

THE CITY'S GROWTH.

The Progress of Building in St. Louis.

Vast Amounts Being Expended in Solid Improvements.

List of Buildings Costing \$10,000 and Over,

And a Description of Some of the More Notable Ones.

St. Louis is probably the most unfinished city of the United States. There has not been for five years so much building being done here as there is this summer. Gentlemen coming from the East and the older and more populous sections of the country express their utter astonishment at this city's growth. They say there is nothing like it to be seen in Cincinnati, Philadelphia, Brooklyn, Baltimore, Boston, or even New York. It is a substantial and undeniable evidence that St. Louis is in a most prosperous condition. People do not build costly houses unless they are either making money or have a reasonable expectation of doing so. There is confidence in the future greatness of the city, and there is solid wealth here to make a practical showing of that confidence. No city in the country is in so good a condition to take advantage of the new commercial life that is springing up everywhere. The vast amount of capital that is now being devoted to building purposes here does not come from other cities in the East or in Europe, but it comes from home, and the interest on it does not go to enrich non-residents. The most encouraging characteristic of the building now being done here is its superior architectural quality. Ten years ago the ruling question was how many bricks or how much stone could be got for so many dollars. It mattered not how these materials were put together, so that there was room and some conveniences. But now there is a tendency at some ornament and artistic taste in both dwellings and business houses.

In order to a fair comprehension of building in St. Louis the following table is given, which shows the

BUILDING PERMITS ISSUED FOR FOUR YEARS.

	Brick	Frame	Total	Cost.
	Build'g's.	Build'g's.	Build'g's.	
1878.....	1,315	369	1,687	\$2,579,772
1877.....	1,677	438	2,115	3,229,725
1876.....	1,361	464	1,825	3,496,582
1875.....	1,774	198	1,972	5,692,939

It will be seen that the total number of permits issued in 1875 is 1,972, and the total number in 1878 1,687, making a difference of about 300 in favor of 1875. The difference in the amount of money expended for building purposes in these two years is far greater, being over \$1,000,000 in favor of 1875. The difference in the amount of money spent is very much out of proportion to the difference in the number of buildings put up, and it appears that almost as many buildings could be put up in 1878 for \$2,579,772 as could be in 1875 for \$5,692,939. Of course, the character of the buildings had much to do with the cost, but there is also this consideration, which takes a prominent part. The cost of building material in 1875 was almost twice as great as it was in 1878, so that it is not too much to say that the city's growth in 1878 was almost as great as in 1875, when times were much better. Last year was the hard-pan year. Trade reached its lowest ebb. It was a turning point in the financial history of the nation, and nothing left the depression so much as real estate. With the coming of 1879 there was a new hope and a new life. The month of January had not gone before the resumption of specie payments was an accomplished and an admitted fact. The building interests were quick to catch the new impulse, and as a consequence St. Louis is full of derricks and half-made houses. An examination of the record of building permits shows that the number will be one-third greater than last year, and the amount of money expended nearly double that of last year. There is here given a list of buildings

COSTING \$10,000 AND OVER, now in process of erection.

