

C. W. TUFTS' REALTY

A Leader in Real Estate and Building Material.

HIS SUCCESS IN GRAND RAPIDS

Over \$100,000 Worth of Homes Built by Him Every Year—A Description of the New Wellington Flats.

One thing that has been of great assistance to Grand Rapids in its almost wonderful progress is the spirit of enterprise possessed by some of the leading real estate men of the city. Among the first of these is Mr. C. W. Tufts. A man of unusual energy and persistence

structed of the finest red stone, pressed brick and the best materials throughout. It will contain twenty complete, seven-room, modern houses. Every apartment will be steam heated and each floor will have an attractive conservatory. The interior wood-work will all be mahogany finished, handsome velvet carpets will be laid in the halls, a gas log mantle will adorn each parlor, and in each kitchen will be placed a gas stove and refrigerator. A first-class, large size elevator will be put in and a janitor and elevator boy will be in constant attendance. In every respect the Wellington flats will be elegant, and this fact is evidently appreciated, as Mr. Tufts now has on file in his office over forty applications for the twenty houses, which will rent from \$21 to \$30 a month. In such a desirable location and with such excellent accommodations the rental is very low. The first floor will be occupied by a first-class cafe.

Mr. Tufts has a beautiful home on Ferris avenue and Lawn Court, surrounded by magnificent grounds, a view of which is reproduced here. He



CHARLES W. TUFTS.

he has been enabled to carry through successfully some remarkable real estate transactions. It is an admitted fact that he has done more than any other one man to build up the residence portion of the city and in every instance the houses erected by him are a credit to Grand Rapids. Handsome in architectural design they are substantially constructed, contain all the modern conveniences and are beautiful homes that will always be the pride of their owners. Although one of the most successful business men in Grand Rapids, already a wealthy citizen, Mr. Tufts is a comparatively young man, being only 37 years old. A descendant of an old Boston family he inherits the qualities that made his grandfather and ancestors, all of whom for several generations have been most successful real estate owners and who have assisted in the building up of the city of culture. Mr.

owns several thoroughbred horses and a half dozen elegant turnouts. Although he has accumulated wealth, Mr. Tufts is the same genial, careful business man—the kind of man one likes to meet, either in a business or social capacity.

More or Less Pertinency. The poorest man is not the one who has the least, but the one who wants the most.

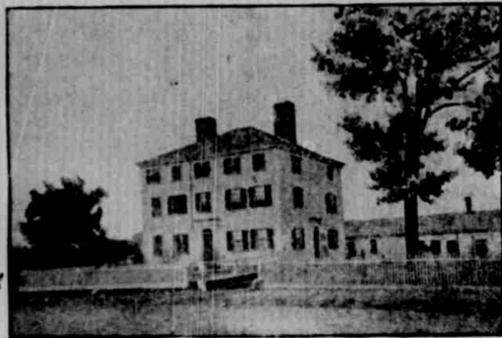
People who borrow trouble never have to go far to find it.

There are spots on the sun and yet some people expect a 12-year-old boy to be perfect.

How are we all to admire the wisdom of those who come to us for advice. If happiness in this life is your object don't try too hard to get high.

The lean pig is the one that squeals the most. Let the faultfinder make a note.

The one who does wrong suffers, but



THE OLD HOMESTEAD IN BOSTON, BUILT IN 1760, WHERE C. W. TUFTS' FATHER, GRAND FATHER AND GREAT-GRANDFATHER WERE BORN.

Tufts graduated from the Michigan university at Ann Arbor in 1880 and also took a post-graduate course at Berlin and Leipzig. He taught seven years in Michigan, Wisconsin and Illinois. In 1888 he located in Grand Rapids entering into the real estate business at a time when property was rapidly increasing in value. He was one of the first to introduce the plan of building complete modern houses and selling them on easy payment. In this way he has built him hundreds of homes, reaching \$100,000 worth of homes every year.

These who love him suffer more. More religion can be lost by staying away from prayer meeting on a rainy night than can be gained on a clear Sunday—Kam's Horn.

