GREAT PROSPERITY PREVAILS IN REAL ESTATE CIRCLES

Marvelous Activity Characterizes the Twelve Months Following Exposition—Remarkable Growth of New Residence Districts—Influx of Outside Capital Feature of Year—Constant Growth of City's Assessed Valuation—Secretary Schiele's Report.

Sidney Schiele, secretary of the Real Estate Exchange, has submitted the following report for 1905:

Phenomenal prosperity has characterized the post-Exposition period in St. Louis. That the real estate market has reflected, in an unmistakable degree, the great increase in material and civic importance is a fact which becomes the more vital as the statistics for the year 1905 are reviewed.

The St. Louis real estate market, as never before, has enjoyed twelve months of marvelous activity—marvelous on account of the conditions which have been obtained since the close of the Louisiana Purchase Exposition. Far from there being a cessation of the buying movement which was an important feature of the closing months of 1904, the demand for real properties for all legitimate purposes has resolved itself into a concerted inquiry of record-breaking proportions.

In the last year's summary made to this exchange the following paragraph appeared: "Real estate, of course, will be the greatest beneficiary of the World's Fair. With the natural advantages of the city, with its name familiar in the remotest parts of the earth, with our population increased, the coming year will be one of greater prosperity than was ever known."

The most enduring basis for a substantial enhancement in realty values is a keen demand for business properties. This is practically axiomatic and is borne out by the civic progress of the greatest American cities. With this impetus to the market, it was but natural that additional residential sections were required. Thus it was that simultaneously with the record-breaking values established by sales along the downtown commercial arteries, namely, Olive street, Pine street, Chestnut street, Market street, Locust street, Broadway and Washington avenue, great activity was experienced in hitherto stagnant but undeveloped home neighborhoods.

In this connection it is interesting to note the remarkable growth of entirely new residence territories. The excellence of the transportation facilities afforded by the improved traction service, together with the physical desirability of such neighborhoods as have recently been marked with such signal development, anticipated many of the needs and comforts of the smaller purchaser.

TRANSFERS.

In point of actual volume of business, the transfers during the last twelve months disclose better than anything else the stupendous strides made in 1905. Purchasers of business investment and home properties have combined in bringing about the largest aggregate of transfers in the history of the city of St. Louis, the nearest approximation being that of the year 1902.

So that an exact idea may be obtained of the operations during the last year, as compared with World's Fair year, the following comparisons are submitted:

TRANSFERS.

	1904 Number	1904 Amount	1905 Number	1905 Amount
January	[illegible]	[illegible]	[illegible]	[illegible]
February	[illegible]	[illegible]	[illegible]	[illegible]
March	[illegible]	[illegible]	[illegible]	[illegible]
April	[illegible]	[illegible]	[illegible]	[illegible]
May	[illegible]	[illegible]	[illegible]	[illegible]
June	[illegible]	[illegible]	[illegible]	[illegible]
July	[illegible]	[illegible]	[illegible]	[illegible]
August	[illegible]	[illegible]	[illegible]	[illegible]
September	[illegible]	[illegible]	[illegible]	[illegible]
October	[illegible]	[illegible]	[illegible]	[illegible]
November	[illegible]	[illegible]	[illegible]	[illegible]
December	[illegible]	[illegible]	[illegible]	[illegible]
Totals	[illegible]	[illegible]	[illegible]	[illegible]

INFLUX OF OUTSIDE CAPITAL.

A prominent factor during the year has been the investment of funds of the great corporate trust and institutional concerns in St. Louis. Millions have been placed in loan upon the best business properties, prominent financial agents have recognized in St. Louis the sought for opportunities of profitably, suitable and secure outlet for their surplus moneys. This has been in a manner hitherto unknown. The foregoing factor was promptly shown in the prices of loanable medium, advantageous to investor and speculator alike. Hundreds of large transactions involving well-secured properties at values materially lower than those previously prevailing could be mentioned if necessary.

PLOTS OF TRUSTS FOR 1905.

	N	Amt.
January	[illegible]	[illegible]
February	[illegible]	[illegible]
March	[illegible]	[illegible]
April	[illegible]	[illegible]
May	[illegible]	[illegible]
June	[illegible]	[illegible]
July	[illegible]	[illegible]
August	[illegible]	[illegible]
September	[illegible]	[illegible]
October	[illegible]	[illegible]
November	[illegible]	[illegible]
December	[illegible]	[illegible]
Totals	[illegible]	[illegible]

INCREASED IMPORTANCE OF ST. LOUIS.

The events subsequent to the holding of the Fair have adequately proven the advantage of that commemoration. The vast amount of advertising which the city has received has, for the first time in history, shown to the world St. Louis's real importance, both economic and social. The attempts now being made to recover the vast commercial and industrial enterprises lost to the city, and directly due to the unfortunate and unequal conditions confronting the manufacturers and shippers on this side of the river, has been led by the Real Estate Exchange, which has been foremost in agitating this important question. Its significance to the combined business interests of this city is such that the mere prospect of its ultimate success has already exerted a most beneficent effect.

