

## Building List 1872

*Thanks go to Carol Almanza -- St. Joseph Preservationist of the Year -- for finding and lending this article.*

### **St. Joseph Morning Herald, January 1, 1873, supplement.**

"IMPROVEMENTS."

"More Extensive Improvements this Year than Ever Before. An Immense sum of Money Expended in New Buildings. The Railroad Bridge, Tootle's Opera House, and other Great Improvements."

"LIST OF THE PRINCIPAL BUILDINGS ERECTED DURING THE YEAR."

*Railroad Improvements.*

During the year 1872 improvements on the largest scale have been made in St. Joseph. The construction of the Railroad Bridge has given employment to scores of mechanics and laborers and thrown thousands of dollars into general circulation. The erection of Tootle's Opera House and the building of the Starch Factory have also been marked events in the year's improvements. A large number of large store houses and handsome and costly private residences have been built during the year, with an unusually large number of neat, but less costly, homes. Our architects had builders state that at least three hundred and fifty buildings, large and small, were erected during the year, and that twice as much money was expended in these improvements as in any previous year, and they furthermore state that the prospects are that more improvements will be made this year.

RAILROAD IMPROVEMENTS.

During the year, the Atchison Branch of the [three words obscured] extending from St. Joseph to Atchison was completed. This branch road was constructed under the management of Gen. Singleton, and is one of the most substantial roads in the West.

At the commencement of the year, the St. Joseph & Denver road was completed 131 miles west of the Missouri river. During the year 100 miles of the track were laid, and 29 miles additions graded. Eleven fine depots and three water tanks were constructed during the year.

The Kansas City, St. Joseph & Northern Railway has erected at their depot in this city, new and improved stock yards, supplied with wells of living water. Also a new turn table; all these improvements cost over \$20,000.

On the branch line between this city and the R. & L. Junction they have constantly employed from 60 to 100 section men in repairing and putting in first-rate condition the track, and the same now is in excellent condition.

The Kansas City, St. Joseph & Council Bluffs railroad has constructed a cut off from Amazonia to Savannah, a distance of seven miles, at an expense of over \$150,000. This will greatly facilitate our communications with one of the most profitable sections tributary to St. Joseph in trade. Great improvements have also been made at the extensive machine shops of the company located in this city.

All the above roads have done increased freight and passenger business during the year, and our prosperity has been thereby greatly advanced.

TOOTLE'S OPERA HOUSE.

The largest, costliest, and most beautiful building that has been erected in this city during the year

that has just closed, is Tootle's Opera House, erected by the energy and munificence of Milton Tootle, one of the wealthiest citizens of St. Joseph. A full and complete description of the entire building, covering nearly six columns, was published in the Herald of December 10th. In our present article on annual improvements we have space for only a brief sketch of the building, and for more minute information we refer our readers to the more extended description alluded to.

The building is located on the corner of Francis and Fifth streets, with the main front on Francis. Its dimensions are 128 feet on Francis by 120 feet on Fifth, four stories on Francis and five on the south side, with Mansard roof. The building is of brick, profusely ornamented with fine cut stone in front, and embellished with ornamental cornices. The exterior of the building is a model of beauty, and when completely finished will present a finer appearance than any other building in the city. The interior is finished off without regard to expense, and where propriety would allow it, is truly magnificent.

The grand auditorium is the most beautiful apartment of the building, and columns could be filled in describing it. In its design, construction and completion, every section of it has been under the superintendence of the most skillful and experienced artists and mechanics, and genius, labor, time and gold have been expended with a lavish generosity to make it a truly magnificent creation. The ideal has been realized. Artists and critics pronounce it the finest theatre in the United States.

The halls and entries to the auditorium are large and complete in their appointments. The auditorium is 66 feet wide by 69 feet long, and 45 feet high from floor to dome. The seating capacity is divided into parquette, containing 246 seats; dress circle, surrounding parquette, and on first floor, containing about 350 seats; family circle, on first gallery, with seating capacity for 312 persons, and the second gallery, which will accommodate about 400. There are also four proscenium boxes, which together will afford room for about 50 persons. The comfortable seating capacity is therefore about 1,400.

