursday.....	9	3,550	5	2,675
Friday.....	8	32,771
Saturday.....	12	5,075	13	5,510
Total.....	66	\$95,475	52	\$102,125

NO LACK OF MONEY.

Eastern Capitalists Still Seeking Profitable Investments in Minneapolis.

Splendid Building to Be Erected on the North Star Street—The Realty Market.

H. E. Ladd, of Ladd & Nichols, returned Friday from a three weeks' business trip to Boston and the East. He went to place a number of loans on Minneapolis property, and he says he never was more successful.

"There is lots of money in the East," said Mr. Ladd to a Tribune man, "and there is a good feeling toward Northwestern investments. The time has gone by when people are afraid to trust this country, though no doubt the bad investments made in Kansas and other Western states a few years ago have had a bad influence.

"A great many Eastern people will be in the Northwest next year; more than ever before. They are coming to Chicago and also out of ten whom I met in Boston spoke of coming up into Minnesota. I think the Exposition people have decided most wisely in keeping the Expo open next year, and they want to make the best incidental display of any ever given."

Speaking of bringing manufacturing industries to Minneapolis, Mr. Ladd said that there was the keenest competition among the various Western towns.

"We will have to give good inducements to get them away from competitors," said Mr. Ladd. "A number of towns offer to exempt manufacturers from taxation for a certain number of years provided they locate there. The towns that can make such an offer have a very considerable advantage over one that says 'if you come and build a factory you will be taxed for it.' The manufacturers like to know just how much they are to be called upon to pay for one town that has agreed to exempt a factory for a given number of years and then agreed the tax should never be above a certain low rate.

"If Minneapolis could give such inducements we would get twice as many factories as we are getting."

A deal was closed yesterday between Mrs. E. G. Harrison and Patterson & Stevenson for the rebuilding of the old North Star Boot and Shoe Building on Third street, just off Hennepin avenue. The building was burned nearly a year ago, but Mrs. Harrison was in no hurry to rebuild until she found a tenant. Patterson & Stevenson have within two years expanded their trade several folds, having moved into a block on First avenue north, which now is found too small.

The building will be six stories high, of brick and brown stone trimmings. It is 60-180 feet, giving a total floor space of 67,200 square feet.

The firm will continue to manufacture and job hats and caps and fur, and their new building will give them the finest factory of the kind in the West. The lease is for 50 years; the work of rebuilding was begun today, and it will be completed about Jan. 1.

The Minneapolis Land and Investment Company, owners of St. Louis Park, has sent out about 600 individuals to the business men of the city to inspect the new suburb and view its progress on Thursday, Oct. 28. A special train will leave the Union Depot at 1:30 p. m., returning at 6 p. m., which will carry the guests of the company including their ladies.

No attempt at a sale will be made. The idea of Secretary J. A. M. Allen, the active man of the company, is that the business men of Minneapolis have been too busy with their own affairs to note the progress of this new suburb. He believed that the sight of several thousand busy workers at the park is worth catering for, and he wanted Minneapolis mechanics to get in on the ground floor.

The new pavilion will be in readiness for an informal reception, and the sidewalks are built so that the visitors can feel they are in fact and not "on paper" in the most thriving daughter of fair Minn.

A lesson in Minneapolis real estate investment comes from a lady who within a few days has put \$37,500 cash into improved property on Washington avenue north. She had the money to invest and she put it into an undivided half interest in the Jones & Byrnes power building. The property was sold for Frank T. Brewster by Edmund G. Walton. It will net the owner 6 per cent on the investment after all the expenses are paid. This week's loaning money on mortgages.

Shelton & Ridgway have sold to Willard Morse, for Labossy Webb, the latter's beautiful home at 1200 Sheridan avenue, in Kenwood, for \$10,000. Also 14 lots on Sheridan avenue next to Charles P. Preston for James Nolan, to Mr. Matthews, a recent arrival. The latter will erect a \$5,000 residence.

Edmund G. Walton also sold 80 feet on Hennepin avenue near Franklin for Frank T. Brewster to P. J. Linn for \$50 a front foot.

Lots 6, 7 and 11, Brewster's addition, for Frank T. Brewster to Frank Crowell, \$12,500.

Fifty feet on Kenwood parkway near Waverly place for Frank Crowell to J. Goldberg for \$2,500.

W. C. J. Herman has sold during the past week the following property:

No. 287 Bryant avenue south, for T. P. Healy to Marian P. Roberts, for \$5,000.

No. 1263 Second street northeast and lot 4, block 10, Baker's court addition, for F. H. Pace to Lillian Fisher, for \$3,000.

Lot 2, block 3, Twenty-fifth Street addition, for Chas. W. Brown to Marietta Fisher, for \$500.

Part of lots 1, 2, 3 and 4, Sabie's Lake Harriet garden lots, to Harvey L. Graves; consideration, \$2,500.

The following property is also sold, but for good reasons the names of the parties are withheld:

Lots 1 and 2, block 21, Waverly Park addition, for \$1,200; also, lots 3 to 14, Sabie's Lake Harriet garden lots; consideration, \$2,500.

Minneapolis Real Estate Transfers.

Andrew Sabie and wife to Philip Jacoby; part lot 2, block 13, South Side addition.....	\$1,500
Balaset Sundt and wife to Peter J. Roth; lots 1 and 2, block 1, Wotrter's addition.....	3,750
Frank T. Brewster and wife to Kate E. Brewster; part lot 2, block 1, Baker's court addition.....	21,200
Norm & Linn to Charles B. George; part lot 2, block 11, J. S. & W. Ellis's addition.....	2,500
Kate E. Brewster to Frank T. Brewster; lots 1, 2, 3 and 4, Brewster's addition.....	15,500
Milnes C. Brooks to animals.....	500
Brooks; lot 1, Baker's court addition.....	500
Total, six deeds.....	\$31,550

R. M. Newroser & Son, Rear Building, Fourth street south and Nicollet avenue, lend money at 6 per cent with privilege of paying either way part, any interest day.

MINNEAPOLIS IN 1900.

JEROME TABOUR and A. B. Coe, the well posted real estate men, estimate the population of Minneapolis in 1900 at 350,000. H. E. Ladd, who is equally familiar with the city's growth, sets his estimate at an even 300,000. Flattering as these figures may appear to the stranger, the **TRIBUNE** believes they are too conservative.

In 1890 Minneapolis had, according to the census of that year, 161,738 people. The school enrollment of that year would give a ratio of population to school children of eight to one. For 1892-3 the enrollment was, in round numbers, 26,000. This would give a population of 208,000. In the election last November the total vote was 42,487. Employing 5, the lowest multiplier used in estimating total population from the vote cast, the result is 212,435. Using $5\frac{1}{2}$, the multiplier commonly employed, the result is 218,652. The directory for 1892 contained 85,372 names exclusive of firms, corporations, deaths or removals. Multiplying by $2\frac{1}{2}$, the smallest multiplier employed and one shown by the census of other cities to be approximately correct, we had a population of 213,430 when the directory was published last June.

Our election figures are the latest and most reliable and they give the city a population of 212,435 or 218,652 according to the multiplier used. They are well corroborated by estimates based on school enrollment and directory names. From the most conservative to the commonly accepted methods of calculation then, the estimated population of the city runs from 208,000 to 218,652. The preponderance of evidence as given by these figures points to a population of about 215,000 at the present time.

Since June, 1890, we have added 50,000 people, or 30 per cent for a period of three years. At this rate we shall have 279,500 people in 1896, 362,650 in 1899 and 387,150 in 1900. These figures may startle one not familiar with the growth of this city from 46,000 in 1880 to 165,000 in 1890, but to one who has made a study of the development of Minneapolis they contain no suggestion of improbability. Industrial, commercial and building statistics all show that Minneapolis has but just entered upon its period of rapid growth. Rents are high, apartment houses are being rushed to completion on every hand and yet every available flat and cottage is engaged before it is finished. The number of home seekers in the city has never been as great as now, the scarcity of empty houses, despite constant building, never so apparent.

The population of Minneapolis in 1900 will be nearer 400,000 than 350,000.

Building and Realty

The past week has had a remarkable effect upon Lake Minnetonka cottagers, and also parties who have been planning to spend the season at the lake. The bright weather of the past week has been a forceful reminder of the fact that the opening of the lake season is not far distant.

There has been considerable discussion among real estate men the past few days over this unusual turn in affairs, and it goes without saying that they are vastly pleased with the prospects. To judge from inquiries, there will be no vacant cottages at the lake this year. Three seasons ago these places, that are now being eagerly sought, were a drug on the market, and men who had invested in property at the lake were in despair. To the real estate men it then seemed as if the tide of bad prospects would never cease to flow, but that has all changed now. Even last season, there was no particular cause for complaint. The lake season then was brisk, and many cottages that had lain idle for a couple of years were renovated and again brought into use.

The great number of inquiries this spring are for properties near the railroads, which would indicate that business men, who have to go to the city every day, are considering the advisability of removing their families to the lake.

If this thing keeps up it will result in considerable building at the lake. Lake Minnetonka, as yet, affords all kinds of opportunities for building. There are great stretches of shore lines where a place of habitation is only occasionally seen, and many of these are the most picturesque in this section of the country.

There are several causes combining to induce those who had intended to build this season to change their plans. There is a lack of building material, which is of the greatest moment, and then the labor troubles caused many to await events. Among those who have changed their plans are the parties who had decided to erect the Virginia flats at Hennepin avenue and Lyndale. It was because of this contemplated improvement that Lowry Hill Congregational church congregation was forced to seek other quarters. The church building has been torn down, otherwise it would have been possible for the society to resume its old quarters. It has been definitely decided that the Virginia flats will not be erected this season, and the entire matter has been shelved indefinitely.

In spite of the effects of the above mentioned causes, the building permits issued the first three months of the year are considerably larger than the corresponding months of last year. The figures for this year are 462, as against 401 last year. The value of the buildings to be erected this year is also much greater. Each month of this year also shows a substantial increase over the corresponding month last year. Following is the comparative table:

	1899.		1900.	
	No.	Value.	No.	Value.
January	70	\$46,525	114	\$104,780
February	112	81,827	85	127,330
March	212	165,753	214	261,448
	401	\$191,105	412	\$501,158

In case the city council gives the Milwaukee road permission to build the spur track between Washington avenue and Third street, it is expected that several improvements will be commenced in that section of the city. One concern has already made partial plans, so it is rumored, to build a six-story building at Third street and Seventh avenue, which will cost \$100,000. The concern is said to be ready to go ahead as soon as the spur is assured. In case plans should fall the concern will go to the Minnesota Transfer.

Not the least important of the permanent improvements which will be made by Minneapolis railroads the coming season are the Soo line terminals, which will be located in the north part of the city.

The story of the acquisition of the terminals has been told, and nothing needs to be added now excepting that the work of removing the buildings which were located on the Soo property have been removed and the ground put into shape for the laying of the necessary tracks.

A local architect is preparing plans for the new buildings which will be a part of the permanent improvement. The largest building will be the freight depot, a structure 50 by 525 feet, located at Second street and Fifth avenue north. The building will be of brick. Thirty-five feet at the Fifth avenue end will be two stories high with a basement; the remainder one story with

a high basement. The two-story part of the building, which will be arranged for the freight offices, will be fireproof as will be 200 feet of the first floor. The estimated cost of the building is \$50,000.