Bible in the Schools. A Philadelphia school teacher was recently dismissed for impropriety. One of the charges against her was that she read the Douay version of the scriptures in the school and refused to read any other. The board of education required teachers to read the bible furnished by the board and no other. Commenting upon the incident the New York Independent says: "So long as



RESIDENCE OF C. W. TUFTS.

one of the most successful and wealthiest men by his extraordinary confidence. The Wellington flats, a story of which has been given here, being built by Mr. Tufts on East Fulton street, near Ferris avenue, is a fine example of modern architecture, built at a cost of \$40,000. This is the first block of houses that have ever been built in Grand Rapids.

business are required to read a Protestant version of the bible in the public schools. No Catholic will have a valid ground of complaint against the public school system.

Dear Love These Names. Every one who will stop here this Sunday will

PRIDE OF THE TOWN

One of the Handsomest Business Blocks in the City.

SOLID STONE AND GLASS FRONT

Old Wonderland Theater Replaced by a Splendid Business Structure. Col. Briggs the Owner.

Col. George G. Briggs is one of the most enterprising property owners in Grand Rapids. During the past few years he has made splendid improvements on all his Canal street property, but his crowning effort was when he replaced the old Wonderland theater with a handsome, brown stone front, five-story business block. In every respect this is the finest block on Canal street and one of the finest in the city. The architecture is handsome in design and massive in appearance. The Briggs building would look well in any city in the world, the front being solid stone and glass.

Col. Briggs is thoroughly progressive, having done much to improve the city. He is a great admirer of asphalt pavement and believes it will be used on the majority of the streets in the near future. He has been postmaster of Grand Rapids for three years and has served in several public offices, always with credit to himself and to the satisfaction of the public. Grand Rapids has a great many progressive citizens but there are few who are willing to do more for the city than Col. Briggs.

We Excel on Underwear. How One of Grand Rapids' Latest Industries Prospers. Everybody uses underwear, yet how few think of its modern process of man-

and in the systematic and liberal way in which the size run, besides which they are non-shrinkable. The product includes all kinds of ladies' and children's combination suits of all weights, sizes and qualities; also ladies' pants, vests and equestrian trights, besides a handsome line of ladies' fascinators in hand crocheted work and the hosiery. The process are both substantial and showy



COL. GEORGE G. BRIGGS. PRESIDENT OF THE BOARD OF TRADE.

throughout, and it will pay all dealers in need of knit goods to send for samples to compare with other makes.

The traveling representatives of the works are A. Slater, J. A. Babcock and H. S. Yeomans. The two former are well known to the trade and Mr. Yeomans is doing an excellent business for his first year in the west. Messrs. Slater and Babcock have shown a fine increase in this year's trade thus far over that of last. The territory covered by the Star includes Michigan, Ohio, Indiana, Illinois, Wisconsin, Minnesota, Iowa, Nebraska, Kansas and Missouri and western New York. The product

NOT PATHS OF GOLD

But Wonderful Streets Paved in a Solid Manner.

ASPHALT IS THE FAVORITE

No More Cobblestones or Wood for Pavements—Asphalt Has Proved the Best and Most Durable.

Grand Rapids has a great many beautiful residence streets and a number of fine business thoroughfares. The majority of these are fairly well paved, while several of them have pavements that cannot be excelled. Three years ago a reform was started in the direction of street pavements, and like any other improvement attempted in this city, it was wonderfully successful. Previous to that time cedar blocks and cobblestones were the height of ambition, whereas now there are miles and miles of splendid asphalt and brick pavements, and where blocks are used they are all placed on a concrete foundation.

It has been no easy matter to convince the property owners that the best pavements are in reality the cheapest. It could hardly be expected, however, that some of the men who assisted in making the first clearing where a beautiful city now stands, would be in favor of putting down New York pavements on streets where they saw trees growing only thirty or forty years ago. Sudden changes frequently affect sensitive constitutions. The young men of today are more likely to see a beneficial point than some of the wise old heads who like to control the course of the now thoroughly metropolitan city. They remember it as it was a corner store village—and they are reluctant to let

scientific in all his statements and careful as to facts published by him in regard to pavements. He never misrepresents anything, is devoid of all semblance of bragadocio and never boasts of what he has done. He believes in his work and that of his company speaking for itself. Last winter Mr. Atwood spent a few months in Milwaukee, and as a result several streets in that city are being paved with asphalt by the Warren-Scharf Company this summer. Early in the spring Mr. Atwood was selected by his company to represent them at the world's fair and was placed in charge of their extensive exhibit. Mr. Atwood is in Chicago most of the time, although he manages to come to Grand Rapids for a few days every month. The most difficult part of his work is completed here. Asphalt pavement has contributed largely to the increase in value in real estate all over the city, and it is patent to everybody that before many years have passed at least one-fourth of all the streets in Grand Rapids will be paved with Trinidad Asphalt. It has many advantages over other pavements that will recom-

MERCER IS A DEALER

In the Valuable Real Estate of the Valley City.