The stage is 32 feet wide by 40 feet deep, and has a height of 38 feet. The stage is the most complete and perfect part of the building, and is supplied with all the modern machinery, a full stock of scenery, and nothing is wanting [five words obscured] of everything in the whole range of the drama. The drop curtain is an original and beautiful piece of work, executed in the highest style of art.

The room is lighted with gas, and the auditorium is supplied with a magnificent chandelier, surpassed in elegance by only one or two in America.

This splendid temple of art was opened on Monday night, December 9th, by Maggie Mitchell, who made her first appearance in "Fanchon, the Cricket," and filled a brilliant and successful engagement of a week.

The total cost of the building, when completed, will not be less than \$150,000. In erecting this large and very beautiful building, Mr. Tootle has, as far as it was possible, purchased the material in this city, and employed St. Joseph Workmen. For this, as well as for the building itself, he receives the gratitude of the people of St. Joseph.

#### BUILDING STATISTICS.

It is impossible for us to give in detail all the small buildings constructed during the year. Our space this morning is claimed by more valuable and interesting statistics. The following list, furnished by our architects and principal contractors and builders, will furnish a list of all the principal buildings:

*R. K. ALLEN, Carpenter and builder, furnishes us with the following list of work done and buildings erected by him during the year ending last night:*

Fitting up store room on Felix street for W. H. Collins; cost \$650.  
Repairs in the store on the corner of 4th and Francis streets, for Miss Clifford; cost \$125.  
Water tank for St. Joe & D. C. R.; cost \$200.  
Frame dwelling in North St. Joseph, for Mr. Steinacker (Stigers & Boettner architects and superintendents); cost \$850.  
Two bow windows for H. Hallo & Co.; cost \$75.  
Eight section houses on the west division of the St. Joe & D. C. R. R.; cost \$12,000.  
Eight depot buildings for the same road; cost \$8,000.  
One wash house, with Mansard roof, for J. Weil; \$450.  
Open front to store on Main street, for Phillip Pinger; cost \$310.  
Addition to dwelling on South 11th street, for Joseph Herman; cost \$140.  
Brick store house on the corner of 2d and Robidoux streets, for R. R. Fleming; cost \$2,200.  
Banking house at Savannah, Mo.: cost \$6,000.  
Warehouse between 3d and 4th streets, for John Colhoun; cost \$800.  
Frame house in Pateetown for D. Siegle; cost \$550.  
Frame stable and fence in North St. Joseph, for Mr. Steinacker; cost \$225.  
Addition to brick house on North 4th street; cost \$150.  
Four flights of bank steps on North 6th street, for W. B. Johnson; cost \$115.  
Open front in two stores on Francis street, for M. Oliver; cost \$600.  
Steamboat warehouse for Horton & Kerr; cost \$525.  
Open fronts in two stores at Savannah, for Messrs. Garrett & Riddle; cost \$525.  
One story brick dwelling in Pateetown; cost \$800.  
Remodeling dwelling for C. B. Wilkinson; cost \$1,400.  
Remodeling building on the corner of Francis and 4th streets, for Posegate & Co.; cost \$250.  
One tank and horse power at Harlem; cost \$1,650.  
Remodeling dwelling in Pateetown for L. M. Black; cost \$6,000.  
Frame school house for Dr. Martin; cost \$475.  
Corn warehouse for Horton & Kerr; cost \$250.  
Remodeling store house at No. 5 4th street, for R. H. Jordan & Co.; cost \$3,000.  
Store house on the east side of Market Square, for Weil & Cahn; cost \$2,600.  
Store house on east side of Market Square, for A. Beattie; cost \$1,225.  
Four tenements and one boarding house, on the corner of 7th and Francis streets; cost \$6,000.  
(Messrs. Stigers & Boettner were the architects and superintendents on the three jobs just named.)  
Addition to Christ Church; cost \$500.  
Brick dwelling in Pateetown, for J. Mott; cost \$465.  
Brick storehouse in Pateetown, for Fred Langtale; cost \$785.  
Brick dwelling for Joseph Herman; cost \$325.  
Frame dwelling on the corner of Olive and 12th streets, for E. Sleppy; cost \$2,325.  
Double tenement on 3d street, for Ben Ullman; cost \$700.  
Frame shop for R. K. Allen; cost \$300.  
Brick carpenter shop for R. K. Allen, \$4,000.  
Frame dwelling on South 11th street, for Jos. Herman; cost \$375.  
Fitting up Masonic Hall on the corner of 4th and Charles streets; cost \$575.  
Addition to Episcopal Parsonage; \$270.

