Minnesota & Northwestern shops.... 55,000

In Three Years.

SOME OF THE BUILDINGS,

Residences Built in a Year.

Board of education, improvements to Franklin school, w side Broadway, bet Ninth and Tenth, steam heating

chapel, w side Wacouta, bet Ninth 

dition to Rice school house, e side

Agate, bet Granite and Cayuga...

Dennis Ryan, 5-story brick, store, n
side Third, bet Sibley and Wacouta,
for the Ryan Drug company in place
of the store destroyed by fire last

brick block, stores and offices, e side
Wabasba, bet Fifth and Sixth....
C H Petch, 2-story brick dwelling, n
side Sherburne, bet Grant and
Brewster...
B nik of Minnesota, 6-story stone
block of offices, corner of Jackson

block of offices, corner of Jackson and Sixth sts, 50x90, built of Kasota

Including organ, seating and finishing

stores, w side Minnesota, bet Fourth

Summit. John L. Merriam, 2-story stone dwell-ing, n side University bet Grant and

ning, n side University bet Grant and Brewster; the residence lot occupies a whole block. The bouse is built of terra-cotta Portage sandstone, being the only stone of the kind in this city; trimmings of Bayfield sandstone. It is of the Queen Anne style, will have very elaborate interior decorations and cost when complete.

and dwellings, north side Seventh,

south side Tenth street, bet Cedar

and Minnesota, 50x52, accommodate 

apparatus, etc......\$14,000 First Baptist church, 2-story brick

209; 1886, \$9,655,279.

ing is the list:

A Record of the Building in St. Paul the Last Twelve

The City Surpasses Even Its Own Unparalleled Past

A City of Brick and Stone and Mortar Built Within a City.

The Aggregate Cost Reaches the Enormous Figure of Nearly Ten Millions of

While the Number of Structures is Three Thousand Four Hundred and Fifty Nine.

Massive Business Blocks and Palatia Residences That Have Grown Up Like Magic.

Another index of the rapid and substan tial growth of St. Paul is published to-day being a comprehensive review of building operations for the past year, which shows that over \$9,500,000 has been put into substantial improvements in this city during 1886 in building alone. This is larger than the amount expended in building in any previous year, and shows that the rapid growth of the city within the past few years is steadily, surely and systematically from \$50,000 to \$75,000 each, and business blocks, costing a quarter of a million dollars each, are among the improvements, and are such as any city in the country would be proud to acquire. The account of these improvements will be found exceedingly interesting reading, both for St. Paul citizens and for people outside of the city, who de- months: sire facts and figures to demonstrate its prosperity. Following is the story in a Building inspector's records for

eleven months	\$4,889,128
Estimate for December	1,000,000
Add 40 per cent. (except on courf house)	2,015,651
Necessary repairs (no permits necessary)	190,000
Buildings without permits, and foundations	250,000
Plumbing done without permits	200,000
Work on buildings begun last year.	500,000
Stock yards improvements	530,000
South Park improvements	120,500
	\$9,655,279
THE BUILDING REVIE	w.
ma of Downite on	d Sume

#### The System of Permits and Sum

mary of Building for the Year.

The amount of money expended in St. Paul for building improvements during 1886 is far in excess of any preceding year. The law requires that every one erecting a building shall first obtain a permit from the building inspector, to whom plans must be submitted, and must state the anticipated cost of the structure. For these permits fees are charged, based on the cost of the building, as follows: For a building costing \$100 or less, 50c; from \$100 to \$1,000. \$1; from \$1,000 to \$1,500. \$2.50; \$1,500 to \$2,500, \$4; from \$2,500 to \$5,000, \$5, and for each additional \$1,000 or fraction thereof, 50 cents. The result of this graduated fee system is that owners, contractors and architects who take out permits underestimate the cost of buildings. This may be either unintentional or otherwise, for in a large majority of cases buildings cost more when completed than was anticipated at the start. An actual canvass among owners has demonstrated that to arrive at the actual cost of building, on the average, 40 per cent, must be added to the amount stated on the review, but to go through the building inector's books. In many cases the cost has been found to be double, triple and even quadruple the amount given the building inspector. The cost attached to these permits leads many to erect buildings without them. Especially is this true of a the outskirts of the city, where they are not likely to be detected. The building inspector has but one outside man to watch this class of builders, and even he is not supplied with a horse, so it is utterly impossible for the frauds to be found out. Although this man compels many permits to be taken out during the year, it is imarea of nearly thirty-six squre miles in-