The same architect is preparing plans for the passenger station to be located on Fifth avenue, between Washington and Second street north. The building will be of mottled brick, 35 by 36 feet, with a wing 18 by 30 feet. The trimmings will be of stone; the roof of red tile. The train shed will be 200 feet long. Cost, \$15,000.

H. E. Ladd, the local real estate man, writes to E. G. Miskis from Rome, that he entered into a novel real estate transaction while at Jerusalem. He purchased a lot, 18x24, and a mule. Both proved worthless. The title to the lot was defective, and the kicking ability of the mule was well developed, so he had to part with both. Mr. Ladd expects to be home the latter part of the month.

Minneapolis people have taken the advance in rentals rather philosophically, and agents are expending no difficulty in carrying out their plans. There is still a great demand for houses of every description, and really desirable residences are not available. There are few vacant houses, and rental collections are easy.

Horsy Clarke, of the Shevlin-Carpenter Lumber company, has purchased the C. D. Hazard residence in Park avenue for \$8,000.

O. O. Winter, late manager of the Brainard & Northern, has sold his house, Girard avenue and Twenty-second street, for \$8,000.

The plans are ready for the new amusement hall to be erected at Washington and Second avenues north by August Wilhelm. The building will have a stage, theater boxes, etc. It will be 75 feet by 102 feet in size, two stories and a basement. There will be a one story front building, 43x52 feet. The contract will be let soon.

The stone building at 107 Nicollet avenue, formerly occupied by W. K. Morrison & Co., will be thoroughly remodeled at an expense of \$10,000. The Electric Engineering Co. is having the work done. There will be a new plate glass front and a general interior rearrangement.

J. L. Wick will put up a \$7,000 residence on Pillsbury avenue, near Ridgewood. It will be of brick and have 10 rooms.

The J. I. Case Threshing Machine company will occupy one of the new row of buildings to be erected by William H. Eustis, at Third street and Seventh avenue south. This district, it is understood, will be made the center of the packing industry in the city, all the large packing houses locating their local branches in that vicinity.

A number of concerns from outside the city will also locate there and these new companies will be a valuable addition to the city. It is understood that unless the J. I. Case company can secure a location on Third street they will move to the Minnesota transfer.

This company will occupy a six story, pressed brick building, 52x115 feet, at Seventh avenue south and Third street.

The following building permits were issued Saturday:

Mrs. H. J. Badger, 242 Stevens avenue, story-and-a-half frame barn, cost \$250.
 Watson Falk, 231 Fourteenth avenue south, woodshed, cost \$50.
 N. W. Star Oil Company, 601 Main street, repairs, \$100.
 F. J. Janney, agent, 403 Fourteenth avenue south, repairs, \$50.
 Ove Walbom, 219 Twenty-ninth avenue south,

frame addition to house, \$125.
 Helen L. Law, 1912 Hennepin avenue, two-story frame dwelling house, \$1,000.
 F. B. Schoonmaker, 4308 Lake Harriet boulevard, alterations, \$50.
 Isaac Neuman, 3211 Bloomington avenue, alterations, \$25.
 John Hart, 225 Folk street north, repairs, \$50.
 S. L. Anderson, 701 Delaware street southeast, wood shed, \$25.
 J. W. Pilsance, 123 Sixth street, wood shed, \$15.
 Joseph Chouniard, 404 Fremont avenue, frame barn, \$30.
 Mrs. Francis Gogdler, 425 Jefferson street northeast, alterations, \$1,200.
 Langdon Stone company, Sixteenth street and Fillmore avenue, one-story engine shed, \$500.

The following real estate transfers were recorded yesterday:

Wm. Best and wife to Emma Nelson, part lot 1, block 1, Clark's addition, \$2,900.
 Thos. D. Kenney and wife to Mattie A. Conner, lot 18, block 10, Wilson's re-arrangement, \$1,700.
 Jennie L. Pilcher and husband to J. M. Brown, lots 1 and 2, block 8, Robt. Blatdel's addition, \$500.
 Edison L. Brown et al., to Beale Leland, lot 30, block 7, Van Nest's addition, \$125.
 John S. Swanson and wife to Amanda A. Conner, Glycer, part lots 6 and 7, block 15, Stecker Island Light and Power Co.'s addition, (revised), \$200.
 Frank E. Holton and wife to Henry J. Friebe, lot 1, block 31, Fairmount Park, \$1,250.
 Emma Willie and husband to John Volkert et al., north half, northeast quarter of section 20, township 19, range 22, \$150.
 Z. T. Morrison and wife to Mary Kenney, L. Fuller's sub-division of part block 194, Minneapolis, \$1,000.
 Wm. M. Marks and wife to John A. Clark, lot 17, block 7, Forest Heights, \$1,150.
 Peter Elmquist and wife to D. C. Bell Investment Co., lots 4 and 6, block 3, Saunders' Park, \$100.
 Wm. Houston and wife to Duncan C. MacKenzie, in section 18, township 117, range 22, \$2,500.
 Two minor deeds, \$2.
 Total, 13 deeds, \$12,326.

D. Cheser, Miss Kirkwood, J. J. Lambrecht, W. R. Winslow, H. C. West, agents.

The Prudential Insurance Co.
 The "Rock of Gibraltar" window on the

policy-holders of over \$6,000,000. It insures all varieties of life policies, with every up-to-date, liberal feature.

L. T. Sewie & Sons.
 Among the leading grain commission firms of our city there is none whose name is more favorably known than the firm of L. T. Sewie & Sons. This firm are

and securities, and their business has increased to such an extent that they have installed a perfectly equipped office at 203 Andrus building for the convenience of their patrons. They have private wires direct to the New York Stock Exchange and the Chicago Board of Trade, and also

all other leading markets. Reliable statistics in regard to crops, export shipments, etc., are constantly on hand for the use of patrons. The New York and Chicago correspondents of this company are Counselman & Day. The facilities of this company for taking care of the trades



THE NEW ANDRUS BUILDING—FIFTH AND NICOLLET

R. C. WYVELL

Investment Lawyer and Banker at
 402-403 Andrus Building.

Undoubtedly the most tastefully furnished suite of offices in the Andrus building is that of R. C. Wyvell, who occupies with his offices, library and reception rooms Nos. 402-403 in this building. Mr. Wyvell is formerly of Walpole, N. D., and has been in Minneapolis but little more than a year. In that time he has made great progress by his energy and attention to business. In addition to doing a general law business Mr. Wyvell deals in city property and farm lands. He is agent for a large amount of lands in Minnesota, North and South Dakota, and is, through his acquaintance with the country, competent to give inquirers the best of advice with reference to locations.

H. E. LADD.

Real Estate, Insurance, Rentals.
 Occupies a suite of offices on the third floor, Nos. 302-303, right in front of the elevator. Mr. Ladd is one of Minneapolis' pioneer real estate men, and is as well posted in such matters as any man in the city. He solicits correspondence with anyone interested in his line.

Mutual Benefit Life Co.
 The Mutual Benefit Life Insurance company, of Newark, N. J., has maintained a state agency in Minnesota for 25 years. Its high standing is too well known to require comment here. The office of this company are 312-314-316-318 Andrus building. Frank M. Joyce is state agent; E. A. Gilman, cashier; Nelson W. Clark, W.

Nicollet avenue front, third floor, Andrus building, indicates the local office of the Prudential Insurance Company of America. The premium income of this company, over \$12,000,000 in 1900, is equalled by only four old-line life companies in the United States. The Prudential has over 4,000,000 policies in force, and a surplus to

The Minneapolis Jewelry Manufacturing company is not only one of the pioneer jewelry establishments of Minneapolis, but it is one that has kept pace with the city's growth. Its latest move is to get into an up-to-date building in the most fashionable business district, where it can handle its patrons' needs in the best manner. The address of the Minneapolis Jewelry company, on the second floor of the Andrus building, opposite the elevators, are gems of arrangement and furnishing. Their stock of sterling silverware, watches, clocks, cut glass and diamonds is not excelled in Minneapolis. You buy there as cheaply as elsewhere, and be sure of the best. The proprietors are Messrs. H. M. Carpenter and H. L. Carpenter, and they have consolidated here their Union Railway Storage business and other interests. The Union Railway room is just off the jewelry establishment. It handles a general line of building material, does storage and forwarding. Both departments are strictly up-to-date and reliable.

UP TO DATE.

Minneapolis Jewelry Manufacturing Company Rooms.



we the best offered by any firm in the city, they have private consultation office, and a special department for ladies. The office of this company in the Andrus building is in the hands of Mr. P. D. Hitchcock, manager, who gives his courteous and painstaking attention to all customers.



WILLARD C. PIKE



GEORGE COOK

HOW A YOUNG MAN CAN BUILD A HOME

According to Some Expert Testimony He Should Invest From 25 to 30 Per Cent of His Income for This Purpose—One Real Estate Man Says He Should Have Two-Thirds of Required Capital Before Beginning.

Real Estate Editor of The Tribune:
How much capital should a young man have before he decides to build a home?

I am told that almost any reliable real estate firm is in position to build a house for anyone who has a lot. Is this true?

How much money does it require to purchase a lot not more than two and a half miles from the postoffice, and how costly a house should a man build who draws a salary of say \$100 a month?

Do you consider that a man who has a lot can get a house built for him, pay interest and taxes and then be in the same position as if he were paying rent, so far as the money expended goes?

Is there not also considerable danger of losing one's home through necessity of moving, on account of temporary loss of position or through sickness?

Thanking you in advance for an answer to these questions, I am, respectfully,
P. O. EGAN.

From a practical as well as theoretical standpoint, the above communication involves so many different questions that an answer covering it in detail is difficult. This is particularly true with regard to the first question, "How much capital should a man have before he decides to build a home?" Real estate men who have been asked this question differ as to their views, and always will differ. Some contend that a young man does not need a fortune to start in life, and base their opinion as to the amount of money needed to build a home on the same ground. Others say that the less a young man owns on his home the better, and there is a good deal of truth in both assertions.

One thing which must be taken into consideration is "what can a man afford to calculate his own income?" The correspondent bases his estimate on \$100 a month, but it must be remembered that a large number of men do not get so large a salary and still own their own homes, and, in many instances, free of all encumbrance. As a matter of fact, every man should adjust his living so as to be able to save something. It is what, under general conditions, he can save that decides how much capital he should put into a home and what he must have before building.

A real estate firm of good standing can erect a house for individual owners at any time, but, as a general rule, this is not practicable. If a man leaves the building of a house with a real estate company, it matters not if the company is the best and most reliable in the city, unless he personally directs the work and specifies what he wants and where he wants it, also times out of ten he is dissatisfied. This is true of many real estate men who have made a specialty of this kind of work. The extent of a real estate man's responsibility, so far as setting a client in this respect is concerned, after having said him a lot, is generally to suggest or recommend to him what kind of house should be built on that particular piece of ground and how much money he should put into it.

Applying the same circumstances to a man who is not a resident of the city in which he owns property, and who does not intend to build a home for himself but for rental purposes, the conditions are reversed. He must necessarily have a good firm handle his property, and, as a general rule, that firm is in position to erect for him an entire house as he wants to have built. With sufficient capital at his disposal, a reliable real estate man is in position to build anything from a small stone building to a business block, or from a \$1,000 residence to a costly flat building.

