

ADJUNCTS TO THE CITY.

The Building Societies and Their Share in the General Progress.

BUILDINGS IN CONTEMPLATION

A Chat with Some of The Architects Relative to 1883.

THE BUILDING SOCIETIES.

One of the most important adjuncts in building up the city is the numerous building societies which enables the man of moderate means to secure a home upon easy monthly payments. The following record shows something of the work of these associations:

THE ST. PAUL MUTUAL BUILDING ASSOCIATION

Organized Sept. 1, 1869. Capital one million dollars issued in shares of \$200 annual in September.

New members received every month in the year. Five annual series of stock amounting to half a million dollars have been successfully matured and paid off in eight years one month, to eight years seven months, and the sixth amounting to \$80,000 now about maturing.

The fourteenth annual series now being issued to members desiring to make loans now or in future.

Officers—R. W. Johnson, president; Geo. Palmes vice president; J. W. McClung, secretary; Albert Scheffer, treasurer; Wm. L. Kelly, attorney.

Number of loans made in 1882—76. Amount loaned—\$34,400.

Forty-one loans made for building and forty-one houses built.

Number of members 334.

Mortgages outstanding for loans \$254,200 bearing 6 per cent. interest, and 6 per cent. of the principal together with the interest payable monthly. Cash always to loan to members at the regular meetings every month in the year.

ST. PAUL WORKINGMEN'S BUILDING SOCIETY.

Organized February 24, 1870. Capital authorized, \$500,000. Number of members, 191. Officers: President, Adolphus Moore; Vice President, Charles Wallblom; Secretary, Theodore Sander; Treasurer, John D. O'Brien; Loans during the year 1882, \$7,600. Amount of loans outstanding, \$109,207. Number of houses built in 1882 one. This society has not issued any stock since April, 1879, and is gradually winding up its affairs, therefore very few new loans are made and the incomes are used for the redemption of outstanding stock.

HOMESTEAD BUILDING SOCIETY OF ST. PAUL.

Organized May 6, 1874. Capital \$1,000,000. No. of members 412. Officers: President, W. R. Johnson; Vice President, H. P. Grant; Secretary, F. Seibold; Treasurer, A. Scheffer; Attorney, W. L. Kelly. Loans during 1882, \$49,400. Outstanding loans due association, \$151,000. No. of houses built during 1882, 24.

WEST ST. PAUL BUILDING ASSOCIATION.

Organized Sept. 19, 1874. Capital \$2,000,000. Number of members 474. Officers—President, Philip Crowley; Vice President, O. R. Strong; Secretary, W. A. Somers; Treasurer, Wm. Dawson; Attorney, J. W. White. Loans made during 1882, seventy, amounting to \$79,000, on 395 shares of stock. Outstanding loans are 6 number of 336. On 963 shares, amounting to \$192,600, new stock is issued every six months and the books are always open for new members.

PEOPLE'S BUILDING SOCIETY OF ST. PAUL.

Incorporated Sept. 1876. Capital stock \$300,000. Number of members 273. Officers: President, John G. Donnelly; Vice President, Henry Habighorst; Secretary, O. B. Schwarbach; Treasurer, J. J. Penner; Attorney, John D. O'Brien. Amount of loans made during 1882, \$31,350. Whole amount of loans due society \$136,250. Number of houses built during 1882, eighteen.

SOUTH STAR BUILDING SOCIETY.

Organized November, 1876; capital \$500,000. No. of members, 215. Officers—President, Wm. Constance; Vice President, J. Williams; Secretary, C. N. Bell. We have loaned on real estate for the purpose of erecting buildings during the year 1882, \$50,000; outstanding loans due association, \$40,000.

THE FRANKLIN BUILDING SOCIETY.

Organized Dec. 6th, 1876. Capital stock \$1,000,000. Number of members 300. Officers—President, Adolphus Moore; Vice President, Chas. Wallblom; Secretary, Theodore Sander; Treasurer, Frederick Seibold; Attorney, Jacob Mainer. Loans during year 1882, \$38,585. Amount of loans outstanding, \$87,725. Number of houses built in 1882, twenty-five.

THE FIFTH WARD BUILDING SOCIETY.

Organized Dec. 1877. Capital \$200,000. Number of members 255. Officers: Otto Dreher, president; William Mahle, vice president; Louis E. Hanser, secretary; B. Scheffer, treasurer; Wm. S. Moore, attorney. Outstanding loans due association, \$122,850. Number of houses built during 1882, twenty-five. Parties desiring stock can obtain the same by calling on the secretary, 148 East Third street.

THE HOME BUILDING SOCIETY OF ST. PAUL.