Attention must also be called to the work now being furthered by the Real Estate Exchange, to take up the all-important question of suitably illuminating the great business thoroughfares of the city. The immediate necessity of this feature of the civic life of a developing metropolis, and more especially the fourth largest city in the United States, cannot be too strongly urged.

RENTING.

The level of renting cost has in many instances been subject of criticism, but a comparison with existing rental values in other great places shows a steady increase in nearly all of the more prosperous cities. Perhaps one of the strongest indications of the great increase in population here in the year just ended is the comparatively small housing facilities of a modern kind now available for renting purposes.

THE YEAR IN BUILDING.

Steady increases in the prices of material and labor have in no wise curtailed the continuous demand of those responsible for the great building movement of 1905. The utilization of enormous resources have been made necessary by the urgency of interests desirous of completing their construction projects within a comparatively limited time. Both in the central and extreme sections of the city this condition has been true. The effects are seen in a number of notable additions to the architectural accomplishments of the city.

That the movement is a permanent one is assured by the large number of new structures in the course of erection and contemplation in the downtown district.

BUILDING PERMITS.

	1904 Number	1904 Amount	1905 Number	1905 Amount
January	264	$ [illegible]	273	$ [illegible]
February	187	[illegible]	225	1,272,152
March	258	1,027,[illegible]	1,[illegible]	2,012,416
April	2[illegible]	[illegible]	874	2,[illegible]
May	308	[illegible]	739	1,898,947
June	344	1,[illegible]	6[illegible]	2,183,145
July	311	[illegible]	734	2,274,395
August	347	1,[illegible]	827	1,856,[illegible]
September	366	1,[illegible]	8[illegible]	1,[illegible]
October	4[illegible]	1,[illegible]	7[illegible]	1,[illegible]
November	4[illegible]	[illegible]	6[illegible]	2,[illegible]
December	194	[illegible]	4[illegible]	581,174
Totals	4,[illegible]	$14,[illegible]	5,[illegible]	$32,204,104

ASSESSMENTS.

The best index to the material prosperity of a city is a constant growth of assessed valuation. The increase of $9,[illegible] in taxable wealth during 1905 abundantly shows St. Louis's continual growth.

At the present time the taxation on St. Louis real estate is $2.10 on the $100 valuation. Property here is generally assessed on the basis of 40 per cent of its value. Since 1899 there has been an increase of 28 cents, or over 15 per cent, in the tax rate. St. Louis property owners have during the last year paid $[illegible] into the city treasury and they feel that the rate has now reached its proper and reasonable limit. It will, therefore, be recognized that conditions require that there be no higher tax rate.

The table of assessment figures for the last twenty-eight years is as follows:

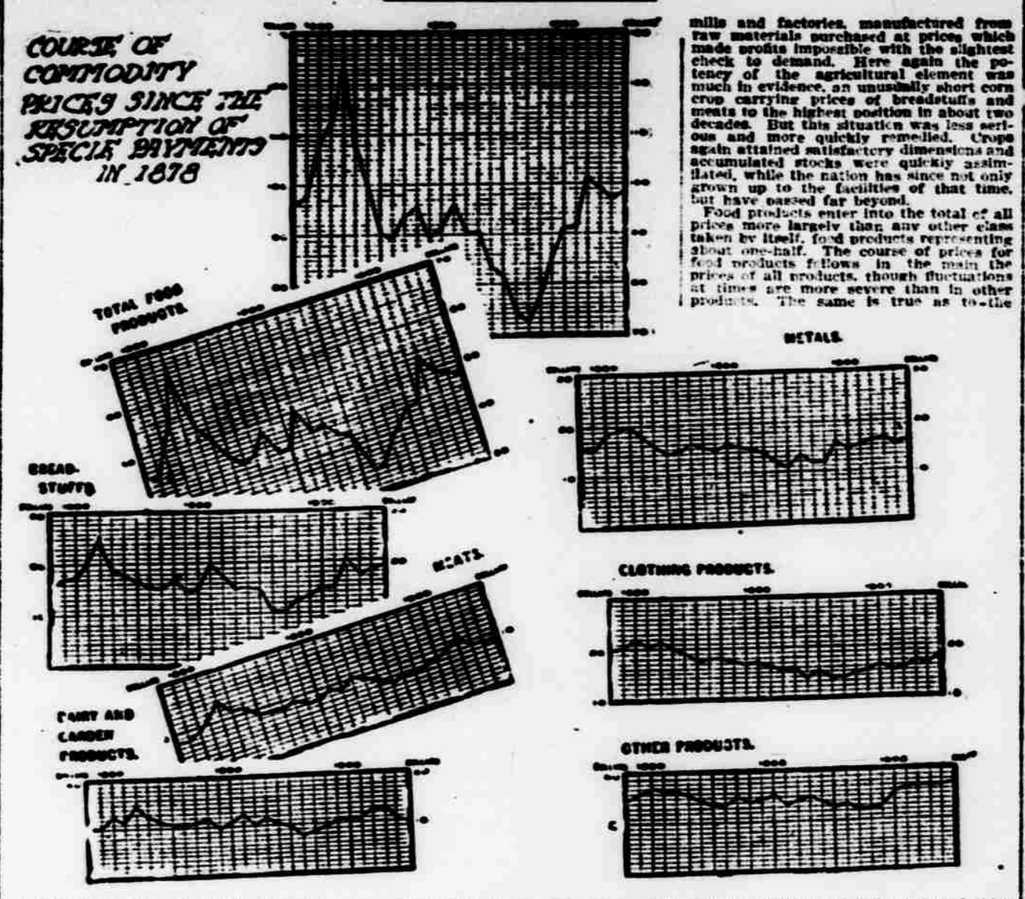
1877	$[illegible]	[illegible]	[illegible]	[illegible]
1878	[illegible]	[illegible]	[illegible]	[illegible]
1879	[illegible]	[illegible]	[illegible]	[illegible]
1880	[illegible]	[illegible]	[illegible]	[illegible]
1881	[illegible]	[illegible]	[illegible]	[illegible]
1882	[illegible]	[illegible]	[illegible]	[illegible]
1883	[illegible]	[illegible]	[illegible]	[illegible]
1884	[illegible]	[illegible]	[illegible]	[illegible]
1885	[illegible]	[illegible]	[illegible]	[illegible]
1886	[illegible]	[illegible]	[illegible]	[illegible]
1887	[illegible]	[illegible]	[illegible]	[illegible]
1888	[illegible]	[illegible]	[illegible]	[illegible]
1889	[illegible]	[illegible]	[illegible]	[illegible]
1890	[illegible]	[illegible]	[illegible]	[illegible]
1891	[illegible]	[illegible]	[illegible]	[illegible]
1892	[illegible]	[illegible]	[illegible]	[illegible]
1893	[illegible]	[illegible]	[illegible]	[illegible]
1894	[illegible]	[illegible]	[illegible]	[illegible]
1895	[illegible]	[illegible]	[illegible]	[illegible]
1896	[illegible]	[illegible]	[illegible]	[illegible]
1897	[illegible]	[illegible]	[illegible]	[illegible]
1898	[illegible]	[illegible]	[illegible]	[illegible]
1899	[illegible]	[illegible]	[illegible]	[illegible]
1900	[illegible]	[illegible]	[illegible]	[illegible]
1901	[illegible]	[illegible]	[illegible]	[illegible]
1902	[illegible]	[illegible]	[illegible]	[illegible]
1903	[illegible]	[illegible]	[illegible]	[illegible]
1904	[illegible]	[illegible]	[illegible]	[illegible]
1905	[illegible]	[illegible]	[illegible]	[illegible]

THE COMING YEAR.

The conservatism, coupled with a spirit of commendable enterprise, so characteristic of St. Louis during the last few years will doubtless form a strong link for the future. The great stimulus given to every line of activity and business effort by the successful handling of the World's Fair will continue to furnish the corner stone for another year of profitable civic progress. Great things remain to be done in St. Louis, which will continue to vindicate the judgment of her citizens who now foresee that the city is on the eve of an era of phenomenal advancement—something that our inhabitants generally have not come to fully understand. Under these conditions a further steady increase in values of meritorious real properties seems imminent, with the attendant continuance of record-breaking prosperity in all businesses profiting by the city's material welfare and upbuilding.

AVERAGE OF PRICES HIGHER THROUGHOUT COUNTRY THAN IN LAST QUARTER CENTURY

Vast Industrial Revolutions Have Affected Price Conditions Markedly—Potency of Agricultural Element Much in Evidence—Course of Prices for Food Products Shows Fluctuation, While Those of Finished Products Have Not Risen With Raw Materials—Dun's Review Presents Figures Covering Last Twenty-Seven Years.



At the latest date covered by Dun's Index Number, the level of commodity prices was not only above what it was in previous months of recent years, but it is necessary to go back twenty-two years to find the average of prices higher. It is a noteworthy coincidence that a somewhat similar record prepared by the London Economist shows that prices in Great Britain were also above all records since 1882. But to some extent the recent advance in quotations of commodities reflects the seasonable influence of cold weather that restricts production. Consequently, it is better to take the less inflated position on July 1 in making comparisons for a period of years, since at midsummer the markets are free from many of the factors that tend to temporarily distort the statistics.

Owing to the vast industrial revolution that has occurred during the last generation, and the generally artificial conditions that prevailed after the war, including monetary uncertainties, more instruction is to be gained from a record of prices dating from the resumption of specie payments, since which time less sensational fluctuations have occurred in prices of commodities, and it is possible to trace with some degree of accuracy the commercial progress of the nation by an analysis of these figures. Diagrams are published herewith, showing the annual variations in the total of all commodities, and separate illustrations are given for the various classes into which these figures have been grouped for convenience of comparison.