*F. L. NORMAN, Carpenter and Builder, reports the following buildings erected during the year by him:*

Handsome residence for Ed. Robidoux, on the corner Antoine and Sixth streets; cost \$4,500.  
Operating room on Third street Dr. Bishop, at a cost of \$1,000.  
Residence for Charles Arnold on Michel street, between Main and Levee; cost \$800.  
Other small buildings and improvements to the value of several thousand dollars.

*JOHN DE CLUE, Carpenter and builder, did the following work during the year:*

Improvements on Bassett House; \$1,500.  
Carriage house and improvements for R. F. Maxwell; \$750.  
Carriage house and improvement, for John De Clue; \$375.  
Alterations and improvements for James McCord; \$2,500.  
Alterations and improvements for T. J. Chew; \$650.  
Dwelling house for H. Seip; \$850.  
Office American Merchants Union Express; \$250.  
Store for A. Thompson; \$350.  
Carriage house for Dr. Richardson; \$500.  
Dwelling and carriage house for A. Furst; \$7,000.  
Dwelling house for R. H. Chambers; \$5,000.  
Dwelling house for E. J. Wrigley; \$900.  
Office and repairs for Wyeth & Co.; \$350.  
Work furnished Opera House; \$1,500.  
Work furnished carpenters and others in the city; \$3,000.  
Work furnished carpenters and others in the country; \$5,000.

*JAS. A. CROTHER & CO., Carpenters and Builders, report the following summary of buildings erected and work done during the year:*

One fine brick residence for F. Bearman, on 6th street; cost \$4,000.  
One fine brick residence on 6th street for Mr. Lowenstein; \$4,000  
Fine residence for Chas. Seaman, corner 10th and Powell streets; cost \$4,800.  
Fine residence for Capt. B. F. Buzard on Powell street, between 10th & 11th; \$1,800.  
Fine residence for Capt. L. S. Stroud, on Powell street, between 11th and 12th; \$1,300.  
One fine building for James T. Beech [?], on Sylvania street, between 8th and 9th.  
One fine residence for E. Garrett, in vicinity of city; \$1,800.  
One fine residence for Kingsbury & Sherman, on Powell street, between 10th and 11th; \$2,500.  
Refitted up D. A. Constable's store on Third street, below Felix, and did valuable other repairs too numerous to mention.

*MICHAEL FITZGERALD, Carpenter and Builder, reports the following buildings erected by him during the year:*

Frame dwelling, two stories high, for John Quigly, on College Hill; cost \$700.  
Frame dwelling for Mrs. Danihee, one and a half stories high, five rooms, on North 10th street; \$800.  
Brick building for Dennis Curtain, corner of 12th and Edmond streets; \$1,200.  
Office and coal shed for Central Coal Mining Company, 6th street; \$1,100.  
Frame house for Patrick Morely, on Mitchel avenue; \$700.  
Brick dwelling for John Early, corner 20th and Edmond streets; \$3,000.  
Store for J. D. McNeely, on 5th street; \$5,000.  
Starch Factory building; \$40,000.  
Work at Cathedral, \$2,000.  
Frame house for Pat Farrell, on South 8th street; \$400.  
Repairing building for D. Patton; \$300.  
A dwelling at the Starch Factory; \$1,000.