A COMPREHENSIVE REVIEW In compiling a comprehensive review of building improvements for the year there is a vast amount of work, and many factors must be considered. The building inspector's books for the first eleven months of the year are taken for the basis. The amount of the estimate for December includes a permit for building the court house, no permit having hitherto been obtained on account of a difference of opinion between the commissioners and the building inspector. It also includes many permits for smaller amounts for buildings erected months ago without permits, but which have been found by the inspector and permits required. To this, apart from the court house, a certain per-centage must be added to arrive at the actual cost. Building Inspector Johnson estimates this at 40 per cent. of the amount on his books. Last year, in his annual raport, he used 50 per cent. canvassing done among owners, architects and contractors has demonstrated that this ratio is none too large. For a certain class of improvements on old buildings and for foundations for buildings to be erected next vear no permits are necessary, but work of this class properly belongs in a building summary. The cost of buildings for which summary. The cost of buildings for which no permits will be secured is carefully estimated after talking with Mr. Fisher, the outside man of the inspector's office, has done his present work for several years. In addition to these factors plumbing must be considered. Permits are required for this work, as it forms a part of a building, but Building Inspector Johnson has already found \$150,000 worth of plumbing done during this year for which no permits have been issued, and that there is much more of this same class of work no one doubts. Then there is the work done on buildings begun last year. In canvassing this city a large number of expensive blocks were found to have been erected this year which were begun in 1885, but which

THE BUILDING RECORD OF 1886, at least the superstructure. On the new building of the Bank of Minnesota, which was begun in the spring of 1885, no less than \$150,000 has been expended this year, the total cost being \$200,000. The other blocks and houses belonging to this item do not enter into the general summary except in estimated amount of \$500.000, but those blocks costing \$8,000 or more are included in the appended list of such buildings by wards. After all these component parts have been considered come the improvements just outside the city limits, which are made by St. Paul capital and enterprise. Of these only the stock yards and South Park buildings have been included, and they properly belong in the city improve-ments, being simply a growth of city business beyond the imaginary line of demarca tion known as the city limits.

### THE BUILDING BY WARDS. The Fourth Ward Acquires Resi-

ness Boom. The subjoined table shows the cost of the buildings erected in each of the different buildings erected this year have been almost wards of the city, according to permits issued each month by the building inspector. Here again is an interesting index of the direction of the city's growth. It will be seen that the Fourth ward leads with \$1,479.073, while the Fifth has \$814,017, the Second \$783,930, the Sixth \$568,309, the Third \$565, 165, with the Seventh and First following in the order named. The amount in the Second ward is largely increased by York, near Edgerton ...... 5,000

the new GLOBE building, which makes about one-third of the total amount for the year. Although the Sixth ward ranks fourth in this table, there is no section of the city in which has been erected so large a number of business blocks as in that part of the Sixth ward nearest the river. While the Fourth and Fifth wards outran the Addition to vault in old court house. Sixth in the number of dwellings, the boom in business is on the West St. Paul side of the Mississippi. On Dakota avenue alone, between the river and Isabei street, no less than twelve business blocks have been built this year, which are occupied as fast as completed. These blocks are as follows, being all of brick and stone: 

Schuman & Geisler, 3 stories, 78x70.
Paul Martin, 3 stories, 50x90.
Ed Langevin, 2 stories, 100x100.
William Thompson, 3 stories, 50x100.
C. F. Meyer, 3 stories, 50x90.
Joseph Minea, 3 stories, 50x90.
Edward Bouquet, 2 stories, 27x80.
H. C. Hirsch, 2 stories, 25x70.
Matt Eaton, 1 story, 25x85.
John Tekler, 1 story, 75x80. Besides these blocks on Dakota avenue

the Ducas street improvements are considerable. The construction of the Robert street bridge has given the street, of little importance heretofore, GREAT PROMINENCE.