Quotations of all the necessaries of life are taken, including whisky and tobacco, and in each case the price is multiplied by the annual per capita consumption, which precludes any one commodity having more than its proper weight in the aggregate. For example, the price of a bushel of wheat is multiplied by 5.55, representing the annual per capita consumption of 4 2-3 bushels for food, and the remainder as allowance for seed. The price per pound of coffee is taken 9 times, of cheese 2.3, of chemicals only fractions of an ounce in some cases. Thus, wide fluctuations in the price of an article little used do not materially affect the index, but changes in the great staples have a large influence in advancing or depressing the total. For convenience of comparison and economy of space the prices are grouped in seven classes: Breadstuffs include many quotations of wheat, corn, oats, rye, barley, beans and peas; meats include live hogs, beef, sheep and many provisions, lard, tallow, etc.; dairy and garden products embrace eggs, vegetables, fruits, milk, butter, cheese, etc.; other food includes fish, liquors, condiments, sugar, rice, tobacco, etc.; clothing covers the raw material of each industry, and many quotations of woolen, cotton, silk and rubber goods, as well as hides, leather, boots and shoes; metals include various quotations of pig iron and partially manufactured and finished products, as well as the minor metals, tin, lead, copper, etc., and coal and petroleum; miscellaneous includes many grades of hard and soft lumber, lath, brick, lime, glass, turpentine, hemp, linseed oil, paints, fertilizers and drugs. The third decimal is given for accuracy of comparison; thus, $101.567 representing $101.56 and seven-tenths of a cent.

FLUCTUATION OF PRICES.

During the period of twenty-seven years covered by the diagrams, the highest point occurred in 1882 when the index number was $123.259, after a most sensational advance in a few years of the greatest prosperity the nation had known up to that time; but, as in all similar cases, the movement was overdone, constructive work was carried to extremes, buildings and railways were erected far beyond the requirements of the country, putting a premium upon all the materials consumed, and, incidentally, unfavorable weather conditions reduced crops beyond normal requirements, which added to the excessive position attained by quotations. The pendulum next swung too far in the opposite direction, and from 1885 to 1892 ensued a period of irregularity. From midsummer in 1893 to about the same date four years later conditions became steadily worse, factories closing and throwing thousands of men out of work, while here again the yield of grain was below normal, but prices were not proportionately advanced because wage earners were not able to consume freely, and this country suffered in its international trade balances through diminished exports.

During the five years from 1897 to 1902 all the loss in prices was more than recovered, and industrial conditions became so uniformly encouraging that again there was evidence of excess. Productive capacities were expanded beyond requirements and stocks accumulated at the mills and factories, manufactured from raw materials purchased at prices which made profits impossible with the slightest check to demand. Here again the potency of the agricultural element was much in evidence, an unusually short corn crop carrying prices of breadstuffs and meats to the highest position in about two decades. But this situation was less serious and more quickly remedied. Crops again attained satisfactory dimensions and accumulated stocks were quickly assimilated, while the nation has since not only grown up to the facilities of that time, but have passed far beyond.

Food products enter into the total of all prices more largely than any other class taken by itself, food products representing about one-half. The course of prices for food products follows in the main the prices of all products, though fluctuations at times are more severe than in other products. The same is true as to the fluctuations in breadstuffs, prices of which are the most important factor in the total of food products. As to meats, prices have not varied much; they were high in 1882 and low in 1897, and, while there was a considerable advance in 1902, they have tended downward in the past three years.

Prices of metals and clothing products (wool, cotton and such materials), and of miscellaneous articles, building supplies and chemicals, have changed from year to year, but have not fluctuated widely. Metals are slightly above the level prevailing prior to the panic of 1893, while clothing products are at about the same point as in 1886, there having been a general decline and a quite gradual recovery since. Miscellaneous products are higher, and this is in large measure due to the advances that have occurred in building materials.

At the present time conservative interests earnestly endeavor to prevent inflation of quotations, and in many of the industries it is found that prices of finished products have not risen in proportion to the cost of production, either as to raw materials, wages or other expenses.

Compared with the average of prices seventeen years ago, hides have advanced over 83 per cent, and in fact are actually above the Civil War quotations in some instances, yet boots and shoes rose only 21 per cent. This difference represents improved methods of manufacture, better factory systems and more efficient machinery, the consumer benefitting to an extent that is not appreciated in generalizations regarding the higher cost of living, which, incidentally, often ignore the fact that wages are more than keeping pace with the prices of commodities, except in rare instances.