*D. C. WALDRON, Carpenter and builder, on Francis street, between 9th and 10th, reports the following resume of work done under his supervision during the year;*

Frame dwelling for M. N. Schoolcraft [?], on 17th street, between Sylvania and Angelique; \$1,000.  
Brick building for soda water factory and barn, corner of Levee and Franklin streets, for L. Fuelling; \$2,500.  
Frame dwelling for J. C. Hedenberg, on 13th street, between Jule and Faraon; \$2,000.

Repairs on frame dwelling for Strong & Lowell, corner 9th and Francis streets; \$1,000.  
Addition to frame dwelling for F. L. Kenyon, on 11 street, south of Messanie; \$700.  
Brick dwelling for Bedbury & Co., cor. 17th and James street; \$1,200.  
Frame addition for Thos. Kelley, corner of 9th and Corby; \$500.  
Frame ice house for A. M. Richey, 8th street; \$600.

*BUDDY & GEE. The following buildings were erected by Buddy & Gee, builders and carpenters, during the year:*

Col. I. G. Kappner's residence, \$10,000.  
J. Carbry, addition to store; cost \$2,500.  
Phillip Doyle, addition to house; \$250.  
Samuel Hutton, addition to house; \$650.  
W. P. Duty, brick residence; \$3,000.  
W. Z. Ranson, addition to residence; \$600.  
Daniel Ransom, two story brick residence; \$3,500.  
C. Dankmeyer, brick residence; \$1,600.  
J. S. Lemon, stable and outhouses; \$1,500.  
Hebrew church repairs; \$700.

*GEN. KARWEISE, Civil engineer, and one of the best architects in the West, favors us with the following description of the elegant residence about completed, under his supervision, for Col. I. G. Kappner:*

The residence of Col. I. G. Kappner is erected on the north side of Edmond street, between 10th and 11th streets, is 149 feet 9 inches above the water of the Missouri river, with an extreme length from east to west of 54 feet 6 inches by 51 feet 8 inches in width, north and south; the foundation is from 2 feet 8 inches, to 3 ft. 4 in. deep in the ground by 27 in. wide, with 34 in. footing.  
The first floor (basement) is from 3 ft. 6 in. to 9 feet above the ground, is 9 ft. 4 in. in height, with 5 rooms, 1 hall and 2 large closets.  
The second floor is 14 ft. 6 in. high, with 7 rooms and 2 halls.  
The third floor is 12 ft. 4 in. high, with 6 rooms and 1 double hall.  
The fourth floor (attic) is 7 feet 6 inches high, with 1 play room for children 18x27 feet.  
The tower story is 9 ft. 4 in. high, by 9 ft. square.

The tower contains three rooms above the third floor. One lady's room, one gentleman's smoking room, and 1 chamber for astronomy. The balcony platform on the roof is 16x25 feet. The building has 16 inch walls all over. The brickwork is most elegantly laid and tuckpointed with black mortar and stone ornaments. There are 70 windows and 37 doors. The drawing room, lady's sitting room, dining room and kitchen are 23 ft. 4 in. in length. A most perfect sewerage carries the waste water off from 6 different rooms.

Five cisterns are in and around the house, with which the most perfect waterworks, and force pumps for hot and cold water, are connected. On the third floor, in the southwest part, is an Orangerie, with Italian Mosaic floor laid in hydraulic Roman cement. The same costly floor is in the vestibule. The height of the tower complete to the lightning rod point is 92 feet 6 inches from the first floor [basement].

A New York air and water heating apparatus warms the building. The yard has complete drainage, and a new feature - a good constructed croquet ground - 45 feet in extreme length by 30 wide.

*E. ECKEL, Architect and Builder, reports the following buildings erected under his designs during the year. It is but justice to state that he only engaged in business in this city on the 1st of June last:*  
H. Hallo's Opera House, Lincoln, Nebraska; main building 75x90 feet, containing restaurant and

three cellars in the basement and three stores in the first story. The hall is 70x75 feet. The second story contains the ticket office, dressing rooms and two offices, and the third story four offices. The state building in the rear is 42x31 feet. Cost of building \$30,000.

George Hauck's warehouse on 3d street, near Charles, 20x133 feet, two stories high, cellar and two sky-lights; \$4,800.