	OMEAT THOMINE TOE,
1	which will cause it in time to rival Dakot
-	avenue. The following business block
	have been erected on Ducas street: Crosby brothers, 4 stories, 50x84\$15,00
	Cyril Lachance, 3 stories, 68x70 22,00
	1. St. Peter, 3 stories 10,00
-	M. D. Shanley, 4 stories, 50x70 23,00
	Paul Martin, 2 stories, 50x80 15,00

In addition to the buildings on these two streets are the improvements on the cross streets in the immediate neighborhood, as the Pinkham block on Gillmore avenue, \$9,000; the Iverson block on Fairfield avenue, \$13,000; the Minnesota & Northwest-ern Railroad company's creamery, etc., \$35,000, and the Roessler block, \$9,000, on Concord street. This makes the large sum increasing. Elegant residences, costing of \$346,000 expended in business blocks from \$50,000 to \$75,000 each, and business alone in this neighborhood, besides a large number of foundations which have been put in for buildings to be erected next year. In the number of business blocks erected the Fifth ward leads the Sixth, but they are scattered over a larger extent of territory. Following is the table showing the amount of permits issued by wards and

IONTH.	First Ward.	Second Ward.	Third Ward.	Fourth Ward.	Fifth Ward.	Sixth Ward.	Seventh Ward.	Total.
ary	\$2,800	\$1.000			\$14.300	\$12.300		
uary	2,850	4,400			17,700	14.300		
ь	47,200	68,030			80,150	35.300		
	26,600	36,000			93,249	102.624		
	64,400	188,600			81,799	86,750		
	13,875	56,250			97,700	60,700		
:	82,670	248,100			72.675	50,400		
1st	44,150	43,600			76,700	102,710		
mber	17.600	69,250			84,844	44,450		
Jer	13,725	67,450			149,755	44,275		
mber	2,910	3,250	8,550	66,175	45,145	14,500	21.735	162.255
	0000	1	-	9 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	-		-	

## An Enormous Number of Residences

ut Up in the Outlying Wards. The classification of buildings is one of the most interesting features of a building ector's records for a classification such as that in the subjoined table, would require several weeks' work. The building inspector's clerk, however, Mr. Humphrey, has, by a very ingenious memorandum tab, kept the elassification up to date, since the first of the year, and by the courtesy of Building Inspector Johnson this has been used. Although this was simply a memorandum and had not yet been compared with the books for final corrections, it is extremely satisfactory in showing the number of each class of buildings and the wards in which they are located, including all permits issued to Dec. 1. Following is a table showing elassification of frame and brick and stone buildings by wards:

Total	Seventh	Sixth	Fourth	Third	Second	First	WARD.	
1,181	129	131	521	65	5	38	No. dwellings	-
104	**						No.stores & dwellings.	1
88	10						No. workshops, store-	
12	<b>1</b> 1	- 6	00	_	:	:	No. churches, schools & public buildings	
15	or:	6	4	:	:	:	No. railroad buildings.	
1,517	41	414	606	108	44	106	Miscellaneous	1
2,917	190		-				Totals	
61	4						No. dwellings	1
98	00 2						No. stores & dwellings.	1
37	: ,	9	-1	6	6	O1	No. workshops, store-	1
24	20 H	A 01	-7	_	4	-	No. churches, schools & public buildings	0
*	<b></b> :	co	:	:	:	:	No.railroad buildings.	3
318	57	973	93	31	47	42	Miscellaneous	
542	15	801	151	66	81	53	Totals	9
3,459	205	896	1,842	219	142	201	sal number permits	10,
5	Som	es	tu	dv	0	ft	his table will be fou	m

interesting. Of the total number of dwellings, 1,242, it will be seen that 542. or nearly one-half, were erected in the Fourth ward alone. The Fifth ward had 298 new dwellings, while the Sixth and Seventh wards follow closely after it. It will be seen that there were 104 frame and 98 brick and stone buildings erected classed as stores and dwellings. Many of these blocks are in the heart of the city, and are equipped with well arranged flats, for which there is an increasing demand as residences for those who must live near business. But one appartment house or block used entirely for residences has been built, being at the corner of Eighth and John streets, by George Farwell. This contains six flats, nicely equipped with modern conveniences, and more of the same class of buildings would be profitable to their owners. The table shows that the direction of the city's growth is first in the Fourth ward, in which have been erected more than one-third of all the buildings; next in the Fifth ward, which has a little more than one-quarter of all the buildings erected during the year. The other wards rank in the following order: Sixth, Third,