Both in pig iron and steel products the level is much lower than at the earlier date. But finished steel shapes have cheapened 27½ per cent, while the raw material is also only 15 per cent lower. Very similar proportions are noted in the woolen industry, while this comparison is carried back to 1869, even after the recent rise to the highest point in about twenty years, wool shows a decline of 13 per cent from the earlier date, and woolen goods cost 21 per cent less. Cotton has fluctuated more erratically than any other material covered by this record, and now stands about 10 per cent higher than in 1869, but in the meantime cotton goods have become 27½ per cent cheaper.

CATHOLICS ERECT MANY NEW BUILDINGS

About $600,000 Worth of Structures Dedicated by Archbishop Glennon Last Year, Not Including Those Being Constructed.

More than $600,000 worth of buildings have been erected in the Archdiocese of St. Louis, and dedicated by Archbishop Glennon during the last year.

This figure does not include improvements made upon various churches and parish buildings now in course of construction. With these added the improvements would exceed $1,000,000.

The year about to close, said the Archbishop, has been one of the most prosperous in the history of this archdiocese, and the indications for the future are even brighter.

Four new church buildings were erected in St. Louis during the year, St. Hedwig's Immaculate Conception, Nativity and St. Andrew's. Church buildings were also erected at Desloge, Adair, Kirkwville, Westphalia, Advance, Meta, Folk, Vienna, Salisbury and Richwoods.

The school buildings erected during the year were: St. Ambrose, St. Agnes and St. Hedwig, city, at New Haven, Festus, Owensville, Cruthersville, Richfountain.

Other buildings erected and dedicated were the new St. Ann's Asylum, Page and Union boulevards; Negro Orphanage, Normandy, and the hospital at Jefferson City.

In addition to these residences for priests and sisters and other parish buildings were also completed, among them being the new Gother Hall in this city.

Archbishop Glennon is highly elated at the prosperous condition of his diocese, and will now devote his attention to the building of the new St. Louis Cathedral.

Several plans for the new edifice have been received, and will be on exhibition to-morrow, when his Grace will receive callers. The Archbishop is anxious to obtain the opinion of competent judges as to the various plans submitted, and he will then call a meeting of the Cathedral Board to finally determine which shall be accepted. Among the architects to submit drawings are three Americans, a French firm and one in Germany.

TAXES MATERIALLY EXCEED THOSE OF ONE YEAR AGO.

There was received at the city tax collector's office yesterday, the last day for paying taxes without incurring a penalty, $1,168,725, exceeding the amount collected the last day of 1904 by $179,584.75.

Collector Hagerman estimates that about 90 per cent of the taxes on St. Louis property for the present year have been paid.

The largest checks received yesterday were from the following corporations: National Bank of Commerce, $204,562.17; Terminal Railroad Association, $174,422.19; Missouri-Lincoln Trust Company, $43,131.94; Commonwealth Trust Company, $38,259.17, and the Hamilton Brown Shoe Company, $35,227.86.

Following is a comparative statement of the collections of 1904 and 1905:

COMPARATIVE STATEMENT OF COLLECTIONS.

	1904	1905
September	$1,69[illegible]	$6,929,651.75
October	[illegible]	[illegible]
November	[illegible]	[illegible]
December	2,642,625.69	8,644,556.59
Totals	$8,911,539.94	$9,098,142.69

LAST THREE DAYS.

1904		1905	
Dec. 29	$ 249,739.55	Dec. 29	$ 819,718.59
Dec. 30	[illegible]	Dec. 30	[illegible]
Dec. 31	[illegible]	Dec. 30	1,149,725.09
Totals	$1,099,[illegible]		$2,098,968.68

ST. LOUIS COUNTY TAX PAYERS BREAK ALL RECORDS

Yesterday was the last day for the payment of taxes in St. Louis County without the 1 per cent penalty that is assessed against all delinquents after the first of the year.

The rush in the Collector's office in Clayton yesterday was the largest in its history. About $[illegible] was taken in over the counter during the day. The largest payment was made by the St. Louis and Suburban Railway Company. Its check was for $16,284.89.

Judge Fred L. Keeth, the Collector, has had six extra clerks during the rush.

The collections for the year 1905 amount to about $[illegible], which is the largest in the county's history.

Beginning to-morrow a penalty of 1 per cent a month, will be assessed against all delinquents.

REPORTS SHOW INCREASE IN BIRTHS AND DEATHS.

Pneumonia in City Continues Prevalent and One Case of Smallpox Is Reported.

SUMMARY OF VITAL STATISTICS FOR WEEK.

Births reported in St. Louis, 317, 46 more than previous week.

Total deaths, 200; 11 more than preceding week.

One case of small pox reported; no deaths.

Twelve cases of typhoid fever reported; 4 deaths.

Pneumonia, 25.

Deaths from consumption, 23.

Deaths by violence, 14.

Deaths from scarlitis, 9.

Deaths from Bright's disease, 7.

Three suicides.

Three hundred and seventeen births were reported at the Health Department last week; 46 more than the preceding week.