PRESIDENT OF THE EXCHANGE

Many Successful Transactions in Which He Has Figured as a Promoter—About His Business.

It is only three years since President Charles E. Mercer of the Grand Rapids real estate exchange board engaged in the real estate business in connection with Secretary Kinsey of the board of trade, but that time has proven amply sufficient to place him in the front rank

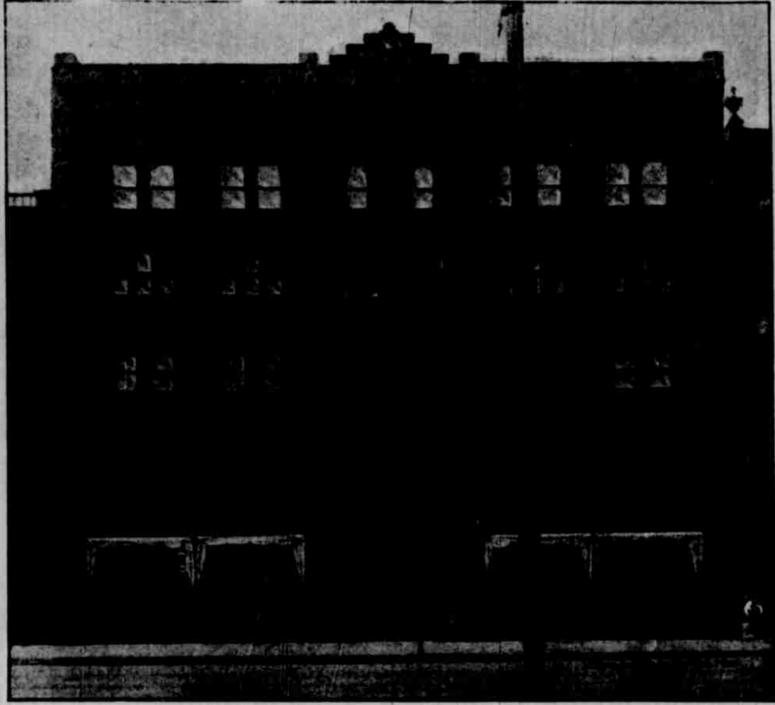


W. H. KINSEY, SECRETARY OF THE BOARD OF TRADE.

mend its general use in any city. It is perfectly smooth, almost noiseless, pliable to a sufficient extent to avoid slipping, is easily kept clean and always presents a splendid appearance. It is the cleanest and most beautiful pavement extant and will wear from five to ten years if properly taken care of. Undoubtedly it is the most popular pavement in the country.

Rare Columbian Stamp. There is a postage stamp of the Co-

among the honorable dealers of the city, and to enable him to engineer some of the largest deals that have been put through recently, among which might be mentioned the sale of forty acres at the north end of Reed's lake for \$16,000, and ten acres adjoining the Orchard Hill addition, on East Fulton street for \$12,000. Mr. Mercer still has the Orchard Hill addition of forty-six lots for sale, and the car line now being extended on Fulton street nearly to it makes it very desirable. Among the



THE BRIGGS BUILDING—CANAL STREET.

PHOTO BY KRAMER

A. W. RUSH & SON ARCHITECTS.

ufacture. Grand Rapids contains one of the leading establishments of the West in this line. The Star Knitting Works removed here from Niles last December, and is now turning out seventy-five dozen suits of underwear and fifty dozen of hosiery daily from its factory on Sibley street. The accom-

has increased one-third since the removal here.

What It Costs to Swim. To be in the swim in New York requires from \$25,000 to \$100,000 a year. Among the "four hundred" and people adjacent to that charmed circle, the struggles to maintain a position against the inroads of extravagance would be extremely pathetic if they were but known. The maw of the plebeians who supply the necessities is always open and it sometimes swallows reputations as well as fortunes.