#### Seventh, First and Second. PUBLIC BUILDINGS.

Increase of the Fire Department and

olice Service. The principal work in the way of public buildings during the year has been on the new court house, which will be nearing completion about a year from this time. dences and the Sixth Has a Busi- Complete it will cost upwards of \$750,000, of which not less than \$400,000 has been expended this year. Apart from this public wholly in extending the fire department and the police service. Three new engine houses have been erected, and extensive repairs made to another, and four new subpolice stations built, each of which is equipped with the patrol service. Follow-

New court house, amount spent this year.....\$400,000 Fire Engine Houses— 

Eaton, bet Isabel and Delos.......... Margaret, bet Greenbrier and Arcade

SCHOOL BUILDINGS.

A Large Expenditure for Both Pub-lic and Crivate Schools. The board of education has made a large outlay on school buildings this year. But one new school building has been erected, the Hendricks, in West St. Paul, at a cost of \$30,000, but a very general system of improvements and repairs has been carried out. To the Jackson school a four-room addition was made at a cost of \$12,780. Additions of the same number of rooms were also made at the Rice school at a cost of \$10,330, and the Webster school at a cost of \$12,600. In the High school two rooms were fitted up at a cost of \$1,600. The Franklin, Jefferson, Madison, Monroe and Van Buren schools were generally renovated, and in the case of the first named a system of heating and ventilation put in, involving an expense of \$20,000. The improvements on the others were not so exended, the outlay being Jefferson, \$4,000; Monroe, \$2,100; Madison, \$2,200; Van Buren, \$6,000. In addition to the above improvements the board of education expended for painting \$3,000. This gives the total outlay of the board on improvements for the year as \$104,610. These figures are furnished by Supt. Taylor. A large part of these improvements are called necessary repairs and no permits are necessary for The largest school improvement outside

the public schools has been the erection of fine new buildings for the St. Paul seminary, corner of Cleveland and Division streets, which has been done at a cost of \$4.000. In addition to this there are a number of church schools erected as is shown in the following list of school building improvements for the year: Public Schools-

New Hendricks school, Central av.... \$30,000 Addition to Rice school, Agate st..... 11,000
Addition to Jackson school, Ellen st... 12,780
Franklin school improvements, Broadway 14,000 Repairs, Neill school, Farrington av. 300 Total.....\$68,080
Private Schools—
t. Louis school (Catholic) 10th st....\$10,000

Additions to St. Paul seminary (Catholic), cor Cleveland and Division sts. 40,000 German Lutheran school, Margaret st 2,500
Addition to Academy of Visitation, Robert st, cor Aurora House of the Goo! Shepherd, (indus-trial school) additions and improve-

Total.....\$76,300 CHURCH BUILDINGS.

and Missions.

The cost of church buildings erected during the year amounts to \$212,500. This does not include the necessary repairs to churches for which no building permits are issued. The largest of these is the Central Park M. E. church, not yet completed, and the Dayton Avenue Presbyterian, also not yet completed. Next is the new church erected by St. Stanislaus congregation (Catholic) on Western avenue, the German Catholic church in West St. Paul and the First Baptist chapel. Then there are a large number of smaller churches and chapels in different parts of the city. The two Including organ, scating and finishing the cost will be...

Edison Electric Light Company, I-story brick building, s side Coilege, bet Cedar and Wabasha, main building and engine house 45x100, and 40 ft in highest part.

Total cost of plant.

Poles, wires, etc, already erected...
G S Schurmier. 3-story brick venecred block of dwellings, e side Minnesota, bet Summit and Central.

Greenlear Clark, 4-story brick block of stores, wside Minnesota, bet Fourth first mentioned will be models of church architecture, as well as two of the finest in the city. Following is a list of the build-

ings:	buna
St. Stanislaus, Western av	\$20,000
Dayton Av. Presbyterian	45,000
First Baptist chapel, Wacouta	18,000
Pilgrim Baptist (colored), Cedar	12,000
Central Park M. E. Minnesota	€0,000
Danish Evang. Luth., Burgess	1,200
Church at Rice st., near Geranium	1,000
Addition St. Joseph's, Carroll	7,000
R P Lewis, trustee, Edmund st	3,400
Grace M. E., Burr st	5,000
Church on Prior st	3,200
Church on Fourth, near Bates	6,000
St. John's, add, Ashland av	1,000
Chapel, Chicago, near Starkey	800
House of Hope Mission chapel, Hamp-	
stead	1,500
Chapel at Whitall, near Edgerton	600
German Lutheran, repairs, Goffe st	300
St. John's Catholic, Frances st, near	
Forest	2,500
Charles S. Schurman, Presbyterian,	
Robie st	6,000
German Catholic church an on-	
age, Hale st, near Robie.	18,000
Total	212,500