Desirable lots not more than two or two and a half miles from the postoffice can be had all the way from \$200 a lot to \$75 a front foot. It is estimated, however, that a man in moderate circumstances should not pay more than \$250 for a lot, and there are many choice pieces of unimproved property that may be had for that amount. As to how costly a house should be erected on a lot of this value, it depends entirely upon the neighborhood. If the street on which the lot is located has facilities in the way of city water and sewerage, or if there is a possibility of these improvements being put in within a comparatively short time after the house is built, \$2,000, or at the highest \$2,500, would be considered a fair amount of money to put into a house. It would make a man's investment, exclusive of taxes, insurance and other assessments, about \$2,100 or \$2,600.

Memphis real estate men have the reputation of being lenient, upright and honest. In a few instances do they take advantage of the stringent provisions of commercial law involving mortgage foreclosures, especially when it concerns the working man, mortgage foreclosures, as every one knows, is a strictly business proposition, but in few cities in the United States are real estate men more anxious to avoid contentious property on account of liability on the part of the owner to meet his liabilities than in Memphis. On the present market, a house, in reasonably good condition, can be sold for its full value, and often brings more than the amount invested. There is very little danger in individual ownership of a house from this score.

Samuel S. Thorpe, of the real estate firm of Thorpe Bros., contributes some interesting facts in answer to the questions involved in the above communication. Mr. Thorpe says:

"On general principles a man can, or rather ought to, put in from 25 to 30 per cent of his income into a home. I am a firm believer in the axiom that a man ought to live so as to save something, and under ordinary circumstances he ought to be able to lay aside 25 per cent of earnings for investment in a home he can call his own. That much should be set aside as a saving fund, but it is not necessary that he must have all the money required to purchase a site and build a home in cash.

"On the basis of \$100 a month a young man should not invest more than \$2,500 for a home and lot. On this investment he is required to pay at least from 10 to 15 per cent of the cost of home and lot at first payment, which if round numbers would be equivalent to \$300. This would reduce his total indebtedness to \$2,200, on which amount he ought to pay at least \$20 a month.

"Fifty per cent would be interest on deferred payment and 5 per cent would apply on the principal.

"A man can build a house for \$1,000, and by paying a very little more than rent live as joy for the house, principal and interest, in cash and one-half rent. Then he would have to pay taxes and insurance, which combined amount to not very little.

"Desirable lots in good neighborhood, with city water in the street and reasonably near street car lines, can be bought

for from \$100 to \$1,000. The taxes on this kind of property aggregate from \$10 to \$15 per year. On such a lot a man can erect a house costing from \$1,500 to \$2,000 and having all the modern conveniences necessary to a comfortable home. The distance from the center of the city should not be considered so much of the character of the neighborhood. The days when house builders looked principally on the number of blocks from the postoffice are past. It is by far better to locate in a suburb of good character, where the houses are substantially constructed and not air-bricks.

"The feeling of contentment and satisfaction experienced by a man who owns his own home goes far to make up for the few dollars it may cost him over paying rent. At present, prices of unimproved property are very low and it is certain that real estate will double in value in a few years. The practical in property is going to increase in value as the years roll by and by owning his own home a man would save more in this way than otherwise. If a man has a home he can always sell it for as much and more than what he puts into it, so that there is very little danger of loss through inability to pay, due or through other adverse circumstances."

H. B. Ladd, a well known real estate man of this city, is inclined to believe a young man should not owe too much on a home. Mr. Ladd says:

"I think a man ought to have at least two-thirds of the amount of money he intends to pay for a home. Not that I am opposed to the installment plan, but more because by paying down at least two-thirds of the investment it would facilitate his monthly payments on the remainder. The advantages of a young man owning his home are well defined. Taxes, interest and other assessments, as well as the general appreciation of real estate values, combined, have a tendency to make his property more valuable, and naturally would make the net higher if it was not his own. It is good for any young man to get into a little debt on a proposition of this kind. It is a good investment for value received."

1902 04-23 MJ NP 1883 Real Estate Float Recalled – H. B. Beard incl.

SOME "WILD" PREDICTIONS .

One That May Be Realized by 1910 or 1915

H. E. Ladd has resurrected a photograph which calls to mind the "wild" predictions in regard to Minneapolis made in boom days. At the time of the Villard - Northern Pacific celebration in an industrial parade the real estate men of the city had a long float drawn by twelve horses, on which was emblazoned in big letters : "Minneapolis, the Metropolis of the Northwest, with a population, 1870, 13,000; 1883, 100,000; 1890, 500,000. (Buy a Corner Lot—Millions in It.)"

The firms who had a hand in the float were Willis Baker, H. B. Beard, J. Briggs, Cassedy & Finley, S. B. Channel, Coe, Forman & Co., A., J. Condit & Co., Corser & Co., Farnsworth & Wolcott, Gale & Co., Garland, Ridgway & Co., Hamlin & Brown. Holway & Taylor, H. E. Ladd, Lauderdale & Co, Only three of these firms have preserved their identity, although several of the men connected with others are still in the real estate business.

AN INCREASING DEMAND

SHORT REVIEW OF THE CONDITION OF REAL ESTATE MARKET DURING THE PAST SIX MONTHS.

In an interview with The Tribune
U. M. Barnes, of Barnes Bros., Ex-
pressed Himself More Than Satis-
fied With the Present Real Estate
Conditions.

"Our experience this winter," said Mr. Barnes, "has been exactly the reverse of former years—for instead of the market becoming quiet after the cold weather set in the business in our real estate department steadily increased until the beginning of the new year, when it assumed a still further impetus, which has not yet abated, but is still increasing, this being our lushest month in the number and value of sales."

"One of the most favorable aspects of the situation has been the absence of the speculator, who is generally so much in evidence during a revival of real estate activity, for to our own knowledge every one of our customers has bought for their own occupancy as a home or for a permanent investment in the income producing properties. Many of these were non-residents or newcomers in the city, drawn to locate or invest here by the excellent opportunities offered for business or employment or the superior educational or social advantages for which Minneapolis is so well known, and which have a direct bearing on realty values, especially in residence property."

"All now seem alive to the whole situation and to realize that delay in purchasing Minneapolis real estate is a waste of money, for the bargains are becoming more scarce every day and there is no tendency to lower prices in building operations, and a marked trend toward higher prices in desirable vacant property induced by a demand for actual occupancy by the owners or for a permanent investment."

"We do not mean by this that a boom is at all likely, but there is no disputing that Minneapolis is steadily growing in industry and population, and this necessarily means more business and employment and consequently more homes, which is a strong indication of the stability of any city or community."

MARKED IMPROVEMENT IN REALTY CONDITIONS

H. E. Ladd Says Boom Days Are Over
and Speculative Excitement Has
Quieted.

At no time during the history of Minneapolis real estate has the outlook been more encouraging than at the present time. Boom days are over and the feverish and speculative excitement attending out of such realty conditions has quieted, giving rise to prudent investments; hence a sound, healthy real estate market. This condition was felt to exist in the spring of 1902, and continued over into the fall of 1902, and through the usual depression during the holidays up to the present time.

Investors are fast becoming convinced that real estate is the only sure way in which to invest their surplus. Stocks being subject to "realities" and bonds to fire, puts them in a class unable to compete with good realty producing real estate in the mind of the prudent investor. Of all the properties of man, real estate is the most attractive, and most remunerative, and no more desirable situation for such property could be found than our own Minneapolis.

The Northwest has brought many to our city who are buying or building houses; the laboring classes are putting their savings into vacant lots on which to build small homes; builders are pushed to erect houses from \$1,000 to \$10,000 to supply the increasing demand; flats and houses to rent can hardly be secured, thus producing another element to advance real estate conditions by forcing many who would be renters into buying.

Taking these things into consideration, an optimistic view should be taken of the real estate situation and a prophecy made that 1903 and following years will be profitable ones for those interested in Minneapolis realty. Although a boom is out of mind, yet a condition will exist which will stimulate prices to a point becoming a city of our size and standing.

NEW BANK BUILDING AT WADEHA, MINN.

A \$10,000 bank building will be erected at Wadeha, Minn., this spring by the First National bank of that town. F. B. and L. Long, of Minneapolis, architects, are preparing plans for the structure which will be three stories and basement, pressed brick and cut stone front.

It will be of iron construction throughout with a composition of fireproof vaults, bank fixtures and fittings. The second floor is to be occupied by offices.

Wallace Davis' Views.
Wallace H. Davis of David P. Jones & Co., in an interview said the following regarding the real estate conditions: Our city is growing in all directions, in population, buildings, railroads, in manufacturing, jobbing and commercial lines. As conclusive evidence of our growth look at the crowded condition of our schools and the great demand for houses, flats, offices and stores.

A comparative study of real estate values in cities of corresponding size discloses that we are actually selling real estate and especially in our best residence districts for much less than they are selling similar real estate in other cities.

All of these facts must inevitably bring about, at an early date, a permanent and substantial advance in values. Within five or six years real estate will double in value.

New Homes on Girard Avenue.

L. B. Richardson will build a two-story double frame residence at Girard avenue and Twenty-second street this year. The plans are in the hands of O. P. Overmire, architect, and call for nine rooms on either side of hardwood interior finish, with open plumbing, combination heating and modern improvements throughout. The building will cost \$5,500.

The H. N. Leighton Company has been awarded the contract for the remodeling of the First Methodist church on Fifth street and Ninth avenue southeast, which will involve an expenditure of \$10,000. Stenchock & Sieff's have given it. Kovenhoever the general contractor to erect their store, costing \$5,000 at 31

and 315 Plymouth avenue south. It will be two stories and basement and pressed brick front.

The Schlit Brewing Company will erect a two-story building at 301 Twentieth avenue south this spring. Gust Lindquist of this city has secured the contract. The structure will be iron construction with pressed brick front and will cost \$1,500.

ARCHITECTS REPORT BUILDING ACTIVITY

Present Indications Are That That
There Will Be a Large Number of
Residences Built This Spring.

Local architects are of the opinion that the building this spring will exceed that of any other year. There will be comparatively few costly structures erected, but the number of the less expensive kind will bring the total value of the building operations higher than ever before.

Present indications are that there will be an immense number of small residences built, especially for the working class, a condition of benefit to the city impossible of overestimation. It brings about a stability of realty values and population that can be reached in no other manner.

In every city where the workmen own their homes it has proved a boon not only to real estate dealers but to all business and professional interests.

A large number of medium priced modern homes are also to be constructed this year and every man that moves from a rented house to one of his own gives a valuable asset to the city at large by so doing.

Six wholesale stores and two hotels are also planned for construction this spring. One of these will be a rubber warehouse fire stories high, with pressed brick front, for the Plant Rubber company, on Third avenue north. Another is to be erected at 417-1/2 Third avenue north by Gustav Pham & Sons. This will be four or five stories in height, with pressed brick front. Negotiations in connection with the others have not reached a stage so that the location or the name of the owner can be announced.

Architects do not expect there will be any buildings involving an expenditure of over \$100,000, still it is impossible for them to say definitely until digging actually commences, for a great many people do not have plans submitted until then.