Peter Kirschner's building, corner 3d and Charles streets, 40x80 feet, three stories high, with cellar, the third story being one hall with self-supporting roof; \$10,800.

Dwelling for I. Stern on 6th street, between Faraon and Robidoux, brick, two stories high, with cellar. The first story contains an hall, three rooms and kitchen, and a porch in front and rear. The second story contains three bedrooms, a bath room and closet. Total cost, including a wood house, cistern, fence, and brick walks all round the house, \$2,500.

German Catholic school house on 10th street, 65 feet front by a depth of 34 feet, two stories and cellar; containing two school rooms, recitation room and dwelling for the Sisters of Charity; only one wing erected so far. Total cost when completed \$7,000.

Residence for U. Schneider, North 11th street, [obscured] feet, one and a half stories high, containing two rooms, hall, kitchen and porch on first story, and two rooms with a closet in the second story. Total cost \$1,400, including wood house, cistern, fence, etc.

Double tenement house for I. Numanns [?], on Peabody street, near 10th, frame, one and a half stories high, containing four rooms, cellar and closets, each.

Brick dwelling for Fred Hess on Convent Hill, South St. Joseph, two stories high, containing three rooms and cellar.

Frame residence for Ed. Sleppy, corner 12th and Olive streets, one story, with French roof, cellar.

A Vegley's building, opposite the post office; cost \$1,000.

*STIGERS & BOETTNER. List of New Buildings and Improvements for 1872, designed and superintended by Stigers & Boettner, architects, already finished and a part in course of construction:*

One large private dwelling house for E. J. Englehart, on Edmond street. Two story brick building, with basement and Mansard roof, containing sixteen rooms, cellar, basement, etc. with all modern improvements, at a cost of \$13,000.

One two story brick dwelling house on Sixth street, containing eight rooms, cellar, etc., for Loewenstein, at a cost of \$3,300.

One two story brick dwelling house on Ninth street, containing nine rooms, basement, cellar, etc., for E. Hartwig, at a cost of \$4,000.

One two story brick dwelling on Sixth street, containing eight rooms, cellar, etc., for F. Baerman, at a cost of \$3,300.

One brick cottage, private dwelling, for J. Burnside, on Tenth street, containing four rooms, cellar, etc., at a cost of \$3,000.

One two story frame dwelling on 17th street, containing seven rooms, etc., for Mess Shepard; cost \$1,200.

Two small brick dwelling houses on Frederick avenue, containing three rooms each, for A. Craig; cost \$1,600.

One two story brick dwelling house, with basement, cellar, and ten rooms, on Jule street, for E. McLane; cost \$4,400.

Two large two story brick store houses, 20x70 each full cellars, etc., on Fourth street, for Albrecht & Huber; cost \$7,500.

Two brick tenement houses, containing six rooms and cellar each, for T. Hamburger; cost \$4,500.

Remodeling and fitting up W. H. Collins' store room on Felix street; cost \$700.

One two story brick store house, 20x50, with Mansard roof, iron front, etc., on Third street, for Dr. G. Bishop; cost \$4,500.

One frame dwelling in Patee's Addition, for D. Montague; cost \$1,800.

Repairs on State National Bank, cost \$800.

One frame dwelling in Patee's Addition, containing four rooms, for Mr. Poor; cost \$1,000.

One frame dwelling house containing six rooms, cellar, etc., for W. McDonald; cost \$1,600.

One large brick store house on Market Square, three stories high, with iron front and full basement, size 40x60, for Messrs. Weil & Cahn; cost \$8,000.

One brick store house 18x65, on Market Square, three stories high, iron front, full basement, for A. Beattie; cost \$4,500.

One frame dwelling house on 4th street, containing six rooms, cellar, etc., for J. Meyers; cost \$1,600.

One two story brick dwelling house, on 10th street, containing ten rooms, basement, cellar, etc., for D. A. [?] Ransom; cost \$5,000.

One brick dwelling house, South St. Joseph, containing four rooms, cellar, etc., for C. Dankmeier; cost \$1,800.