Two hundred deaths occurred in St. Louis last week; 11 more than the previous week. Twenty-five deaths occurred last week from pneumonia; 2 less than the week before.

One case of smallpox was reported last week; no deaths.

Twelve cases of typhoid fever were reported last week, with four deaths.

Of the total deaths last week, 57 were local diseases, 41 constitutional, 26 developmental and 23 zymotic; 14 by violence and 1 from unknown cause.

The specific causes, besides pneumonia and typhoid fever, were:

Remittent fever 1; diarrheal disease, 1; gangrene and septicemia, 2; alcoholism, 1; other zymotic diseases, 3; cancer and malignant tumor, 3; brain and other nervous and spinal diseases, 3; other constitutional diseases, 6; bronchitis, 14; other diseases respiratory organs, 2; diseases of the circulatory system, 19; meningitis and encephalitis, 1; heart stroke, 1; apoplexy, 1; other diseases of the brain and nervous system, 3; cirrhosis of liver and hepatitis, 4; enteritis, gastro-enteritis, peritonitis and gastritis, 3; Bright's disease and nephritis, 7; other diseases urinary organs, 2; disease generative organs, 1; other local diseases, 3; premature birth, 4; senility, 5; other development diseases, 6; suicide, 3; accident, 11.

Thirty-seven cases of consumption were reported last week, with 25 deaths; diphtheria, 45 cases, 4 deaths; croup 4 cases, 2 deaths; scarlatina, 5 cases, no deaths; cerebro-spinal fever, 3 cases, 2 deaths; measles, 2 cases, no deaths; whooping cough, 2 cases, 1 death.

GOES TO PORTLAND TO WED.

Waterloo, Ill., School Teacher Will Meet Sweetheart There.

REPUBLIC SPECIAL.

Waterloo, Ill., Dec. 30.—Miss Mary L. Mueller, who recently resigned as teacher in the second primary department of the public schools here, departed to-day for Portland, Ore., where she will meet and wed Mr. Mark Brown.

Mr. Brown is interested in several gold and silver mines in Oregon and has been unable to come to Waterloo during the holiday season, the time set for the wedding. He asked Miss Mueller to come to him, and she consented.

The two became acquainted about three years ago, while attending a summer school at Effingham, Ill.

Boy Kills Himself at Sabula.

REPUBLIC SPECIAL.

Ironton, Mo., Dec. 30.—Homer Sylvia, a lad of about 14 years old, shot and killed himself at Sabula yesterday afternoon. He was with a hunting party from St. Louis, and the accident occurred just after they had passed a small stream near the village. The party alighted from the wagon conveying them, intending to hunt through an adjoining field for quail. While getting out the hammer of the boy's gun caught and the weapon was discharged, shooting him through the head. He lived about twenty minutes.

Accidentally Shoots Himself.

REPUBLIC SPECIAL.

Mulberry Grove, Ill., Dec. 30.—Roy Anthony, 20 years old, son of Robert Anthony, a farmer, living four miles northeast of here, was seriously shot yesterday afternoon by the accidental discharge of a shotgun. Both charges entered his left hand and left thigh. His recovery is doubtful.

PAVING OF CITY STREETS AMOUNTS DURING THE YEAR TO 30.12 MILES

Improvements Comprise That of Asphalt, Vitrified Brick, Bituminous Macadam and Granite Block—Paving of Brick Most Popular, Equaling That of All Other Material—Full Details of All Street Paving of Past Year.

Cabanne was the principal beneficiary of the large amount of street improvement work done during the year by the Street Department under the direction of Commissioners Varvelman and Valliant.

More streets were opened and reconstructed in this section of the city than in any other. Leading streets in Cabanne were Clayton avenue and Union Boulevard, Bartmer avenue between Hamilton and Hodiamont avenues, Etzel avenue between Goodfellow avenue and Hamilton avenue, Goodfellow avenue between Delmar boulevard and Cates avenue, Clara avenue between Bartmer and Minerva avenues, Page boulevard, Union boulevard and Goodfellow avenue, Cates avenue between Bell and Goodfellow avenues, Clara avenue between Maple and Bartmer avenues, Maple avenue, Union boulevard and Hamilton avenue, Bartmer avenue between Bell and Goodfellow avenues and several other smaller thoroughfares profited by the thorough work of the Street Department surveyors under Chief Travilla.

The total amount of streets in miles paved during the fiscal year 1905-1906 was 30.12 miles, which is less than a mile shorter than the extent of the work during the preceding year.

Of this amount 8.55 miles of the work was asphalt, 10.96 miles was of vitrified brick, 4.43 miles of bituminous macadam and 2.10 miles of granite blocks. The percentage of vitrified brick is equal to all of the other qualities of pavement, showing that the brick pavement is the most popular in St. Louis at present.

The number of miles constructed last year was 30.29.