Organized Sept. 12, 1877. Capital \$500,000. Officers: President, John Dowling; Vice President, Thos. Grace; Secretary, Thos. A. Prendergast; Treasurer, Ed. McNamee; Attorney, J. J. Egan; Number of members, 260; loans during the year 1882, \$39,616; loans outstanding, \$94,250; stock loans, \$1,000; total loans, \$95,310.

THE CAPITAL BUILDING SOCIETY OF ST. PAUL.

Organized Dec. 17, 1877. Capital stock \$500,000. No. of members, 201. Officers: President, A. R. Kiefer; Vice President, D. Merrill; Secretary, E. T. Williams; Treasurer, John S. Prince; Attorney, F. F. Wilde. Loans during the year 1882, \$42,550; outstanding loans due amount to \$132,150; number of houses built in 1882, 23; twenty-one loans were made during the year 1882.

STATE BUILDING ASSOCIATION.

Organized April 1878, capital stock \$500,000, number of members 190. Officers: President C. W. Griggs, Vice President, F. Williams, Secretary A. V. Teeple, Treasurer Louis Fischer, Jr., Attorney, Walter H. Sanborn. We have loaned on real estate for the purpose of erecting buildings this year \$25,000. Outstanding loans due association \$18,000.

THE MECHANICS' BUILDING SOCIETY.

Organized May, 1878. Capital \$200,000. Number of members, 190. Officers: Jos. I. Beaumont, president; Wm. Thomas, vice president; Louis, E. Hauser, secretary; B. Scheffer, treasurer; Wm. S. Moore, attorney. Loans during year 1882, \$21,400; outstanding loans due association, \$15,300. Number of houses built during 1882, twenty-one. Parties desiring stock can obtain the same by calling on the secretary, 148 East Third street.

ident, H. F. Hodgman; vice president, R. F. Marvin; secretary, A. V. Teeple; treasurer, Louis Fischer, Jr.; attorney, W. H. Lightner. We loaned on real estate during 1882, 6,500. Outstanding loans due association, 5,000.

COLUMBIA BUILDING AND LOAN SOCIETY.

Organized, November, 1880, capital stock, 500,000, number of members 208. Officers: President, Wm. Berland; Vice President, H. J. Peters; Secretary, E. R. Bryant; treasurer, Louis Fischer, Jr.; attorney, F. F. Wilde. Loans during the year 1882, \$18,740. Amount of outstanding loans to date, \$1,500. Number of houses built during 1882, twelve. The business of the above society is transacted at the office of Bryant & Fisher, 63 East Third street.

WORKINGMEN'S BUILDING AND LOAN SOCIETY.

Organized May 17, 1880. Capital, authorized, \$500,000. No. of members 134. Officers: President, Adolphus Moore; Vice President, Charles Wallblom; Secretary, Theodore Sander; Treasurer, Albert Scheffer; Attorney, Wm. Louis Kelly. Loans during year 1882, \$12,900. Amount of loans outstanding, \$26,482. No. of houses built in 1882, 7.

THE WEST SIDE LAND AND COTTAGE COMPANY.

Organized May, 1882. Capital stock \$50,000; number of members seven. Officers, Charles H. Lineau, president; Stanley H. Watson, vice president; E. R. Bryant, secretary and treasurer. The above society differs from the building society in this regard: the object is to buy and sell real estate and build houses for sale on a small monthly payment, equal to small rent per month. We have built some twenty houses since organization, and expect to build 100 or 200 in 1883.

SAVINGS BUILDING ASSOCIATION OF ST. PAUL.

Organized April 29, 1882. Capital \$500,000. Number of members 170. Officers—President, E. F. Berrisford; Vice President, P. Keigher; Secretary, A. Nelson; Treasurer, Wm. Egan; Attorney, G. H. Comfort.

Loaned during the year 1882, \$18,000. Organized during the year. Number of houses built during 1882, eight.

RICE STREET BUILDING SOCIETY.

Organized November 1882, capital stock \$1,000,000. Number of members 133. Officers: Rudolph Vollmer, president; Joseph M. Pattigiser, vice president; E. B. Bryant, secretary; Louis Fischer, Jr., treasurer; F. F. Wilde, attorney. Loans since organized, 3,200. The small amount of loans is explained from the fact that the society only started in November, 1882, and have only had two meetings. Number of houses built, three. The business of the above society is transacted at the office of Bryant & Fisher, insurance, real estate loan, 63 East Third street, St. Paul.

ODD FELLOWS' BUILDING SOCIETY OF ST. PAUL.

Organized Oct. 17, 1882. Capital, \$500,000. No. of members, 78. Officers—President, J. H. Mahler; vice president, W. S. Shank; secretary, F. Seibold; treasurer, H. Scheffer; attorney, W. Porter. Being a new society no loans have been made.