One new addition to W. G. Farleigh's private residence, two stories, containing four rooms, etc.; cost \$2,000.

One soda water factory, brick building, 24x80, with cellar and out houses, on Levee street, for Louis fuelling; cost \$2,500.

One double tenement brick house, two stories high, and containing six rooms each, on 10th street, built for Messrs. Norris & Payne, at a cost of \$3,000.

One two story frame dwelling, containing eight rooms, cellar, etc., for Rev. J. T. Wilson; cost \$3,000.

One entire block of two story brick houses, for five separate tenements, on the corner of 7th and Francis streets. One of the tenements is fitted up for a large private boarding house, containing twelve rooms; each of the other tenements contains six rooms and cellar each, all built for Dr. J. W. W. Marshall, of South Carolina; cost \$14,000.

One two story private residence, north of St. Joseph, containing eleven rooms, cellar, etc., for W. Krug; cost \$4,800.

Remodeling and repairing the Jewish Synagogue, on 6th street; cost \$1,000.

One frame dwelling for Mr. Steinacker, in North St. Joseph; \$1,200.

One large brick dwelling for J. S. Lemon; cost \$1,000.

One new brick addition, two stories high, 40x80, for Mr. Hax's furniture factory; cost \$3,000.

One new two story brick cooper shop, 25x55, on 7th street, on N. Egle; cost \$2,000.

St. Patrick's church, South St. Joe, 50x100, Gothic design; cost \$18,000.

Office addition to Messrs. Riddle & Hardy's store house, on 3d street; cost \$500.

Buildings constructed and built near St. Joseph and in smaller towns, by Stigers & Boettner.

One large fine barn for General Duncan; cost \$3,500.

One two story brick dwelling east of St. Joseph, containing eight rooms, etc., for Geo. Nelson; cost \$3,500.

One brick dwelling house north of St. Joseph, containing six rooms, cellar, etc., for M. Lederer; cost \$2,000.

One two story brick banking house, 25x50, Red Oak, Iowa; cost \$5,000.

One large school house brick building, two stories, containing seven school rooms, at Savannah; cost \$12,000.

One bank building, 25x50, for Morrell & Barnett, Hiawatha, Kas.; cost \$6,000.

One private dwelling, two stories high, containing 8 rooms, for R. S. Fairchild, Seneca, Kansas; cost \$4,000.

One private dwelling, two stories high, containing 8 rooms, kitchen, cellar, etc., for Mr. Clark, Savannah; cost \$5,000.

Beside these a number of plans and new designs for new buildings are now in the hands of Messrs. Stigers & Boettner, and some are ready to proceed with as soon as the spring weather will permit.

*CHAS. T. NICHOLS, Carpenter and builder, reports the following buildings and improvements made by him during the year:*

Hauck & Bro's, store house, on Third street, erected at a cost of \$6,000.

Size, 133x20; two stories above the cellar brick. Dwelling house on Sixth street, between Robidoux and Faraon streets, for S. Stern. Size, 26x46; two stories, brick; cost, \$3,500.

Carriage house for John Bunker, on Third street; cost \$300.

Carriage house for Wm. Poolman, on Third street; cost, \$250.

Dwelling house for I. R. French, on Ninth street; cost, \$1,000.

Dwelling house on Ninth street, for John Richards [?]; cost, [obscured] Dwelling house on Eleventh street for Mr. Couch; brick; cost, \$1,000.

Dwelling house on Ninth street, for L. Spratt; cost, \$600.

Carriage house for C. B. Wilkinson, corner of Faraon and Thirteenth streets, cost, \$800.

*W. ANGELO POWELL, Architect, gives the following resume of his operations during the year:*  
Tootle's Opera House, from the first story upwards to completion; designs for the inside and outside, and general supervision of the entire work. This building has a front of 120 feet by 120 feet depth, four stories in front and five in the rear; contains six stores, ten offices, one hall, and Opera House proper contains 1306 sittings. Total cost \$160,000. The Architect devoted most of his time to this building since the first of July to make it a success.