Some of the most important improvement work was done on the following streets and avenues: Broadway between River des Peres and Marconi street, Delmar boulevard between Clara and Hamilton avenues, Page boulevard between Union boulevard and Goodfellow avenue; Grand avenue between Keokuk and Chippewa streets; Arsenal street, between Gravois and Louisiana avenues, Florissant avenue, between Warne and Harris avenues; Florissant avenue between Harris and Carrie avenues; Grand avenue from Arsenal street to Lafayette avenue, and Clark avenue from Twenty-first street to Jefferson avenue.

During the coming year the aims of the Street Department will be to improve the streets in North and South St. Louis. The year following the downtown streets will be considered particularly.

"St. Louis streets now rank with the best in the country," said Commissioner Valliant yesterday. "Of course, we have not laid as much asphalt as some sister cities, but our work has been of a substantial character, with the result that the streets once improved have not been marred by breaks and dangers to traffic.

"On the downtown streets, possibly a smooth pavement would be preferable to the business interests to the rough granite pavements. The latter, however, are substantial and solid and need very little attention, while the asphalt pavement must receive constant care.

"The street improvements of St. Louis during the last two years has been as extensive as the most progressive municipality in the country, and in the line of recent street construction St. Louis is far ahead of other cities.

"Particular attention was given to the Cabanne district during the year. Take year much improvement of streets in South and North St. Louis will be accomplished."

The streets which were improved during the fiscal year of 1905-6 are as follows:

St. Ferdinand avenue between Prairie avenue and Sarah street, brick; Vin Pl avenue between Grand avenue and Florissant avenue, brick; Garfield avenue between Kingshighway and Vista avenue, brick; Wilson avenue between Utah street and Wyoming street, brick; Worth avenue between Cook street and Florissant avenue, brick; Caroline avenue between Arsenal avenue and Union Boulevard, brick; Cherokee street between Jefferson avenue and Brigham avenue, asphalt; Whittier street and Newstead avenue, asphalt; Sarah avenue between Sarah street and Bonle avenue, asphalt; Marguerite avenue between Bell and Ashland avenue, asphalt; Bell avenue between Marcus avenue and Pacific Railway right-of-way, asphalt; Manchester avenue, brick; Kingsland avenue between Marcus avenue and Bland avenue, brick; Utah street between California avenue and Michigan avenue, asphalt; Hartmann avenue between Utah avenue and Roma avenue, asphalt; Ivanhoe avenue between Delmar boulevard and a point 200 feet east of Ivanhoe, brick; Forsyth street between Fourteenth street and Tenth street, brick; Utah street between Marconi avenue and Jefferson avenue, asphalt; Kingsland avenue between Old Manchester road and Manchester avenue, asphalt; Labadie avenue between Taylor avenue and Merion avenue, asphalt; Cote Brilliante avenue between Goodfellow avenue and Hamilton avenue, brick; Ashland avenue between Newstead and Taylor avenue, brick; Broadway between River des Peres and Marconi avenue, asphalt; Bayard avenue between Potomac street and Cates avenue, brick; Potomac street between Texas avenue and California avenue, brick; Delmar boulevard between Clara avenue and Hamilton avenue, bituminous macadam; Clara avenue between Bartmer avenue and Minerva avenue, brick; Grant street between Warne avenue and Harris avenue, bituminous macadam; Grand avenue between Chippewa street and Miami street, brick; Loughborough avenue between Thurman avenue and Alabama avenue, brick; Thurman avenue between Taylor avenue and Kingsland avenue, brick; Kingsland avenue between Virginia avenue and Colorado avenue, brick; Bell avenue between Maple avenue and Page boulevard, asphalt; Morse avenue between Grand avenue and Spring avenue, asphalt; Spring avenue between Morse avenue and Hamilton avenue, asphalt; Maple avenue between Union boulevard and Goodfellow avenue, brick; Footman avenue between Harris avenue and Carrie avenue, bituminous macadam; Hamilton avenue between Maple avenue and Bell avenue, asphalt; Page boulevard between Union boulevard and Goodfellow avenue, asphalt; Miami street between Oregon avenue and Grand avenue, asphalt; Oregon avenue between Lafayette avenue and York avenue, brick; Phase avenue between Taylor avenue and Marcus avenue, asphalt; Cherokee avenue between Jura avenue and Goodfellow avenue, asphalt; Wyoming street between Whittier street and Clara avenue, brick; Ashland avenue between Clay avenue and Newstead avenue, bituminous macadam; Nebraska avenue between Utah street and Iowaline street, brick; Vandeventer avenue between Lafayette avenue and Kossuth street, brick; Iowa avenue between Cherokee street and Arsenal street, asphalt; Grand avenue between Keokuk street and Chippewa street, brick; Ridge avenue between Kings Highway boulevard and Union boulevard, asphalt; Clara avenue between Minerva avenue and Easton avenue, brick; Cates avenue between Bell avenue and Goodfellow avenue, asphalt; Iowa avenue between North Gascoade street and Chippewa street, asphalt; Ridge avenue between Union boulevard and Arlington avenue, asphalt; Arsenal street between Gravois avenue and Louisiana avenue, brick; Perry street between Twentieth street and Florissant avenue, brick; Florissant avenue between Warne avenue and Hilaire avenue, brick; Hickory street between Ferdinand avenue and Whittier street, brick; Laclede street between Warne avenue and Taylor avenue, brick; Tiffany street between Vista avenue and Hutton street, brick; Spring avenue between Gravois avenue and Garfield avenue, brick; Clara avenue between Maple avenue and Bartmer avenue, asphalt; Warne avenue between Eastern avenue and 100 feet south of Kennerly, brick; Hickory street between Virginia avenue and Colorado avenue, brick; Bell avenue between Maple avenue and Page boulevard, asphalt; Morse avenue between Grand avenue and Spring avenue, asphalt; Hamilton avenue between Florissant avenue and Hamilton avenue, asphalt; Maple avenue between Union boulevard and Goodfellow avenue, brick; Footman avenue between Harris avenue and Carrie avenue, bituminous macadam; Hamilton avenue between Maple avenue and Bell avenue, asphalt; Page boulevard between Union boulevard and Goodfellow avenue, asphalt; Miami street between Oregon avenue and Grand avenue, asphalt; Oregon avenue between Lafayette avenue and York avenue, brick; Phase avenue between Taylor avenue and Marcus avenue, asphalt; Cherokee avenue between Jura avenue and Goodfellow avenue, asphalt; Wyoming street between Whittier street and Clara avenue, brick; Ashland avenue between Clay avenue and Newstead avenue, bituminous macadam; Nebraska avenue between Utah street and Iowaline street, brick; Vandeventer avenue between Lafayette avenue and Kossuth street, brick; Iowa avenue between Cherokee street and Arsenal street, asphalt; Grand avenue between Keokuk street and Chippewa street, brick; Ridge avenue between Kings Highway boulevard and Union boulevard, asphalt; Clara avenue between Minerva avenue and Easton avenue, brick; Cates avenue between Bell avenue and Goodfellow avenue, asphalt; Iowa avenue between North Gascoade street and Chippewa street, asphalt; Ridge avenue between Union boulevard and Arlington avenue, asphalt; Arsenal street between Gravois avenue and Louisiana avenue, brick; Perry street between Twentieth street and Florissant avenue, brick; Florissant avenue between Warne avenue and Hilaire avenue, brick; Hickory street between Ferdinand avenue and Whittier street, brick; Laclede street between Warne avenue and Taylor avenue, brick; Tiffany street between Vista avenue and Hutton street, brick; Spring avenue between Gravois avenue and Garfield avenue, brick; Clara avenue between Maple avenue and Bartmer avenue, asphalt; 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Nebraska avenue between Utah street and Iowaline street, brick; Vandeventer avenue between Lafayette avenue and Kossuth street, brick; Iowa avenue between Cherokee street and Arsenal street, asphalt; Grand avenue between Keokuk street and Chippewa street, brick; Ridge avenue between Kings Highway boulevard and Union boulevard, asphalt; Clara avenue between Minerva avenue and Easton avenue, brick; Cates avenue between Bell avenue and Goodfellow avenue, asphalt; Iowa avenue between North Gascoade street and Chippewa street, asphalt; Ridge avenue between Union boulevard and Arlington avenue, asphalt; Arsenal street between Gravois avenue and Louisiana avenue, brick; Perry street between Twentieth street and Florissant avenue, brick; Florissant avenue between Warne avenue and Hilaire avenue, brick; Hickory street between Ferdinand avenue and Whittier street, brick; Laclede street between Warne avenue and Taylor avenue, brick; Tiffany street between Vista avenue and Hutton street, brick; Spring avenue between Gravois avenue and Garfield avenue, brick; Clara avenue between Maple avenue and Bartmer avenue, asphalt; Warne avenue between Eastern avenue and 100 feet south of Kennerly, brick; Hickory street between Virginia avenue and Colorado avenue, brick; Bell avenue between Maple avenue and Page boulevard, asphalt; Morse avenue between Grand avenue and Spring avenue, asphalt; Spring avenue between Morse avenue and Hamilton avenue, asphalt; Maple avenue between Union boulevard and Goodfellow avenue, brick; Footman avenue between Harris avenue and Carrie avenue, bituminous macadam; Hamilton avenue between Maple avenue and Bell avenue, asphalt; Page boulevard between Union boulevard and Goodfellow avenue, asphalt; Miami street between Oregon avenue and Grand avenue, asphalt; Oregon avenue between Lafayette avenue and York avenue, brick; Phase avenue between Taylor avenue and Marcus avenue, asphalt; Cherokee avenue between Jura avenue and Goodfellow avenue, asphalt; Wyoming street between Whittier street and Clara avenue, brick; Ashland avenue between Clay avenue and Newstead avenue, bituminous macadam; 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