PROSPECTIVE BUILDING.

The prospective buildings for the coming year, where plans are in the hands of St. Paul architects, may be considered good. At this time of year it is rather dull, although better than any previous year, and architects expect before the month of January closes to have all they can do in making plans and specifications for buildings to be erected in this city this season. Among those most prominent at present are the following:

H. S. TREBERNE.

House of Good Shepherd, main building, to be a brick gothic structure, three stories high. The height to the top of cross will be 145 feet, and the building to cost \$75,000.

Mortuary chapel, at Calvary cemetery, brick gothic structure. It will have two floors, the lower for the receiving vault; cost, \$15,000.

Dreis & Koch, corner of Ninth and St. Peter streets, three story brick, with stone and terra cotta trimmings; cost, \$10,000.

J. F. A. Williams, of Prairie du Chien, corner of Broadway and Mississippi street, two-story frame building, cost \$3,000.

Clarence E. Judd, corner Dayton and Victoria avenues, two-story dwelling, cost 2,300.

Myron M. Cole, corner Sixth street and College avenue, two-story brick and wood dwelling, cost \$5,500.

Judge Palmer, Manitowish island, White Bear, two story frame dwelling, cost 2,000.

J. J. Watson, Virginia and Dayton avenues, two-story brick and wood dwelling, cost 7,500.

Albert Jones, Western avenue, meat market, cost 1,000.

John W. Enright, Susan street, West St. Paul, two-story dwelling, cost 2,500.

E. P. BASSFORD.

Mrs. Thompson, Third street, between Sibley and Wacouta, five-story building, with St. Louis pressed brick and stone trimmings, cost 40,000.

Leighton block, corner Third and Wacouta streets, five-story building built of pressed brick with stone trimmings, cost 30,000.

Charles McKinney, Wabashaw street, opposite the postoffice, three-story livery stable, cost 10,000.

D. C. Shepard, Third street, next to one erected this season, five-story building, cost 40,000.

W. Huelster, St. Anthony hill, opposite the Webster school, a two story brick building, cost 5,000.

Tim Reardon, Jackson street, double frame dwelling, cost 6,000.

Col. Crooks, near House of Good Shepherd, a two-story frame dwelling, cost 10,000.

Mr. Greve, St. Anthony hill, double dwelling brick, veneered; cost 10,000.

John Donahue, St. Anthony hill, two story frame dwelling; cost 3,500.

E. P. Bassford, Forbes street, double frame dwelling; cost 3,500.

D. W. MILLARD.

First National bank, Jackson street, corner Fourth, five stories; cost 75,000.

Louis Wagner, [Dayton avenue, two story dwelling; cost 5,000.

H. F. Stone, Nina avenue, two-story dwelling; cost 4,000.

D. C. Shepard, Summit avenue, brick dwelling; cost 75,000.

T. Merrill, tenement houses; cost 4,000.

A. D. HILSDALE.

Charles Mann, corner Seventh and Sibley street, four story building 50x100 feet to be of pressed brick and cut stone, cost 40,000.

Chas. Mann, Seventh street, three story building 60x90 feet, to be built of St. Louis pressed brick and cut stone, cost 20,000.

Other buildings under Mr. Taylor's supervision are also to be built this year.

CLARENCE H. JOHNSON.

J. Wheelock, Summit avenue, alteration to frame dwelling, cost 10,000.

Geo. E. Finch, Summit avenue, three story brick dwelling with stone trimmings, cost 25,000.

A. G. Foster, Summit avenue, two story building, brick and wood, cost 23,000.

C. W. Griggs, Summit avenue, two story stone house, cost 30,000.

V. M. Watkins, Holly avenue, two story cottage, cost \$33,500.

R. W. Johnson, Laurel and Arundel streets, two story dwelling, cost 12,000.

Nine other dwellings for which plans have been drawn, with stables etc., will cost \$40,000.

Architects are busy at work on plans and specifications of buildings that they do not wish to enumerate, but it is understood that as many more buildings as the above are under way of construction.

The above list gives a total of \$807,000.

THE FIRST NATIONAL BANK.

corner Fourth and Jackson streets, is to be when finished, one of the most beautiful buildings in the city. Its dimensions on the ground are 50x100 feet, the front being on Jackson street. It is to have a sub-basement of nine feet, a basement of ten, and the first floor will be eighteen and a half feet, the three other stories being of the ordinary height. The building is to have St. Louis pressed brick facings, with ornamental brick and terra cotta trimmings, interspersed with a liberal quantity of cut stone. It is intended that the basement shall be occupied by bankers, brokers, etc. The first floor will be occupied by the banking company. The banking room will average 35x93 feet, being forty-three feet wide at its widest part, and is to be reached by a flight of fifteen steps from Jackson street. The vault in the rear of the room is to be 8x16 feet inside. The three upper stories will be finished for offices, the present intention of the architect being to use the whole space in five suites of rooms. The building, the foundation of which has just been laid, is in charge of Architect D. W. Millard, and will cost \$80,000. It is to be completed next October.