Speaking of his subject, a Union League club man, who is a bachelor with a large income, a free liver and a wide circulator, recently entertained himself with a few anecdotes. "New York society in these days sadly needs ready money. When the tradesman begins to shirk, down the trouble commences. I remember a year or so ago a friend of mine called upon a family acquaintance on Fifth avenue. He was invited informally to dine. He accepted, and it was the most unfortunate thing he could have done. The family were compelled to send out for dinner, and I believe it took all the ready money in the house. Their butcher and grocer had simply shut down on them, and they had simply gone into involuntary retirement.

"At one of the Patriarch balls a mother and daughter were the most handsomely dressed women in the room. To make a long story short, Mrs. X had pawned a magnificent diamond necklace in order to get her gowns from the dress-maker. Some time after she redeemed the necklace, and her jewels subsequently discovered that the gem had been replaced by paste stones. A detective was placed on the case, but the pawnbroker learned who his customers were and threatened exposure if arrested. The family did not prosecute."

Information About Indians.

In the wilderness about the great lakes the Indians are tame and good-natured and they are glad to get a job as hunters and guides for parties who are going into woods. That much of their wild nature remains with them, that they prefer life in the open air at small pay to steady and remunerative employment in towns. Occasionally one of them will be found who has had a liberal education, this being especially true among the Ojibwas, a good number of whom have been schooled at Sault Ste. Marie, Mich. Among the western Indians, accustomed to the freedom of the plains, education is only transient in its influence, and a story is told of a chief's son who, after being graduated with honors at Hampton, was found in Montana living in a wigwam and going about in buckskin, feathers and beads, wholly indifferent to his education. A civilized man may have had far less.

This recollection pass from their minds. But the young business men really court the city today and the young blood courses swifter than the sluggish old streams. The efforts of the young men have been brought to bear on the paving question, hence the gratifying result. It is nearly four years since Mr. H. M. Atwood came to this city, representing the Warren-Scharf Asphalt Paving Co. To him is largely due the credit



CHARLES E. MERCER.

for securing to the city better pavements. He introduced new ideas in regard to paving the streets and it soon became evident to the property owners that better pavements increased the value of their real estate or business blocks. After a few months' diligent work Mr. Atwood succeeded in securing an order to pave Canal street from Bridge to Lyon with Trinidad asphalt. This was in 1890 and before that year had passed the value of real estate on Canal street had risen 25 per cent, while rents were increased fully 30 per cent. Since then the Warren-Scharf company has put down asphalt pavement on Junia street, Crockett avenue and Kent street down town, while in the residence portion, Jefferson avenue, State and Lafayette streets, have been beautified and improved by the best pavement in the country. South College avenue and North Junia street have been ordered paved with asphalt this summer. Mr. Atwood is one of the most successful paving men in the country. He is thoroughly honest in his work, and



RESIDENCE OF CHARLES E. MERCER.

lumberian series that costs more after it is cancelled than when it is bought at the postoffice. It is the five-dollar stamp. Anybody can get one of these stamps for 65 at any postoffice in the country, but hardly anybody can get a cancelled stamp of the same denomination in a postoffice, a stamp store, or any other place, for the sufficient reason that stamps of a face value greater than a dollar are out of circulation, so to speak.

additions handled by this bustling dealer in the past are the Houseman Fair Grounds addition, which cost its owner seventy thousand good hard dollars; the Weston & Levee addition, and part of Weston & Meigs' second addition, called the Kinsey & Mercer plat, of which 30 lots have been sold and 20 are still on the market. The new car line on Madison avenue will make them go like hot cakes. Mr.



THE WELLINGTON FLATS.

Nobody has use for them. The rarity of a cancelled five-dollar stamp therefore gives it an extra value in the eyes of the philatelic crank. If he wants one very badly his best course is to put one on a letter, address it to himself, and mail it. Then it will reach him with an enhancing surcharge of ink on it. New York Sun.

Mercer also sold to Stuart, Miner & Morrison their addition adjoining the Fair Grounds addition, as well as the Handy addition, corner of Wealthy and Lake avenues, 45 lots of which were put on the market last fall, only seven being left. At the rate this addition