#### RAILWAY BUILDINGS. New Shops of the Minnesota & Northwestern and St. Paul & Northern Pacific and Several Pas-

senger Stations. The amount of railroad building done during the year amounts to \$201,655. The Minnesota & Northwestern shops, at South Park, \$55,000, are the largest item in this amount. Next the St. Paul & Nothern Pacific shops, at Mississippi and York streets, \$30,790, while the rest is made up of smaller structures. A noticeable fea-ture of the railroad building in St. Paul is is the number of passenger stations on the various lines within the city limits, at which accommodation or short line trains stop regularly, The improvements of this kind during the year have been on the Northern Pacific line, where short line trains have been put on by the Minneapolis & St. Louis, and the Minnesota & Northwestern, where a motor service has been established every half-hour, running to the stock yards, with stations only a short distance apart. A glance at a map of the city will show how convenient these arrange-

elected by lamond companies dat	ing the
year:	
St P & N P shops and store houses,	
Mississippi, cor York	30,790
Passenger station, Lexington av	2,500
Passenger station, Kendrick st	2,500
Passenger station, Snelling av	2,500
Passenger station, Rice st	2,500
Passenger station, Como av	2,500
Lumber shed, Snelling av	4,200
Section house, Bayless st	1,300
Section house, Dayless st	1,500
Total	\$48,490
N P passenger and baggage room.	,
Broadway, bet Prince and Fourth	2,400
CB&N, coal chute, train house and	2,100
engine house, river and Dayton's	
bluff	11,100
C. M & St P, passenger station, bet	11,100
Snelling and Saratoga	1,565
Minn & N W, creamery, cold storage	1,000
and ice house, Fillmore, bet Starkey	1000
and Custer	35,000
Four new brick passenger stations, at	00,000
stock yards, Lincoln Park, South	
	2 000
Park and State st	1,200
Shops at South Park	55,000
Total	2102 000
Minn Trans Co, engine house, Union	5102,000
stst.	3,000
Bank and office, University av	14,000
bank and onice, University av	14,000
Total	\$17,000
Wis Cent, water tank and pump	411,000
house, Fifth, near Bradley	1,600
St P City R'y Co, rebuilding Oak st	1,000
barn	12,000
Addition to Laurel av barn	3,000
Addition to University av barn	2,500
Addition to University av barn	2,500

### Total ..... \$17,500 AT THE STOCK YARDS.

Rapid Bevelopment of Enormous Live Stock Industries. The improvements contemplated by the St. Paul Union Stock Yards company, south of the city limits, have only fairly begun, as not a stroke had been done or even the company formed until far into the summer. Yet in the brief period intervening \$730,000 has been expended in buildings. The importance of these stock yards to St. Paul is hardly appreciated by any but men acquainted with packing and its accompanying industries in other large cities, but in a few years the improvements will be counted by millions instead of thousands. Following is a detailed list of buildings erected during the past year by the St. Paul Union Stock Yards company: Exchange building, 112x72, of Kettle
River sandstone and brick, three
stories and basement on one side,
four stories and basement on the
other, for bank, offices, etc.......
Two ice houses, each 150x80, forty-five
feet high, and two engine houses
25x30 each.

out, elaborate trimmings of terra cotta and carved Bayfield sandstone offices, south side Seventh, bet Cedar and Minresota.
Godfrey Mannhelmer, alterations to
Mannhelmer block, Third st, bet
Minnesota and Robert, repairs and changes after the fire, fire-proofing, brick block, stores and panorama building, s side 6th, bet St Peter and Wabasha. The building has a frontage of 150 ft on St Peter and 6th sts, with five stores on each street. The entrance to the panorama building is on the corner, and this is constructed with 16 sides; is 50 ft to the eaves. 95 ft to top of dome and 135 ft to top of flag staff; cost of entire

stores and dwellings, w side Frank-lin, bet 5th and 7th. \$25,000 R B Galusha, 2-story brick block of dwellings, n side Iglehart st, bet Rice and Ravoux.