THE MILLER BLOCK.

corner Seventh and Robert streets, is still in the hands of the carpenter and mason. In another month, however, it will be finished. It fronts 150 feet on Seventh street by eighty on Robert. It is of pressed brick and three stories high, and is occupied on the first floor by a clothing house, a drug store, a furniture store, a commission house, and a book and stationery store. The offices up-stairs are not yet completed. Its cost was \$74,000.

THE GLOBE BUILDING.

just now peeping above the ground at the corner of Fourth and Cedar streets, is being erected by Com. W. F. and Col. J. H. Davidson for the use of the Globe, and will be ready for occupancy, we are informed by the architect, Mr. John C. MacCarthy, on the 1st of August, 1883. The building is to be 100 feet on Fourth street by 140 on Cedar, six stories high, of pressed brick with freestone trimmings. It will be heated by steam and have the best hydraulic pressure elevators. It is not yet settled what the internal arrangements and finishings of the building will be. Its cost will be \$100,000.

THE OPERA HOUSE

will have its entrance exactly where the old one now is, on Wabashaw street. It will extend back 200 feet and have an ell fronting on Fourth street. The Opera house proper will be five stories high, and the Fourth street ell, which is for business purposes, will be six stories. The building will be of pressed brick, with stone trimmings, the kind of stone to be used not being yet decided upon. We can, as yet, get but few particulars of the plan. The lobby is to be seventeen feet, the auditorium sixty-six to the footlights. The stage is to be 44x80 feet and the curtain opening thirty-eight feet wide by thirty-eight feet high. The capacity of the first floor will be 800, of the balcony 500 and of the gallery 500. The total cost is expected to be \$150,000, and it will be ready for opening Sept. 1.

GILFILLAN'S FOURTH STREET BUILDING

was completed during the present month. It is fifty feet front and extends back 100 feet, is of pressed brick with Ohio stone trimmings, and five stories high. The building is not yet fully occupied. The cost was \$60,000.

DRAKE'S THIRD STREET BUILDING

was begun in August and will be ready for use May 1. It has a frontage of seventy-five feet on Third street and extends back 150. It is four stories high, with a basement and sub-basement, is of pressed brick, with a new design of brick trimmings, will be finished inside with oak and pine, will have vaults in all the stories, will be heated by steam, and be fitted with Hale's passenger elevator. Magee will occupy the basement and part of the first floor, a bank will occupy the remainder of the first floor and a barber shop the remainder of the basement. A portion of the second floor will be occupied by the St. Paul Cigar Company. The architect is Mr. J. W. Stevens, and the building's total cost will reach \$90,000.

The Fire Record.

During the year 1882 there were 154 alarms of fire, of which thirteen were false, as against 102 in 1881, of which eight were false. This department was changed into a paid department in 1877, and now consists of a chief engineer, an assistant engineer, a superintendent of fire alarm, and fifty-five men, consisting of five engineers, five firemen, twelve drivers, and the balance being hose and truck men. The present chief engineer, R. O. Strong, Esq., has been the head of the department since the change was made, and he was the chief for a year or more under the volunteer system. The estimated losses by fire during the year 1882, were \$130,468.34, and the insurance paid upon the same was \$99,275.38, showing a loss over and above the estimated damage of \$31,192.96, of which \$26,825 was outside the reach of the department. No city of equal size can show a better record. During the past year one new steamer and a new hook and ladder truck had been added to the department, at a cost of \$4500 for the steamer and \$3500 for the truck. One new four wheel hose cart; 10 new fire alarm boxes and 3500 feet of new hose has been added to the machinery, and five new cisterns at a cost of \$8,500 complete the additions for 1882. The city now owns 21 horses; 5 steamers; 5 hose carts and two hook and ladder trucks. Twenty met have been added to the force during the year 1882. The estimated losses by fire during the year 1882, were \$130,468.34, and the insurance paid upon the same was \$99,275.38, showing a loss over and above the estimated damage of \$31,192.96, of which \$26,825 was outside the reach of the department. No city of equal size can show a better record. During the past year one new steamer and a new hook and ladder truck had been added to the department, at a cost of \$4500 for the steamer and \$3500 for the truck. 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