St. Louis Club, 1539 and 1532 Washington avenue; club house.....	\$ 20,000
Thos. Allen, south side Walnut, between Fourth and Fifth street; Southern Hotel.....	250,000
Eugene J. Guendet, corner Fifth and Olive; altering store.....	12,000
G. Conzelmann, corner Fifth and Olive; store.....	40,000
Wayman Crow, northeast corner Lucas Place and Nineteenth; Museum of Fine Arts.....	75,000
Isaac Cook, corner Lucas and Ware avenues; dwelling.....	10,000
Mrs. A. A. Damon, Fifth between Locust and St. Charles; store.....	10,000
James T. Drummond, Fourth and Poplar; tobacco factory.....	12,000
Mrs. Goddard, Lucas avenue, between Compton and Victor; dwelling.....	14,000
Julia Herbert, Fifth, between Olive and Locust; store.....	14,000
Mrs. Agnes Kennett, Fifth, between Locust and St. Charles; store.....	20,000
H. V. Lucas, S. E. corner Pine and Fourth; store.....	25,000
Wm. J. Lemp, Cherokee and Second, Carondelet avenue; elevator.....	30,000
Julia Maffat and Chas. P. Chouteau; Barr's store.....	200,000
Missouri Pacific Depot, Seventh, between Poplar and Cerre.....	60,000
F. G. Niedringhaus, corner Garrison and Franklin avenues; dwelling.....	11,000
F. O. Day, Locust, between Sixth and Seventh; store.....	12,000
H. S. Platt, Baker avenue; dwelling.....	10,000
Chas. H. Peck, Locust between Sixth and Seventh; store.....	12,000
Wm. Pabst, corner Franklin avenue and Seventh; store.....	10,000
C. R. Pope, Ninth and Olive; theater.....	15,000
Second Baptist Church, Locust and Beaumont streets.....	60,000
Mary F. Seaman, Locust and Grand avenue; dwelling.....	14,000
J. C. Swan, Locust, between Sixth and Seventh; store.....	12,000
St. Louis Safe Deposit, Locust, between Fifth and Sixth.....	20,000
A. F. Shapleigh, Washington avenue, between Grand and Vandeventer; dwelling.....	17,000
G. E. Taylor, Locust, between Garrison and Compton; dwelling.....	10,000
Twiker & Co., Seventeenth, between Market and Clark avenue; malt house.....	10,000
Washington University, Nineteenth and Washington avenue; academy.....	40,000
Mercantile Block and Real Estate Association; three stores.....	50,000
J. R. Jennings, Washington avenue, between Jefferson avenue and Beaumont; music hall.....	30,000
North St. Louis Turnverein, Fourteenth and Salisbury; store and hall.....	10,000
St. Louis Cotton Compress Company, Barry, between Main and Levee; warehouse.....	25,000
R. M. & G. A. Scruggs, Olive and Grand avenue; dwelling.....	20,000
Washington University, Eighteenth and Washington avenue; training school.....	13,000

To this list should be added the new rolling mill to be erected by the St. Louis Stamping Company, the cost of which is not yet announced, and the new Central Elevator "B," which will not cost less than \$100,000. Both these buildings are to be commenced soon, but the permits for them have not yet been taken out. In reference to the above list, it should be remarked that the amounts named in the permits do not by any means represent the entire cost of the buildings. It is safe to add 20 per cent to the above figures, and, in some cases, the additional cost will even exceed this. It is an old saying that an architect's first estimates are always too low.

An account of the character and progress in construction of

SOME OF THE BUILDINGS

above named will be appropriate. The three stores being put up by the Mercantile Block and Real Estate Association are to take the place of those burned at the corner of Fifth and St. Charles last winter. They will probably cost \$25,000 each, and will be five stories high with iron fronts. The foundations are complete, and the brick masons are now at work making the walls. They will be completed by November and will present a very handsome appearance. The three stores being put up on the west side of Fifth, between Locust and St. Charles, are to take the place of those burned some months ago, will be about the same in appearance as the old buildings. One of them is already occupied, and the other two will soon be completed. The building of Mr. G. Conzelmann at the northwest corner of Fifth and Olive streets will soon be ready for use, and is to be occupied by Mr. M. W. Alexander, the druggist. It will probably be the best constructed business house in St. Louis. It will be fire-proof, being made entirely of iron and stone. Its appearance will be very fine, the architecture

being something different from anything heretofore seen here. It will cost at least \$50,000. The new store of Mr. Henry Lucas, on the corner of Fourth and Pine, will be completed in about a month. It is constructed mainly of iron and stone, and will be a very substantial building.

WM. BARR AND CO.'S NEW STORE.

This will be one of the most splendid establishments in America. It is to have a front of 140 feet on Olive street and to extend along Sixth street the full block (230 feet) to Locust, upon which there will be a front of 130 feet. To give a better idea, it may be stated that the new structure will occupy the whole of the lot on which stood the old Maffitt mansion, and also the site of what was formerly the Second Baptist Church. It will be a four-story building, but the height between stories is so much greater than in ordinary buildings that the cornice will tower above some structures which lay claim to five stories. The first story will be of iron and plate glass, giving a magnificent front on streets of 500 feet. The upper stories will be of cut stone, the light Warrensburg sand-stone having been selected. The first story has twenty-one feet in the clear between floor and ceiling; the second eighteen feet and a half; the third, fifteen and a half; and the fourth, fourteen and a half. In the interior there will be columns supporting the different stories. These columns will give a space of twenty-six feet from center to center both ways. The grand entrances to the store from the street will be twenty-five feet in width, one on Olive, one on Locust and two on Sixth. There will be two large passenger elevators and one for freight. There will be two sets of stairways. In the western center of the building, the only place where by any possibility there could be any lack of light, there will be a large skylight. The whole structure is to be built and finished with a view to making it as near fireproof as such an establishment can be. The two first stories are now completed, and the great retail dry goods firm will move into it early next year. It will cost \$250,000.