Several of these designers of buildings think the time is about ripe for the erection of fire proof apartment houses, both family flats and bachelor apartments. There is not one in Minneapolis, while nearly every city in the United States of this size began to build them some years ago. The architects believe there is an excellent opportunity for investment in these structures and have not the slightest doubt but that they will pay big dividends.

This is thought to be what Minneapolis most lacks in the way of buildings.

To Erect New Meat Market.

The Protision company, 9-11 Third street south, will erect a new meat market on the site of its present building. Business will continue while work is going on. The structure will be four stories with an ornamental front, of pressed brick, iron and plate glass.

SATURDAY EVENING, MARCH 28, 1903.

An "Era of Good Feeling" in the Real Estate Market.

"OPPORTUNITY THIS MOMENT KNOCKING AT OUR DOORS"

"Thrilling" is the Adjective That Best Describes the Recent Address of W. L. Harris before the Minneapolis Real Estate Board...

- Some of Its Resources: Suburban climate, favorable geographical location, rich tributary territory, enterprising merchants...

Following the above succinct summary of Minneapolis resources and attractions...

I presume the relative advantages of one municipality over another might be roughly stated as follows...

"Most delightful and stimulating; very few unpleasant days, and a moderate amount of physical exertion and those predisposed to nervous ailments, particularly fit."

Natural Surroundings: "Enviably by any city in the country a group of lakes whose value to the municipality cannot be compared in dollars and cents..."

"The machinery of our city government is unexceptionally open to improvement. We are doing business as a municipality..."

"I am not least, of the factors which secure to the men and women of Minneapolis a desirable residence city..."

"Our manufacturing and mercantile resources, our manufacturing and mercantile resources, our manufacturing and mercantile resources..."

"Our public utilities, our systems of water, gas, electric, and telephone, are simple a question of funds..."

"The future of the southwest than any other section of the state..."

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"Our manufacturing and mercantile resources, our manufacturing and mercantile resources, our manufacturing and mercantile resources..."

year patiently seems to be distributed by its enterprising millers, lumber and miscellaneous manufacturers among our city...

"Of our unique patrol system, restricting within the business district the wagon traffic, our magnificent railway systems, centering within and radiating from the heart of the city..."

"The advantages of Minneapolis commercially I must speak but briefly. That our resources are abundant and our facilities are high quality..."

"The machinery of our city government is unexceptionally open to improvement. We are doing business as a municipality..."

"I am not least, of the factors which secure to the men and women of Minneapolis a desirable residence city..."

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WELL KNOWN MINNEAPOLIS REAL ESTATE DEALERS.



H. E. LADD.



J. B. TABOUR.



FRED G. SMITH.

WALTER L. BADGER.

T. A. JAMIESON.

B. S. THORPE.

Lack of cooperation and lack of leadership is unexceptionally true. The men of Minneapolis are not doing their duty...

George H. Miller, 330 Lumber Exchange.

- \$1400 NO. 215 FIRST AVENUE SOUTH... \$4000 1800 GLINTON AV... \$1800 NO. 201 POLK STREET NE... \$4000 NO. 109 SIXTEENTH AV SE... \$2900 NO. 2 HIGHLAND AV... \$4000 NO. 727 E WASHINGTON ST... \$3000 NO. 1027 SIXTEENTH AV SE... \$4250 NO. 324 SECOND AV SE... \$3000 VINCENNA, Wis... \$5000 1809 LAUREL AV... \$3500 NO. 808 SECOND AV SE... \$5600 1923 ALDRICH AV... \$3500 2008 E TWO-AND-ONE-HALF ST... \$7500 1003 SIXTEENTH AV SE... \$3500 NO. 259 ALDRICH AV SE... \$12000 NO. 1611 THIRD AV SE... \$4000 NO. 304 HENNINGEN AV... \$10000 PARK AV BETWEEN 17th AND 18th STS... \$4000 NO. 80 W TWELFTH ST... \$10000 PARK AV BETWEEN 17th AND 18th STS...

20th CENTURY PLAN. "Less Work for You, Less Worry, Too." \$6,750. New, all modern, up-to-date house on southeast corner of 20th and Hennepin...

Good for the Buyer or Seller of Real Estate. J. A. Walters, N. Y. Life Bldg. Established 1872.

MUST BE SOLD AT ONCE! Will sell five houses, 821, 823, 825, 827 Eighth Av. So., and 802 Ninth St. So. for \$7,000. Rents for \$1,000 per annum; are always rented. Lot 115x80. Thorpe Bros. Andrus Building. H. E. LADD REAL ESTATE, LOANS, RENTALS, INSURANCE.

1903 08-08 Two Large Nicollet Avenue Sales by H. E. Ladd

NEW BUILDING FOR NIC. AVE.

\$150,000 Office Building for Physicians at Nicollet Avenue and Eleventh Street.

H. E. Ladd Negotiates the Sale of the Southeast Corner for \$60,000.

Northwestern National Life Will Erect Building - Another Sale for \$40,000.

Two large transactions in upper Nicollet avenue property - transactions that are destined to have an important effect on the business of the street - have just been closed thru the office of H. B. Ladd in the Andrus building.

The first of these transactions was the sale of the southeast corner of Nicollet avenue and Eleventh street to the Northwestern National Life Insurance company for \$60,000. The corner includes 110 feet on Nicollet avenue and 168 feet on Eleventh street.

On the corner the Northwestern National Life Insurance company will at once erect a handsome building to cost in the neighborhood of \$150,000. It will be an office building especially for physicians and medical men.

It is understood that plans are already nearly drawn and that as soon as an acceptable bid has been received for the construction of the building work will go forward and be pushed to completion. An outline of the plans of the building has not yet been given out, but it is known that the building will be thoroughly modern in every respect and equipped with the latest devices for the comfort and convenience of men in medical or surgical practice. In its exterior it will be an ornament to the avenue. It is believed that such a building will attract medical men because, while convenient to the downtown district it will be away from the rush of the center of the retail section. Medical men have already expressed themselves as desirous of the construction of such a building.

It is an evidence of the growth in values on Nicollet avenue that this same property about a year ago was sold for \$37,000.

If further evidence of increasing values, on Nicollet avenue were needed it is to be found in the other transaction put thru by Mr. Ladd. This includes the 110 feet on Nicollet adjoining the property purchased by the Northwestern National Life. This property went to W. F. Bechtel and A. F. Timme for about \$40,000. On this piece is the old Methodist property, originally the home of resident bishops. Mr. Ladd, in discussing these sales, predicts that they will have a stimulating effect on upper Nicollet avenue property. Business is moving that way, he says, and such an addition at the point chosen is sure to establish upper Nicollet avenue in the favor of the business public and to aid in making Nicollet avenue, already a most attractive thoroughfare, one of the finest business streets in America.

The Plymouth church corner is sure to give way to business pressure before long, and then nothing will block the way of the speedy business development of the avenue clear to Twelfth street or even beyond.

Mr. Ladd has long pinned his faith to Nicollet avenue, not only having dealt largely in Nicollet avenue property, but having for twenty-four years had his offices in Nicollet avenue buildings.

ing ever since its construction...
thirty years ago. It has the record
of never having placed a claim...

Campan, and, with its large staff
of assistants, occupies constant quarters
on the top floor of the Guaranty
building.



LEWIS W. CAMPBELL,
Real Estate, Loans and Insurance.
After twenty-four years of experience...

THE BELANAP FIRE INSURANCE
AGENCY.
The A. L. Belanap Fire Insurance
agency, which has general offices in...

to the insurance world. Some of these
companies have been continuously
with the agency since its establish-

MILLERS' NATIONAL INSURANCE
COMPANY.
Of Chicago, Ill.
The above well known company,
making a specialty of ordinary fire...

FREEMAN & MALIN
Insurance.
This firm is located in offices at
where they represent the American
Fire Insurance Company of Philadel-

E. EICHHORN & SONS
Insurance, Real Estate and Loans.
Believing in the old adage, that "A
rolling stone gathers no moss," the...

DAVID P. JONES & CO.
First Mortgage Loans, Real Estate,
Insurance and Insurance.
The above company had its begin-

E. EICHHORN
& SONS,
FIRE INSURANCE
REAL ESTATE
LOANS, COLLECTIONS.
MINNEAPOLIS, MINN.
Located in the corner of Washington
and Hennepin avenues, "over the corner of
the Guaranty building," we represent the following...

by president of the city council, is
vice president of the Hennepin County
Savings Bank, and is also a very
important connection with the financial
community of Minneapolis. The other officers of the
company are eminently qualified to
take care of its business thru their
specialized experience.

Another admirable feature is the
fact that the company has a special
class of property, which makes a
specialty of improving and remodeling.
This class of property, which makes a
specialty of improving and remodeling,
makes it possible to acquire property
as well as large loans without delay,
making from \$100 upward.

H. E. LADD.
Mr. Ladd is one of the oldest and
most reliable real estate men in
this city. His experience, together
with his excellent facilities for making
investments, make him a desirable
person to consult with by those wish-

YALE REALTY COMPANY
Real Estate, Insurance, Contracting
and Building.
This company occupies spacious offices
at 228 Fourth street and does a
general real estate, insurance and con-

A. W. CARLTON
Agent for New Hampshire Savings
Bank, Real Estate and Rentals.
The office of the above named gen-

C. H. WILCOX.
Western Lands Bought and Sold.
With offices at 410 Phoenix build-

H. D. CONE & CO.
H. D. Cone & Co. in the mortgage
loan, real estate and rental business,
517 Guaranty building, was estab-

D. C. BELL INVST Co
111 So. Fourth St.
BANK OF COMMERCE BUILDING.
CITY AND FARM MORTGAGES,
FARM LANDS,
REAL ESTATE,
RENTALS,
FIRE INSURANCE.
Special Attention Given to the Collection of Mortgages
Care and Sale of Property for Non-Residents.

R. D. Cone & Co.
REAL ESTATE, MORTGAGE
LOANS AND INSURANCE
577 Guaranty Building - - - Minneapolis, Minn.
Real Estate, Improved and Vacant, taken under fore-
closure, for sale cheap.
Money to Loan on improved residence property at six
per cent interest. On business property at 5 per cent.
Entire charge taken of property for local or non-
resident owners.
Houses for rent in all parts of the city.

PHENIX
INSURANCE CO.
OF BROOKLYN, N. Y.
The above hotel, located on Wash-
ington, between Nicollet and Hennepin
avenues, has the distinction of being
the oldest public house in Minne-

A WIDE-AWAKE INSURANCE
AGENCY.
Among the manifold forms of in-
surance desired during recent years
probably none calls for a higher de-
gree of specialized skill than employ-
ers' liability, accident and burglary
insurance. In neither of these has
the notice a place, dealing as they
do with so many delicate problems
constantly arising between employer
and employee, and between legal
owners and the criminal classes. Ow-

NORTHWESTERN AGENCY
Millers National
Insurance Co.
OF CHICAGO
Phone 3 N. W. Main 264-3 BRENTFORD J. ALLEY, Mgr.
410 Guaranty Loan
MINNEAPOLIS, MINN.