Residence of R. J. Welles, near Saxton on H. & St. Joe R. R., brick building, two stories high. Cost \$4,000.

Residence of R. H. Chambers, corner, Fifteenth and Felix streets, brick dwelling, two stories high. Cost \$4,300.

Residence of Fred Henshaw, corner of Eleventh and Sylvania streets, brick dwelling, two stories high; cost \$4,000.

Residence of Col. Durfee, near Rockport, Mo., frame building on brick basement, two stories high; cost \$3,800.

Presbyterian Church, Marysville, Kansas, brick building, corner tower; cost \$5,000.

Presbyterian Church, Osborn, Mo., frame building, central tower; cost \$3,000.

School building, Liberty, Mo., brick, two stories high, 33x67; cost \$12,000.

School building, Hamilton, Mo.; brick, 2 stories high, 82x43, French roof; cost \$12,500.

Completed. School building; Onawa, Iowa; brick, French roof and tower, 2 stories high, basement, 63x87. Cost \$22,500.

Store; corner Second and Pauline; 2 stories high, angular front. Cost \$3,500.

Store and office improvements; Hamilton & Bros., buildings on Edmond street, \$500.

School building; Waterville, Kansas; stone finish, two stories high, French roof; tower and basement 53x 46. Cost \$8,261.

School building; Osborn, Mo., brick, two stories, French roof and tower 43x40 feet. Cost \$6,800.

Two brick stores for Hammon [?] & Flint, Gallatin, Mo., 43 feet front, 68 feet deep, two stories high, stone front. Cost \$7,000.

Farmers' Bank, Savannah, Mo., stone and iron front, two stories high, 22x60 feet. Cost \$12,000.

School building, Cameron [?], Mo., stone and brick; [three words obscured] basement and two stories high, and French roof and tower, 118 feet high; building 86 feet front by 61 feet deep. Cost \$22,000.

School building; Eagleville, Mo.; brick building, two stories high and plain roof, with tower, 43x60 feet. Cost \$8,000.

School building, Albany, Mo.; brick building, two stories high, French roof and tower; cost \$8,500.

School building, Breckenridge, Mo.; brick building, basement and two stories high, French roof and tower, 38x67 feet, cost \$10,800.

Store for Jordan & Co., 4th street, between Edmond and Felix, cost \$2,000.

Stores & Hall for Roahbaugh [sic], Moore & Co., Hamilton, Mo; cellar and two stories high; 44x70 feet; brick, iron and stone. Cost \$12,000.

Fitting up bank, Gallatin, Mo., for Armstrong and Thompson. Fitting up bank, Albany, for Comstock & Co. Fitting up First National Bank Sioux City, Iowa. Cost \$3,000.

Designs for Vermillion, Dakota Territory, for stores and hall. Dwelling for Dr. McDonald, corner Ninth and Jule streets; frame on brick basement two stories high. Cost \$2,800.

Dwelling for Louis Stroud, St. Joseph, Mo. Cost \$1,400.

Store for R. B. Fleming, corner of Second and Robidoux streets; brick; two stories high. Cost \$2,800.

Fire proof county buildings, Columbia, Mo.; brick and stone. Cost \$15,000.

Dwelling for Philip Arnholdt; corner of Thirteenth and Francis streets; brick additions. Cost \$1,000.

Dwelling for John Gehling on Frederick avenue; brick and stone basement; two stories high. Cost \$4,000.

Mount Mora Cemetery, St. Joe, design and laying out. Oakland Cemetery, St. Joe, relaying out grounds. BOGGS, BURKE & CASE, Carpenters and Builders, shops on Frederick avenue, between Nineth [sic] and Tenth streets, report the following work done during the year; Frame dwelling for Taylor Chapman, on Jule street; cost \$1,640.

Frame dwelling for Col. J. H. R. Cundiff, on upper Seventh street; cost \$2,250.

Brick addition for Mr. Williams, in the north end of town; cost \$300.

Brick dwelling for Mrs. Lesba, on Fifth street, between Charles and Sylvanie; cost \$1,300.

Besides the above, repairing about \$3,000.