THE NEW SOUTHERN HOTEL.

This, without doubt, will be the most valuable and notable of the buildings put up in St. Louis this year. It will cost about \$350,000, and will be a finer structure than could have been put up ten years ago for \$500,000. It will in appearance be much like the old Southern, as the same Walnut street wall is to be used. The Fifth street front will extend back fifty feet further towards Elm than the old building and the same is true of the Fourth street front. The main entrance will be on Walnut street, though there are to be porticoed entrances on both Fifth and Fourth streets. From the Walnut street entrance through to Elm street there will be a wide hall, and another one somewhat narrower crossing it at right angles from the Fourth to the Fifth street entrance. The grand stairway will front south, going up from the hall running east and west. The grand stairway of the old Southern fronted to the west. There will be 365 rooms for guests, and the building will be six stories high. The debris left by the great fire has all been removed and workmen are now engaged on the foundations, part of which are in a sound condition. The contract for the stone work will soon be let and the work will now progress more rapidly. It is not expected, however, to get the new hotel ready before the 1st of October, 1880.

THE ST. LOUIS ART MUSEUM.

This is to cost \$75,000 and is the gift of Mr. Wayman Crow. It will stand on the northeast corner of Nineteenth and Lucas avenue, fronting to the south. The foundations are now about completed, though there has been much difficulty in getting to solid earth, the excavations going to the depth of thirty feet in some places. Its style of architecture will be severely classic, and somewhat after the Greek style. The front elevator is more simple, but chaste and elegant. The building will be two stories high with a basement, and will be 130 feet in depth by 135 feet in width. There are to be four rooms devoted to art galleries, and a large auditorium in the rear for lecture purposes. The main hall will be most elaborately finished, and will be an art study within itself. There are to be no windows in the front of the building, the whole structure being lighted from above. When finished it will be one of the most beautiful monuments to art in the new world.

POPE'S NEW THEATER.

This will be one of the largest, best lighted, best ventilated and most elaborately finished theaters in the United States. The construction of it is one of the most remarkable pieces of work ever done in this city. People who have passed along the corner of Ninth and Olive lately have been amazed at the rapidity with which the work has been prosecuted. Last Monday, a week ago, there was not a plank inside the walls of the building, nothing but the bare earth; a week later the stage was up, the frame work of all the tiers made and today the baths are being put on the ceiling for the plasterers. The work has been carried on day and night and the change wrought in so short a time is marvelous. When finished, the new theater will have a stage forty-six feet deep and seventy feet wide. The "flats" will be twenty feet high and twenty seven feet wide. From the stage to the ceiling it is sixty feet, and there is a clear space of forty-five feet between the fly galleries. There are to be six working traps and two rows of bridges, all controlled from the stage. The dressing-rooms open from the stage, and are independent of the stage, none of them being in the cellar, as is usual with theaters. All the dressing rooms will be well furnished, the ones used by the stars having hot and cold water and bath. There will be a wide entrance to the stage from Ninth street. The front of the building of the theater will be independent of the theater proper, and will extend 30 feet on Ninth and 55 feet on Olive. There will be a store on the Ninth street corner, 27x20 feet, and another west of the entrance 20x27 feet. The entrance will be 25x27 feet in the clear; over the store will be 10 rooms for offices, supplied with all conveniences. The theater proper will be 70 feet between walls and 75 feet from back of dress circle to the drop curtain. There will be three tiers of seats, the upper one to be called the gallery; the total seating capacity to be for 1,743 people. There will be a stairway on each side of the entrance to the auditorium, leading up to the second tier. The gallery stairway will be on the west side of the building. There will be three elegantly furnished private boxes on each side and the chairs of the dress circle are to be the finest ever brought to the West. The second tier is to be finished with elaborate wood carvings and silver railing. There will be two entrances to the theater from Ninth street and two from the alley on the west side, and an extra fire escape through the front building from the gallery. The proscenium opening will be thirty-four by thirty-six feet, and there are to be two drop curtains, both of which will be drawn up without rolling. The frescoing of the ceiling will represent an extensive arbor of tropical foliage, and will be very beautiful. The theater will be opened September 22, and its construction has been under the personal direction of Mr. Morgan McElpatrick, member of the firm of J. B. McElpatrick & Son, the architects.