J B McMurran and J F Fulke, 3-story, brick block, stores and dwellings, e side St Peter, bet 10th and Ex-ment block, s side Exchange, bet Walnut and Chestnut; five tene-ments, with basement, all modern

wildiam Dawson, 3-story brick block, w side St Feter, bet 3d and 4th.... Milton Armstrong, 2-story brick double dwelling, n side 5th, bet Fort double dwelling, n side 5th, bet Fort and Oak.

M D Miller, 3-story brick veneered doub e dwelling, north side College, bet St Peter and Rice.

Mrs J S Messner, 2 story frame dwelling, south side Summit, bet St Peter and Wabasha.

C C Berkman, 3-story brick block, stores and dwellings, north side.

C C Berkman, 3-story brick block, stores and dwellings, north side Sixth, bet Exchange and St Peter... West Publishing company, 5-story brick printing and publishing house, south side Third, bet St Peter and Market: five stories below the street and three above, with walls built for three more stories, to be built in the future; building 120 feet front, 80 feet deep; only block in the Northwest built on the mill construction plan, with wooden pillars and cross timbers, without ceilings; front of Zanesville brick, with carved Bayfield stone trimmings. 

ments....
E L Mabon and R J Lewis, 21/2-story 

tenement block, north side Pleasant bet Third and Sixth, 4 tenements... J C Prendergast, 3-story brick dwell-AT SOUTH PARK. Destined to Become the Manufacturing Center of st. Paul.

The suburb of South Park is between the city limits and the stock yards, and is rapidly becoming a manufacturing center, four factories having been erected there this year, with some of the accompanying store and dwelling, west side Waba-sha, bet Tenth and Exchange...... stores, hotels and residences requisite for a community. The total amount expended for building improvements here during the year is \$65,500. This does not include the new shops of the Minnesota & Northwest-

ern Railroad company, on which \$55,000 has already been expended. Following is a lst of the buildings:

Holland & Thompson, brass foundry. \$8,000
Warner & Hough Machine company. 5,000
Waterous Engine company. 8,000
Clark-Bryant Improvement company—
Plock of steers. cost.

J L Lovering and Hiram Backurs, 2story brick veneered block stores,
west side Western bet Selby and Dayton.

G B Young and W H Lightner, 3-story brick and stone double dwelling, Block of stores..... 10,000

 
 Large hotel
 10,000

 Small hotel
 2,500

 Three stores
 4,000
 south side Summit bet Walnut and 1-story stone church, n side Dayton av, bet Mackubin and Kent, \$65,500 general dimensions 100x100, and a a semi-circular chapel 60 ft in di-ameter is to be added at a cost of \$10,000, built of Bayfield sandston walls 25 ft, gables 55 ft, spire 150 ft, seating capacity 900 persons, roof in trusses and auditorium free A comparison of the total amount of money expended in buildings in 1886 with from pillars; finished in antique work.

Andrew Muir, 3-story brick-veneered 45,000 the two preceding years is interesting,

showing this year to have the largest, as follows: 1884, \$7,266,477; 1885, \$9,118,-22,000 12,000 Fine Business Blocks and Elegant

Below is given a list of all buildings erected this year, of which the cost was and offices, w side Seventh, bet Chestnut and Third, Fourth ward.. \$8,000 or over, with some particulars of the more important ones, by wards. In S M Magoffin, 2-story stone-veneered dwelling, s side Summit, bet Western and Walnut; red sandstone and brick.

Board of Education, school house on Ellen, bet Mackubin and Arundel.

William Constans, 2-story brick dwelling, n side Summit, bet Arundel and Mackubin. the list are included all church, school and railroad buildings, in order to show the sections of the c ty in which any structures of large amounts have been erected. Follow-

Washington, 60x120, with railroad tracks running into the building....
E J Abbott, 2-story brick double dwelling, n side Dayton bet Western and

J Ross Nicols, 2-story frame double J Ross Nicols, 2-story frame double dwelling, n side Nelson bet Josette and Summit.