Reliable Insurance
For Flour Mills, Elevators and
Grain at about one-half the rate
charged by stock companies.
Assets \$3,380,676 Net worth \$466,595
Millers National Insurance Co. of Chicago...
Michigan Millers Mutual Fire Insurance Co. of Lansing, Mich...
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Theodore C. Shove
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MINNEAPOLIS, MINN.
Fire Insurance
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Care of Property

Government Land
Tingdale Bros.
307 Bank of Commerce Building, Minneapolis, Minn.
We can locate you on best timber land...
USE YOUR TIMBER RIGHT BEFORE THE TIMBER ACT IS REVEALED

THE AETNA INDEMNITY CO.
OF HARTFORD, CONN.
Most Liberal Form of Policy Written on
BURGLAR AND PLATE GLASS INSURANCE
FIDELITY AND SURETY BONDS
REPRESENTATIVES WANTED THROUGHOUT THE STATE
Correspondence Solicited
L. H. FLETCHER, STATE AGENT
409-10-11 BANK OF COMMERCE BUILDING
MINNEAPOLIS, MINN.

Assets - \$7,261,024.52
Has been doing business in
Minneapolis since 1857.
OTTO E. GREELY, Agent,
208 Phoenix Building.

INSURANCE.

ALEXANDER CAMPBELL

"The Gale Agency."

Established 1857.

The Oldest Insurance Agency in the City.

Both Telephones No. 255, New York Life Building.



Fire, Marine, Life, Accident, Liability, Bond, Burglary, Travelers, Baggage, Transportation, Plate Glass, Bell, Tornado and other forms of Insurance written.

ALEXANDER CAMPBELL & COMPANY, Real Estate and Loans. Minneapolis, Minn.

1870

A THIRD OF A CENTURY

1903

Corser Investment Company

Real Estate & Mortgage Loans

New York Life Building

Established 1870

Edward S. Corser, Pres. Lester B. Elwood, Vice Pres. William B. Faith, Treas. Edward B. Nichols, Sec.

Special attention given to care and management of non-resident estates

A.L. BELKNAP AGENCY

(INCORPORATED)

Fire, Plate Glass, Tornado, and Employers' Liability

Insurance

A. L. BELKNAP, Manager.

Established 1870

Telephone Main 2010.

Thomas A. Jamieson

205 Andrus Building MINNEAPOLIS, MINN.

Rentals Mortgage Loans Real Estate Insurance

Loan money on residence and business property. Rent houses, flats and stores in any locality. We are agents for reliable insurance companies. Have for sale a good variety of real estate in every part of the city. Give special attention to the care of property for non-residents.



MINNEAPOLIS BUILDING—ONE OF THE PROPERTIES SOLD BY US RECENTLY.

FRED L. GRAY, Pres.

F. S. MARTIN, Vice Pres.

C. H. VAN CAMPEN, Secy-Treas.

FRED L. GRAY CO.

Established 1892. Incorporated 1901. 1212-1226 Guaranty Building, Minneapolis, Minn.

Casualty Insurance

Accident, Liability, Burglary, Surety Bonds, Guaranteed Draft-Checks.

LARGEST CASUALTY INSURANCE AGENCY IN THE NORTHWEST. Reasonable Rates. Prompt Adjustments.

NORTHWESTERN MANAGERS

for the London Guarantee & Accident Co., of London, England, and the United States Fidelity & Guaranty Co., of Baltimore, Maryland.

—REPRESENTING—

Combined Cash Assets \$4,500,000.00.

REAL ESTATE IN MINNEAPOLIS

(Continued from Page One, Real Estate and Insurance Section.)

G. N. Merritt—Merritt's building, corner Marcy—29 Washington avenue R. L. Park—25 Washington avenue R. Devere, Green & Co.—500-501, corner C. F. Pillsbury—21 Washington avenue R. J. T. Richardson—27 Washington avenue R. J. W. Ryan—26 Washington avenue R.

L. C. Seelye—16 Washington avenue S. S. R. Small—16 Washington avenue S. C. H. Smith—18 Washington avenue S. S. P. Snyder—14 Hennepin avenue. W. Stearns—14 Hennepin avenue. J. Thompson, Jr.—118 Hennepin avenue. J. C. White—221 Washington avenue R. H. T. Wilcox—14 Third street N. S. W. Wilson—13 U. S. bank avenue. F. White—231 Nicollet avenue. C. C. White—231 Nicollet avenue. H. J. Wilcox—24 Hennepin avenue. Williams, Menick & Co.—29 Washington avenue R. A. R. Wood—Room 1 Harrison block. G. B. Wright—Northwestern Bank building. H. Wyman—111 Washington avenue S.

FIRE INSURANCE

Progress of the Business During the Quarter Century.

A quarter of a century ago the fire insurance companies doing business in Minnesota were more than commonly interested in the city of Minneapolis for the reason that during that year, 1878, occurred the great flour mill explosion and resultant fire that wiped out the Washburn A mill and two surrounding groups of flour mills. This fire was the most notable one that ever occurred in this city. Beside the loss of the mills, the attention to this disaster, the property loss by explosion and fire was greater than that involved in any subsequent fire in the city. A large part of the insurance companies doing business in the state of Minnesota at that time were represented on the list of underwriters on the Washburn mill. On the Washburn A mill, for example, there was an insurance of \$175,511. By no means was this the largest fire in the state. On risks as large therefore as the largest flour mills it was necessary for the owners to go outside the state for a portion of their insurance. This was found to be the case in this mill fire of the eight-six companies represented in the Washburn mill loss, about a score were outside companies, and of these several failed before the loss could be adjusted. This involved a succession of long and expensive law suits that in the end cost more than the insurance money recovered. Of the eight-six companies mentioned, forty-eight have since failed or retired from the state, and but twenty-three are now doing business here.

One item of interest to the insurance companies that in a measure was brought about by the Washburn mill explosion and fire was all establishments of dust collectors, that now are common factors everywhere, and are exceedingly effective in reducing fire risks.

Since the year 1872, the year in which the insurance department of this state was organized, there have been no less than 450 companies licensed to do a fire insurance business here. Of these a total of 285 have failed or have withdrawn from the state, leaving but 165 now in business. Nearly all of these are represented in Minneapolis to-day by 119 separate agencies.

The growth of fire insurance in Minneapolis in the last quarter of a century has increased even more rapidly than has the population and wealth of the city. Accurate data covering this period is not to be had, for the city itself has kept no such data, nor did the state insurance department keep in the early years a separate record for Minneapolis. In the year 1878, however, the Minnesota Underwriters' association was formed, an organization by which the joint stock companies doing a fire insurance business here attempt to put systems into their work. This association has data whereby the city's insurance for the past twenty years

can be approximated. In the year 1872 this city paid to these joint stock fire insurance companies the sum of \$224,120 in premiums on fire insurance. In 1873 this sum had increased to \$1,122,200. In 1874 it had increased to \$1,210,724. The record of the current year will show a fair increase on that of 1872. In this comparison it should be noted that the figures for 1843 in Minneapolis companies for certain lines of fire insurance, with companies owned by Minneapolis men. If these were reckoned in the receipts of 1872 they would swell those figures to about \$1,210,724.

No record has been kept of the insurance in force in Minneapolis, but if the average of the premium per hundred of insurance is taken, which amounts to about \$122,000,000. This figure is doubtless much below the fact, as the assessed rate is high, and as there are locally or more mutual and other stock companies doing business in the city whose business is not reported to the underwriters' association.

During the past twenty-five years, while many fire insurance companies have gone out of existence, the total of distinct companies in the United States, in the past forty years being over 3,400, the quality of the average company has much improved. The chances are that no great fire here would drive any insurance company into bankruptcy as the Washburn mill insurance business is now it. The fire loss would be much more sound than in those days. This is not to say that all fire insurance companies in these later days are making good profits, for there are companies that have recently closed and many that have restricted their business. But the business itself is not now one of large profits and loss and reckless reckoning, as it was in the many cases of a quarter century ago.

It is now much more nearly regulated on an accurate science, making rates more safe for the companies taking the risks, and more equitable for the insured. By the new method a schedule of rates is established that may be applied to any property. The rate of insurance may be estimated much more fairly than under the old state board rates.

Under the old order a building risk was arbitrarily rated in lump at the whim of an inspector, whose judgment might vary from one day to the next. The rates might be overturned by the judgment of his successor in office. The new system of rating being based upon the actual value of the property, the rate is a standard, and the rate of insurance may be estimated much more fairly than under the old state board rates.

Do It Now!

INVESTIGATE

Properties offered by me before buying elsewhere. You may loose by delay

Write - Call - 'Phone

All matters given persistent attention to the end that the best results be realized

H. E. LADD

Andrus Building MINNEAPOLIS, MINN.

A Bank Account and Full Pocketbook!

RESULT

From consulting me, about

Real Estate, Insurance, Care and Management, Appraising.



C. H. WILCOX,

810 Phoenix Building, MINNEAPOLIS, MINN. Western Lands Bought and Sold.

MINNESOTA FARMS, WISCONSIN FARM AND TIMBER TRACTS, NORTH AND SOUTH DAKOTA LANDS, Wild and Improved.

A Specialty of 1160 Acres IMPROVED IN GRANT COUNTY, MINNESOTA. One of the best agricultural tracts, bounded by the famous RED RIVER. Very fertile, with excellent drainage, the famous RED RIVER CLEAR LAKE, running stream, wells and windmills. BEST SOIL, and good stock water. Best market, excellent railway. Will be sold at a bargain if you have the cash. One-half time will be given if desired. WRITE OR CALL QUICK.

Died

Minneapolis Tribune (1867-1908); Jan 20, 1904;
ProQuest Historical Newspapers Minneapolis Tribune (1867-1922)
pg. 3

neapolis, died yesterday morning at his residence on Oak Grove street.

Mr. Ladd's death comes as a surprise as he had been sick but ten days and was supposed to be recovering his health until Sunday, when there was a change for the worse and Monday the doctors announced that he could not live.

Mr. Ladd for years had been a prominent real estate dealer of Minneapolis, and was at the head of the real estate firm of Ladd & Nichols. He was born at Sal D. N. H., in 1847, and came to Minneapolis with his parents when 19 years of age. He first was employed taking tolls at the old suspension bridge and later he engaged in the confectionery and fruit business at 216 Hennepin avenue.

He engaged in the real estate business in 1880, and in 1885 the present firm was established. A few years ago Mr. Ladd erected an elegant residence at 141 Oak Grove street.

MRS. HARRIET WALKER HOLMAN.

After nearly three years in Pasadena, Cal., with an occasional trip to Minneapolis, to visit her family, Mrs. Harriet Walker Holman, who entered into her final rest last week in California, was brought to Minneapolis to be interred at Lakewood, the family burial place.

The burial service of Mrs. Holman was conducted yesterday afternoon at Hennepin Avenue Methodist Episcopal church, where Mrs. Holman was for so many years a regular attendant, the pulpit at one time being filled by her husband. Clad in floral garments that suggested the peace into which Mrs. Holman has entered, the church was arranged with amilax vines and palms that covered the altar. Pure white lilies and narcissus starred the green.

The pew where the Walker family was seated was a mass of green and white. Asparagus ferns caught with purple and white violets, partially screened the bereaved family from sight, and the end near the aisle was hidden beneath a wealth of white roses, tied with white ribbons.

The services were in charge of Rev. John Douglass, a close friend of the fam-

ily, and one who performed the same offices for Dr. Holman. Dr. S. D. Hutschpillar assisted. Both men paid tribute to the character and life of Mrs. Holman in touching and beautiful manner.