Nathan Myrick, 2-story brick double dwelling, w side Wilkin bet McBoal and Goodrich.

Nathan Myrick, 2-story frame double dwelling, n side Goodrich bet Forbes dwelling, n side Goodrich bet Forbes and Leach. J T McMillan, 2-story frame and brick

pork packing and slaughter houses, s side Railroad bet Douglas and Forbes; curing room 200x125, lard room and warehouse 125x100, cut-ting room 100x35, slaughtering and cooling room 100x30, staughtering and cooling room 150x50, 4 smoke houses with scale rooms, sheds for 1,000 hogs, etc...

WJ Gronewald. 3-story brick stores and dwelling, n side 7th bet Ann and Dousman.

St Paul City Railway Co, rebuilding street car barn n side Oak bet Ram-

street car barn n side Oak bet Ramsey and Pleasant...
Addition to Laurel av barn
Addition to University av barn...
Laurer Bros, 3-story stone tenement
block, e side Western bet Von Minden and St Clair...
FIFTH WARD.
Bohn Manufacturing Co, 3-story brick street car barn n side Oak bet Ram-3,000 2,500

1-story brick veneered church, w side Cedar, bet Twelfth and Thir-teenth, 50x100, tower 100 ft high... 12,000 John Espy, 4-story brick block stores, n side Fifth, bet Jackson and Robert, factory, e side Arcade, bet Wells and the railroad, main building 60x 176, annex 60x102, both 3 stories; dry kilns 70x90, 1 story; shed, 32x 300, 2 stories; engine house, 76x76, 2 stories ...... \$70,000 August Nelson, 3-story, brick-veneered

Co, I and 2-story brick engine house, shops and storchouses, Mississippi, cor York... Theodore Hamm, 2-story brick-veneered dwelling, w side Greenbrier, bet Beaumont and Maury. M Wickersheim, 3-story brick double stores and dwelling, n side Seventh,

gas tank and buildings, n side Fifth, bet Olive and John, tank capacity of bet Olive and John, tank cap 500,000 cu ft. Generating house, brick. Purifying house and apparatus. Minor improvements. Laid 10 miles of mains.

Put up 1,000 lamps... Bought new electric light plant, 100,000

SIXTH WARD.

O and S P Crosby, 4-story brick double stores and offices, w side Ducas, bet stores and dwelling, w side Concord.

JW Imeson, 3-story brick store and dwelling, s side Fairfield, bet Hubert and Ducas, 25x75... I St Peter, 3-story brick double stores and dwelling, w side, Ducas bet Morrison and Wood, with two basements... 

10,000

15,000

25,000

Joseph Minea, 3-story brick, double stores and dwellings, w side Dakota, bet Delos and Isabel, 50x80.....

Wm Thompson, 3-story brick block, double stores and offices, e side Dakata, bet Isabel and Delos, 50x100, with dance hall.

M D Shanley, brick stores and hotel, w side Ducas, bet Fillmore and levee, 50x70, three basements and two stores above the street.....

Board of Education, 2-story brick school house, s side Central, bet Woodbury and Brown, the new Hendricks school... drieks school.

Ed Langevin, 2-story brick block, stores and dwellings, w side Dakota, bet Fairfield and Fillmore, 100x100,

seven stores, two being on Fillmore.

M D Shanley, 2-story brick addition
to store and dwelling, w side Ducas
bet Fillmore and the levee..... Detrimmere and the levee.

Henry Horman, 3-story brick block stores and dwellings, w side Dakota bet Chicago channel, 100x1000...

Schumann & Geisler, 3-story brick block stores and dwellings, w side Dakota bet Fairfield and Indiana, 78x70... Paul Martin, 3-story brick double

store and dwelling, e side Ducas bet Colorado and Delos, 50x90, with two basements... Paul Martin, 2-story brick block of stores and dwellings, Ducas bet Con-cord and Congress, 50x80... Edward Bouquet, 2-story brick store and dwelling, w side Dakota bet Fairfield and Indiana, 27x80..... C F Meyer, 2-story brick block of stores and dwellings, e side Dakota bet Chicago and Indiana, 50x90.... M & N W R R Co., creamery and

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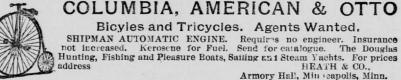
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