The brothers of Mrs. Holman carried her to her last resting place. They included: Fletcher, Willis and Clinton Walker, and the brothers-in-law, Ernest F. Smith, Dr. Dunning, St. Paul, and an uncle, A. B. Robbins.

The remains of Mrs. Holman were taken from the home on Hennepin avenue, where they have lain since the arrival from Pasadena, Monday. The art gallery was a chapel furnished with many beautiful flowers from friends, and the body lay in state therein. The casket was completely covered with the offerings of sorrowing and sympathetic friends. Beethoven and Chopin's funeral music was played by Dr. Rhys Herbert. Mrs. William Bracket sang "There is a Land Mine Eye Has Seen," and the quartet of the church sang hymns.

FUERAL OF WM. HENNING.

The funeral of William Henning will be held from the German Lutheran church, Thirteenth avenue south and nineteenth street, Thursday, at 2:30 p. m.; interment at Layman's cemetery.

MRS. ADAM BARTHEL.

Mrs. Adam Barthel died at her residence, 612 Girard avenue north, Sunday evening, of dropsy. Funeral from Oak Park Congregational church at 2 p. m., Wednesday.

ANDREW AUSTIN.

The body of Andrew Austin was discovered in a lodging house at 204 Hennepin avenue late Monday afternoon, time when found.

Little is known of him except that he was about 50 years of age and a shoemaker by trade.

The body was taken to the morgue, and it had evidently been dead for some an inquest will be held to discover the cause of death.

HARRY D. TRIPP.

The death of Harry D. Tripp, son of

James S. Tripp, occurred at his home, 122 east Twenty-sixth street, Tuesday evening, at 8 o'clock. The young man was 19 years old. The hour of the funeral will be announced later.

MRS. ANNA E. McLEAN.

Mrs. Anna E. McLean, who resides at 3042 Harriet avenue, was found dead in her room at 5:30 o'clock last evening. Mrs. McLean was 58 years old, and is survived by her husband and two children. The coroner pronounced the cause of death to have been apoplexy.

MISS MATTIE JOHNSON.

Mattie Johnson died Jan. 19 at the Swedish hospital, aged 26 years. Prior to her removal to the hospital she resided at 2575 Sixth street south.

Died

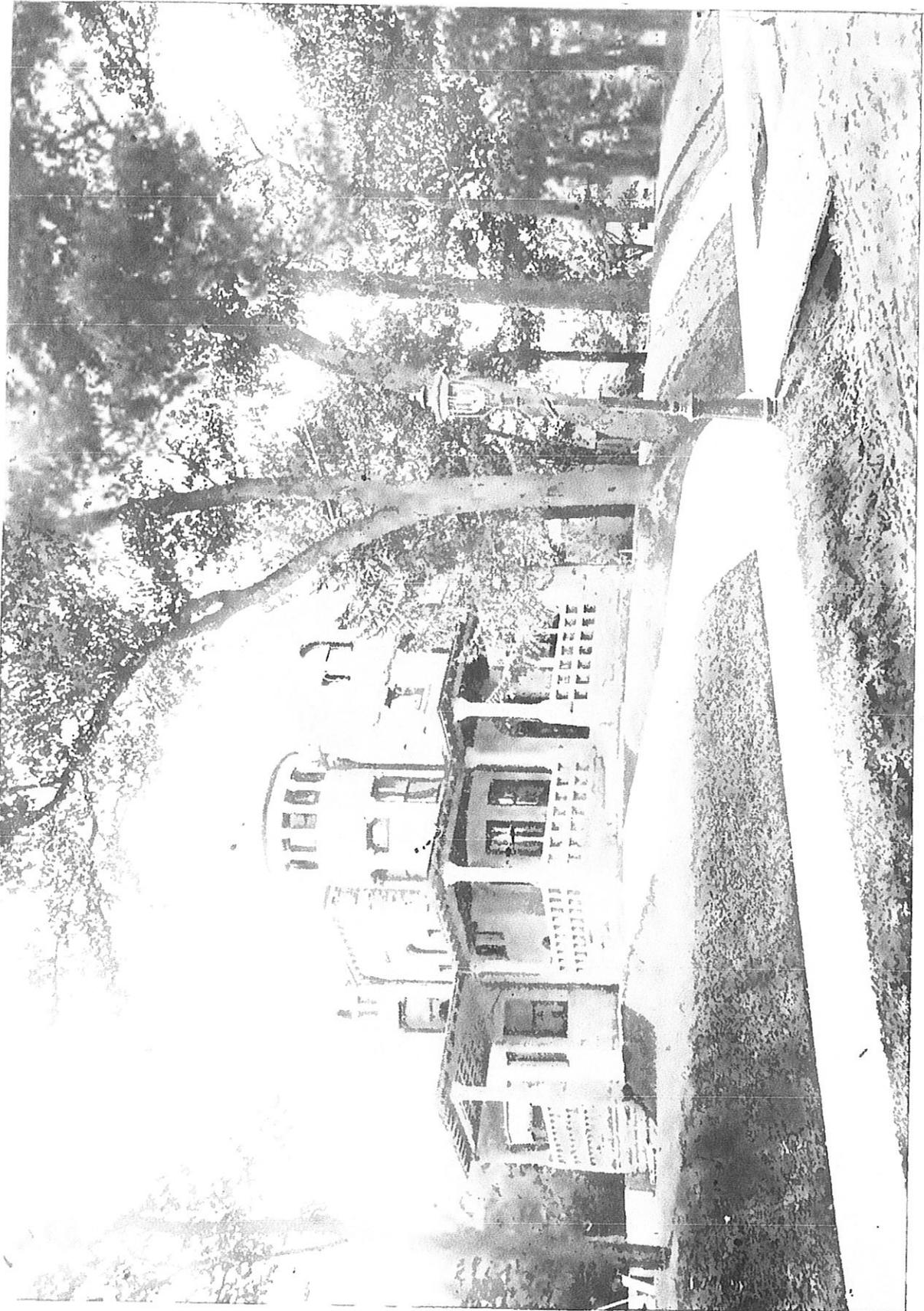
HENRY E. LADD DIES SUDDENLY

Pioneer Resident and Prominent Real Estate Dealer Succumbs to Disease After Ten Days' Illness.

Henry E. Ladd, the well-known real estate man and a pioneer citizen of Min-



A. E. Ludd.



RESIDENCE OF H. E. LADD, 131 OAK GROVE STREET.

to intellectual improvement. His reading has been extensive and thorough. Among the subjects and authors that have engaged his attention, have been first the Holy Scriptures which he has read and re-read from year to year, dwelling with frequent repetition upon the Psalms. Then commentaries upon the weekly Sunday school lesson, as prescribed by the committee for international study. Hume, Guizot, Green and Fisk in history. The Belles Letters of Irving, Longfellow, and Whittier, Metaphysics by Bacon and Drummond with biographies, poems, books of travel and explorations, and a judicious selection of light literature by Scott, Hawthorne, Bulwer, and Lew Wallace. Even the ponderous annals of Josephus have received his patient attention. War histories and biographies have been a favorite subject of reading. Thus no less than one hundred and forty books have been gone through within the last six years. Through much travel throughout the country he has added the fruits of observation to the study of books.

Mr. and Mrs. Barnes have three children, Kate Augusta, born May 15, 1869; William Elwood, born March 20, 1871, and Alexander J. born April 5, 1882. Their home in Oak Park is spacious and elegant.

Of medium height Mr. Barnes is portly, with an open, pleasant countenance. His conversation is fluent, and his movements active.

Enterprise, unwearied, industry, integrity, and unbounded faith are his characteristics.

HENRY ELMER LADD. The Ladd family is one of the few but increasing number that values authentic history sufficiently to preserve a genealogical record of its numerous members. In this

instance the striking fact revealed, is the persistency with which the family for six generations has clung to the rocky soil of the town in which its first American ancestor made his permanent home.

Daniel Ladd, as the record runs, took the oath of supremacy and allegiance to pass to New England in the Mary and John of London, Robert Sayres, master, 24th of March, 1623-4. He first settled at Ipswich, then removed to Salisbury, and accompanied the first company of settlers to the wild woods of Pautucket, (Haverhill), where he was allotted lands in 1649. For six generations his descendants remained near the spot of this ancestral settlement. The line of descent from the first Daniel was 2nd, Daniel 3d, Daniel 4th, Daniel 5th, Daniel 6th, Joshua 7th, Perley M. The latter married Hannah R. Reidhead, who was descended from an ancestor, who, when a boy together with a brother at college at Cambridge, England, were decoyed on board a man of war, and brought involuntarily to America. Another ancestor was Hannah Dustin, of Haverhill, whose heroic escape from captivity with the Indians in 1697, has preserved her memory among the heroines of early American history.

H. E. Ladd, only son of Perley M. Ladd, was born at Salem, Rockingham County, New Hampshire, December 17, 1847. His father who followed the humble trade of a carpenter, removed to Haverhill, Mass. when the son was five years old, where his youth was passed until his nineteenth year; when the family, of which young Henry was the only surviving child, removed to Minneapolis. It was in the hope of improving his health, which with no particular disease was not at all robust, that the family sought a home so far from the Merrimack Hills.

In 1866, a visit was made to the west and Minneapolis offered so many attractions, that the family possessions were sold out, and in the spring of 1867, a permanent residence was taken here. Although the father with the aid of his son had conducted for some years a small grocery business in Haverhill, they did not immediately embark in the mercantile business here. Young Ladd was willing to accept any honest occupation which offered, and for a few months after his arrival assisted Albert Lawrence in gathering tolls at the Suspension Bridge, afterwards he worked for more than half a year in the photograph gallery of W. H. Jacoby, on Nicolet and Second street.

Having thus gained a foot hold in his new home, he opened a fruit and confectionery store at No. 216 Hennepin avenue, afterwards moving to Washington avenue where the business was continued until 1874. Then selling his business he returned east and married Miss Anna M. Hagar, in Lawrence, Mass., daughter of Ruben and Nancie Hagar, of Union, Maine. He spent nearly a year in the east and again visited that part of the country the following year, and attended the Centennial at Philadelphia. In 1877 he again embarked in the confectionery business, and continued it with fair success. He then sold his business and visited California, passing a winter on the Pacific Coast. Returning to Minneapolis he engaged in the real estate business in 1880. Five years later he took his present partner and continued the business under the name of Ladd & Nickels. The firm occupies five rooms on the second floor of the Loan and Trust Company's building. To the real estate commission business they have added loaning money for eastern investors. The business has become a

very large one under prudent management. They have gained not only experience, but the confidence of the public. They have confined themselves to a legitimate commission business, never indulging in speculation, however tempting the prospect of profit.

In loaning money they have never guaranteed their loans, pledging only the exercise of their best judgment. Through the vicissitudes of twelve years not a dollar loaned by them has been lost. Prudent, cautious, conservative without ostentation, with remarkable financial sagacity, Mr. Ladd has pursued the even tenor of his way, attending strictly and industriously to his own affairs, and has built up a business reputation among the best in his line of pursuit, and has achieved gratifying success. He has within the last two years erected an elegant residence of cream Kasota stone at No. 131 Oak Grove street, where he now resides, his wife and himself constituting the family, as they have no children. Though not large the house is very symmetrical, and attracts the attention of the passer as one of the most beautiful upon this very handsome residence street.

Mr. Ladd came to Minneapolis while yet in his minority, and has literally "grown up with the country." His career apparently shaped by circumstances, and falling in with the needs of the country, with no shining qualities or laborious preparation, illustrates the sure success which attends industry, integrity and fidelity.

WILLIAM HENRY LAUDERDALE. This successful business man and worthy citizen ranks as a pioneer of Minneapolis, having first made it his home in the early autumn of 1854. It has grown up under his eye, and he has shared in

Smoley, John

From: Peter Sussman [peter@sussman-mn.com]
Sent: Tuesday, March 08, 2011 1:32 PM
To: Smoley, John
Subject: Ladd & Nickels
Attachments: 1899 04-23 Ladd & Nickels in Charge of Savings & Loan Properties.pdf; 1891 02-22 Name to Change March 1 From Ladd & Co. to Ladd & Nickels.pdf; 1893 03-12 Ladd & Nickels to Erect Hotel Beaufort.pdf; 1893 06-11 Rand House and Oneida Block Sold by Ladd & Nickels.pdf

John,

Following last Tuesday's hearing on 131 Oak Grove Street I was looking up some additional information on H. E. Ladd and F. C. Nickels out of curiosity.

Here are four additional Minneapolis Tribune articles besides the ones I provided March 1:

1891 02-22 Name change to Ladd & Nickels (I sent you an e-mail with that information March 4).
1893 03-12 Ladd & Nickels to Erect Hotel Beaufort
1893 06-11 Rand House and Oneida Block Sold by Ladd & Nickels
1899 04-23 Ladd & Nickels in Charge of Savings & Loan Properties

These were interesting supplemental pieces to those I'd sent. Please include them if it works for your schedule.

Peter

REALTY AND BUILDING.

The Outlook Seems to Be Improving and There is a Growing Demand.

Stray Bits of Gossip and Comment Picked Up in Real Estate Circles.

"I'll tell you what it is," remarked one of the best known real estate men in the city yesterday, while discussing the realty question with a few friends, "Minneapolis has passed the boom stage and has now settled down to a solid, steady growth, which will, in the course of a few years, put her far ahead of where she is now. For my own part I do not like booms--by booms I mean sudden and unwarranted growth--for they are liable to collapse at any time and leave the city in bad shape. A steady growth beats any boom which can be engineered, and in the case of Minneapolis it is bound to last."

With the approaching spring time real estate business has become livelier, and the gentlemen engaged in handling Minneapolis dirt all say that the future looks as bright and rosy as anyone could wish. A demand has sprung up for property of all kinds, from business blocks down to small building lots, and in the majority of cases purchasers pay cash instead of giving mortgages on the property. There was a time in Minneapolis, within the memory of all, when a property owner found it next to impossible to sell on any terms. No one seemed to want to buy or else those who did wish to invest had no money. Now all that is changed and it is hard work to induce a man to part with a desirable piece of real estate, or, in fact, a business block or a house. Agents and owners generally report an improving demand for residence lots by laboring men, which is considered one of the best signs of the times.

The purchase of the Knova block by Cal Goodrich, of the street railway company, occasioned considerable interest in real estate circles, so many men thought that they could see in the purchase a deep-laid scheme of some kind, but just what this scheme was no one appeared to know. The mystery--if such it can be called--has been solved. Mr. Goodrich simply wanted the property as an investment. It pays something like 7 1/2 per cent on the money put into it, which everyone will admit is a tidy little sum on \$108,000. F. B. Long, the previous owner of the property, had his hands full in attending to other interests; Mr. Goodrich was looking for an investment; the two gentlemen met and the sale of the building was the result.

For some weeks past there has been more or less talk regarding a proposed sale of the Woods block on Nicollet avenue between Third and Fourth streets. The report was that a St. Paul firm intended buying the property, removing here and opening a large store. Another one was to the effect that a lending dry goods firm would take possession of the structure. Just what there really is in these rumors does not appear to

be a matter of record at the present time. Real estate men have all heard reports concerning the property, but none of them know anything definite about the matter. It was not long ago that a gentleman residing in a city not over 1,000 miles away went to the owner of the block and asked how much it could be had for. He was told that it would cost him just \$230,000. The next day he met the owner again and announced himself ready to purchase, provided Mr. Woods would pay for surveying a party wall, over which there was some misunderstanding. This work would have cost about \$1,500, possibly less. Mr. Woods refused to do anything of the sort and declared that unless the would-be purchaser signed the necessary papers by 4 o'clock in the afternoon of that day the deal was off. The papers were not signed, the man who wanted the block still sticking on the surveying of the party wall. The next day he sought Mr. Woods and informed him that he was ready to pay the \$230,000 and take the property, paying for the survey of the party wall himself. To his great surprise Mr. Woods rejected his proposition, saying that after further consideration he had come to the conclusion that he did not wish to sell. Expectation and entreaty proved unavailing and Mr. Woods still owns the building.

Every stranger who has visited Minneapolis has noticed the solid foundations sunk deep in the ground at the corner of Hennepin avenue and Eighth street and wondered why they had been left in that unfinished shape. Many residents of Minneapolis have often puzzled over the same thing. The truth of the matter is that no capital has been forthcoming to improve the corner. The foundations were put in at the same time the Holmes Hotel was built, under the impression that it would be but a very short time before one of the finest blocks in the city would go up there. That there has been a hitch somewhere is plainly evident, and it would require a person to see far into the shadowy future to tell when any improvements will be made on that corner.

A gentleman more or less interested in Nicollet avenue property is authority for the statement that in the near future a magnificent six or seven-story business block will be erected on the corner of Sixth street and Nicollet, opposite the Glass block. Certain it is that a block there would be a paying investment, as there has always been a demand for stores on that avenue. Fancy prices have been offered in many cases, but several firms which wanted to move over there have been prevented by reason of not being able to obtain a store. At the present time the avenue has more large retail houses than any street in the city, and more are rolling in all the time.

"There is a growing demand on the part of small families for flats," said a rental agent, when asked as to the real estate situation. "Although there are a large number of flats in the city at the present time more are being built, but the demand exceeds the supply. One thing I am afraid of, though, and that is that when these small families grow a little larger the flat will be left and houses rented. This would lead to an overdoing of the flat business and many men now deriving handsome incomes from the rent of their flats would find their buildings left on their hands with no tenants to fill them. This would make cheap rent for someone, though, as sooner than let their buildings be idle the owners would rent them for much less than they are worth."

Since the famous King-Remington suit no real estate case has been longer in the courts or attracted more attention than the dispute over the title to property in Oakland and Silver Lake additions, and when the supreme court, on Friday, filed a decision which it is claimed settles the matter

in favor of the present holders. The fact that the property has been in litigation has done much to discourage purchasers and in consequence all of the land has never been improved as it would have been had the conditions been different. The case has been in the courts for five years or more and during all that time property in the two additions has been practically tied up, as none of the owners felt like making any decided move until a settlement of some kind was reached. It is claimed, however, by the attorneys on the other side that the effect of the late decision is not nearly so sweeping, but affects only a few lots.

The following is the comparative statement of the real estate transfers and building permits of the week, with the corresponding period for 1890:

Days of Week.	1891.		1890.	
	Number.	Consideration.	Number.	Consideration.
Monday.....	15	\$34,479	24	\$55,734
Tuesday.....	17	29,310	22	40,203
Wednesday.....	8	11,767	13	25,453
Thursday.....	10	97,491	35	107,936
Friday.....	23	78,571	27	56,212
Saturday.....	6	12,037	4	6,950
Total.....	80	\$335,865	120	\$302,099

Days of the Week.	1891.		1890.	
	Number of Permits.	Estimated Cost.....	Number of Permits.	Estimated Cost.....
Monday.....	1	\$150	6	\$3,700
Tuesday.....	1	1,650	13	8,320
Wednesday.....	1	1,000	4	455
Thursday.....	1	1,555	5	3,820
Friday.....	1	40	6	3,550
Saturday.....	1	3,020	10	6,221
Totals.....	16	\$9,745	49	\$25,059

On March 1 the name of the real estate firm of H. E. Ladd & Co. will be changed to Ladd & Nickels.

TO THE FRONT.

**This Will Be a Banner Year
 for the Building
 Trade.**

**Capitalists Keeping the Local
 Architects Preparing
 Plans.**

**There Is an Indication of a Stiff-
 ening of Realty Fig-
 ures.**

**Hotel Beaufort to Be Rebuilt at an
 Expenditure of \$50,-
 000.**

The next notable addition to the hotels of the city will be the new Hotel Beaufort. It will be ready for business, in place of the old house of the same name, about Aug. 1. The location, on Third street, opposite the government building, is decidedly central, and is indicative of what the city will be when its business houses are settled in some sort of permanent arrangement. A government and postoffice building usually makes a business center. The new hotel will be erected by Ladd & Nickols for the owner of the property. They will build an addition in the rear about 75x57, and four stories high, to correspond with the width and height of the present structure. The lease of two of the stores in the present building will expire in a few months, and both will be used by the proprietors of the new hotel for the office and dining and reading rooms. The kitchen will be in the addition, and a large number of new rooms will be added. The new hotel will have steam heat, elevator service and other modern improvements. The total number of rooms will be about 125, and the cost of the addition and other improvements will be about \$50,000. It has already been leased for five years at a good rental by the present managers of the Beaufort, Messrs. Starr & Harrison.

Edmund G. Walton struck the keynote of a principle of the best development of Minneapolis when he called attention to the excited and haphazard way this city has grown up to date. The business (wholesale and retail) portion and the residence districts are just beginning to settle in the arrangement that will be regular and permanent. Mr. Walton said:

"There is a great deal of difference between the methods of selling real estate 10 years ago in this city and those of today. Then it was hurry, hustle, sell anyone, anybody who had the money to pay down; no restrictions; build any way you like, anything you like—stores, stables, tenement rows, etc. As a result today many of the best avenues in Minneapolis feel the weight of this curse, spoiled as they are by some wretched building that it is an impossibility to move and won't burn. But we have at least learned by past experience, and lots in good locations are sold with caution and only to the right kind of inhabitants. A certain addition has an iron fence around it to keep out any and all people who might in future prove a detriment to the pleasure of those living there. Nothing but handsome single houses may be built. These have to be a particular distance away from the street line, and lots or houses will only be sold to families who are up to a certain standard in the business and social world. Consequently one has nothing to fear and can buy there and live with the thorough implications of knowing every one living around them. Contrast this with the happy-go-lucky ways of 10 years ago—i.e.: a large house, then a cottage, then a store, then

some vacant lots, ending up with a blacksmith shop; no uniform sidewalk, no uniform rows of trees, everything haphazard. Surely Minneapolis will be a beautiful city, if her citizens and land owners will insist on uniformity of improvements and aim at beauty rather than at boom."

The sale of the Chute tract of 18 acres just east of Columbia Park to the Park Board for \$20,000 is considered by Charles Chute as a sort of sacrifice for the benefit of the park system. He stated after the meeting of the board at which the land was accepted at the price stated, that Chute land had been sold opposite the park on Central avenue for \$3,000 an acre, and that land anywhere near the park and Central avenue was considered dirt cheap at \$2,500 an acre. Of course, if young Mr. Chute's statements are unbiased, Dr. Chute must be regarded as a public benefactor in selling to the board at \$1,000 an acre or thereabouts. It is probably true that real estate in the immediate neighborhood is worth considerably more than that.

And still they come! W. H. Lynn will erect a flat building on Twenty-third avenue north and Second street this spring at a cost of about \$60,000. It will be 157x100 feet, three stories high, entirely of brick, and contain 27 flats. Wm. Muther is the architect. The same architect is the originator of a report that Witte Bros. will erect a store building on Nicollet island, fronting midway on Central avenue. The store will be about 44x100 feet, four stories high and of brick. The cost will be about \$20,000. J. Cusner will build on the corner of Plymouth avenue north and Fifth street, an ornamental store that will cost about \$12,000.

C. P. Lovell in a chat with some friends after a recent meeting of the park board, made the announcement that good property had been sold and was selling at prices three times as high as those which prevailed when the boom was at its height about four years ago. Mr. Lovell afterwards reiterated the statement to the Tribune, and said he could give plenty of proof in the way of transactions and figures.

Assessor Plummer and other good judges of the price of real estate estimate business property in the immediate neighborhood of the Central high school at from \$250 to \$300 a front foot. At that rate the proposed new park adjoining the high school on Third avenue, including the triangle just across Twelfth street, would cost the city at least \$100,000. But some of the largest property owners, judging from information received by the Park Board's committee on designation of grounds, are willing to pay a "good" assessment. The park would make the immediate vicinity a most popular flat neighborhood.

Having won his battle for a dredge, Col. W. J. Biehoff will add two to the number of handsome homes in Kenwood. Two houses will be built on Queen avenue as soon as possible. They will have 10 rooms each, all modern conveniences and the material will be chiefly brick.

The record of real estate transfers for the week is as follows:

	No.	Valuation.
Saturday	33	\$21,225
Monday	18	20,440
Tuesday	9	22,375
Wednesday	9	11,870
Thursday	9	18,227
Friday	7	20,500
Total	65	\$123,072

Minneapolis Real Estate Transfers.

Salina A. Rosengrant to Estelle W. Wilcox; lot 9, block 10, Silver Lake addition	8000
George E. Warner to Carpenter Bros. & Co.; lot 3, block 1, Northtown addition	000
Minneapolis Realty Company to Chas. E. Stadel; lot 11, etc., block 2, Franklin Avenue addition	20,000
Benjamin F. Hanson to Luena M. Dobbyn; lots 5, 6, 7, 8, block 52, West Minneapolis	800

Luena M. Dobbyn to Edward J. Doyle; lots 5, 6 and 7, block 52, West Minneapolis	100
Henry Muldora to Maria E. Seymour; in section 32, township 114, range 23	1,200
Fitton W. Williams to John E. Kraatz; lots 1 and 2, first division Reeve park	700
Edward J. Doyle to David A. Edwards; lots 5, 6 and 7, block 52, West Minneapolis	100
Albert Hinko to Higwell Hake; lot 3, block 2, Marshall's addition	200
Theodore Brohm to Wm. G. Dacco; lot 10, block 16, Elliot's addition	4,800
Merrion Patch to Mary Dunham; lot 7, block 6, Russell's third addition	1,200
John Schafer to Mary Dunham Burwell; in section 9, township 113, range 21	12,000
Agnes S. Talbot to Chas. T. Lewis; lots 1 and 2, block 22, Cottage City ..	2,100
Total, 13 deeds	\$13,000

A VERY GOOD SALE.

The Rand Homestead Purchased by
 Albert Johnson for \$50,000—
 Other Transfers.

The best deal of the week in real estate circles was made yesterday by Ladd & Nickels, who are trustees for the Rand estate. For three or four years the beautiful and spacious Rand homestead at the corner of Seventh street and Sixth avenue has been deserted. The rooms were once made merry by the Minneapolis Club, but since it was vacated by this organization, the property has been deserted. Yesterday Messrs. Ladd & Nickels, who a week ago sold the Orzida Block for \$125,000, for Albert Johnson, sold the Rand estate to the same gentleman for \$50,000. The magnificent property has a frontage of 163 feet on Sixth avenue and 165 feet on Seventh street.

Mr. Johnson also purchased of Messrs. Ladd & Nickels the double mansion of the Rand-Casey estate, at the corner of Tenth street and Portland avenue, for \$50,000. The Rand-Casey double house is considered one of the best in the city. The property has a frontage of 140 feet on Tenth street and 215 feet on Portland avenue.

Paul Paulson Thursday purchased of Eichli & Schwartz a tract at the corner of Second street north and Twentieth avenue for \$10,000 cash. It is understood that he will erect a business block.

Progress upon dwellings now being erected has been rapid, and the number of modest homes being erected is large.

Minneapolis Real Estate Transfers.

John Albert English to Gusta Ekstrom; part lot 2, block 14, Gale's first addition.....	\$1,350
Mary E. Summers to village of Golden Valley; in section 31, township 115, range 21.....	150
Peter Weinand to Wm. Schweigort; lot 14, block 1, Wenz' addition.....	750
Chas. Haezelino to Chas. M. Boles; lot 1, block 5, Turner & Warnock's addition.....	400
Chas. R. Tutts to Jonas Naisstrom, lots 18 and 19, block 2, Monroe Bros. addition.....	1,200
Frederick A. Wadsworth to Hannah Sterling; lot 5, block 2, Windom's addition.....	850
Corvus Hendrickson to F. Oscar Hammer; lot 2, block 3, Estabrook's addition.....	3,500
Sophia P. Wilcox to George W. Jenks; lot 11, block 11, Lake of the Isles addition.....	4,800
E. B. McGrath to Hattie Briabin; part of lot 1, original town of Excelsior..	1,900
M. G. Emmonson to Warren S. Clark; lot 6, block 1, Dunsmoor's rearrangement.....	350
Joshua C. Hobitt to Mattie J. Edwards, lots 1, 2, 3 and 4 block 2, Hobitt's addition.....	10,000
Emory F. Dutton to Marlon W. Fisher; part lots 10 and 11, block 4, Prospect Park second division, etc.....	1,400
Adam Gillen to Chas. Lemieux; lot 5, block 23, B. S. Wright's addition....	500
Hermann Knyser to Wm. Krueger; in section 31, town 115, range 21.....	1,550
Mattie J. Edwards to Joshua C. Hobitt; lot 5, block 7, Baker's second addition.....	8,000
Four unpublished deeds.....	13,344
Total, 19 deeds.....	\$50,344

Building Permits.

Four minor permits, \$450.

Appendix J: HPC Actions from Designation hearing



- Residents
- Business
- Government
- Visitors

311 Information

[CPED Home](#) > [Heritage Preservation Commission Minutes](#) > 2011 Minutes

Minneapolis Heritage Preservation Commission



Actions

Regular Meeting

4:30 p.m., Tuesday, March 1, 2011

Room 317, City Hall

350 South Fifth Street

Minneapolis, MN 55415-1385

Commission Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Tammy Lindberg, and Ms. Linda Mack

Planning Manager: Jack Byers, 612.673.2634

Committee Clerk: Diana Armstrong, 612.673.2615

Commissioners Lackovic and Mack were absent from tonight's meeting.

The meeting was called to order at 4:33 p.m.

Minutes were approved for the meeting held on February 15, 2010

Public Hearings

For Presentation

1. 309 Oak Street SE, Oak Street Cinema – Historic Resource, Ward 2

Staff: John Smoley, 612.673.2830

Demolition of an Historic Resource

Action: **Adopt** staff findings and **approve** the demolition application of the property at 309 Oak Street Southeast subject to the following conditions:

- o Mitigate for the loss of the building as recommended by Hess, Roise, and Company in their evaluation of the building:

1. The building shall be documented for the Minnesota Historic Property Record. A documentation set shall include 4" x 5" black-and-white negatives in archival sleeves, 4" x 5" black-and-white contact prints on archival mount cards, an index to photographs on archival paper, and a brief narrative, also on archival paper. The documentation shall be distributed as follows:

- 1 complete documentation set with negatives and a digital copy of the documentation to the Minnesota Historical Society;
- 1 documentation set without negatives to the Minneapolis Public Library;
- 1 bound photocopy of the index, photographs, and narrative to a community library and the Hennepin History Museum;
- 1 bound photocopy of the index, photographs, and narrative to the Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis;
- 1 unbound photocopy of the index, photographs, and narrative to the Minneapolis Heritage Preservation Commission;
- 1 bound photocopy of the index, photographs, and narrative for on-site use to the developer, along with a digital copy.

2. The developer shall work with Minneapolis HPC staff on plans to salvage and reuse the marquee and the ten original light fixtures in the auditorium space. If these items are not reinstalled in the new development, they shall be offered to an appropriate user/repository. The developer shall bear the cost of removing them as carefully as possible from the theater, with transportation and installation costs borne by the recipient. A use that would keep the items visible to the public is preferred.

3. The developer shall also be mindful that significant features (e.g., terrazzo lobby floor, fireplace) might be revealed during the demolition process; these shall be documented with digital photographs and copies of the photographs provided to the Minneapolis Heritage Preservation Commission staff. If time permits, these features shall be documented with large format black-and-white film and added to the Minnesota Historic Property Record documentation set.

4. The developer shall incorporate interpretation of the theater-e.g., some of the documentation photographs, historic photographs/plans, a brief interpretive plaque-into the new development.

- o By ordinance, approvals are valid for a period of one year from the date of the decisions. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than March 1, 2012.
- o By ordinance, all approvals granted in this Demolition of a Historic Resource shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Demolition of a Historic Resource and may result in termination of the approval.

2. 131 Oak Grove Street – Historic Resource, Ward 7

Staff: John Smoley, 612.673.2830

Landmark Designation Hearing

Action: **Adopt** staff findings, and **approve** the landmark designation of the Henry E. Ladd House, and forward the study (as amended with the additional information submitted on Henry Ladd) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 131 Oak Grove Street.

3. 2707 ½ Lake Street East, Town Talk Diner – Historic Resource, Ward 9

Staff: Chris Vrchota, 612.673.5467

Nomination hearing to consider the need for a designation study and interim protection.

Action: **Adopt** staff findings and **approve** the nomination of 2707-1/2 East Lake Street as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.

Information Items

4. 110 East 18th Street, Abbott Hospital – Ward 6

Staff: Chris Vrchota, 612.673.5467

National Register of Historic Places Nomination

Action: **Adopt** report as written, **approve** the nomination, and direct staff to transmit the report to the State Historic Preservation Officer.

New Business

Commissioner Harrison was selected to represent the Heritage Preservation Commission on the St. Anthony Falls Heritage Board for 2011. (Larsen)

Adjournment

Meeting was adjourned at 6:10 p.m.

The Next Heritage Preservation Commission Meeting: March 22, 2011

Heritage Preservation Commission decisions are final unless appealed.

Attention: The meeting site is wheelchair accessible: if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612.673.3220 (673.2157) TTDY/VOICE at least five days prior to the meeting.

Attention: If you want help translating this information, call: **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koy dawb, hu 612.673.2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612.673.2700; **Somali** – Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612.673.3500.

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