

# MANY WILL BUILD

The Discovery of Ore on the Mesaba Begins to Have its Salutary Effects.

## ARCHITECTS INTERVIEWED

The Building Prospects for the Coming Season Are Very Bright—Houses for Homes.

The discovery of great quantities of Bessemer iron on the Mesaba range has made a great many men rich and its effect upon the business of Duluth is beginning to be felt already. The general good wrought by that terrible storm which swept through the Mesaba forests carrying destruction and devastation along in its fury, and disclosing to the eye of the vigilant explorer the iron fastened to the root of one of its giant victims, the famous tree—the good wrought by that blast vividly reminds one of the old adage that, it's an ill wind which blows nobody good.

The first enterprise to feel the good effects of the development of the iron properties of the Mesaba was the real estate business. Of course the demand has for the present been confined mostly to iron lands, but there is an undertow, which is very noticeable, influencing city property and lands in the suburbs. One characteristic of the real estate market today, which is a very encouraging sign, is the marked increase in the purchases of lands for residence purposes. If a person should take a trip about the city today he would be surprised at the marvelous increase in the number of small, tasty private residences that have been erected during the past year. At Lester Park, Endion and Second division the number of residences, large and small, that have sprung up as if by magic, can be counted by the scores. Another significant fact: Houses for rent are in great demand, and rooms both furnished and unfurnished are hard to get. The only logical conclusion to be drawn from these facts is, that Duluth is filling up with people. What will be the result? With Mesaba iron companies shipping ore to Duluth, steel plants being established and ore docks built, and a general rush from the outside of new residents—with all this to contemplate, how can the real estate market remain inactive? It can be predicted positively that, though a boom may not, and it is to be hoped, will not come, the price of real estate all over the city, and especially at the West End, will advance, the demand for business and residence sites will increase and there will be a stronger, healthier feeling in real estate circles in Duluth within the next six months than has ever existed before.

In order to learn how much building was contemplated for the season now begun, a New York representative visited the architects of the city to learn from them what the prospects are, and to get also a list of improvements which were sure to mature. The result given below is very flattering.

Waddell & Willoughby—Store building on Superior street between Seventh and Eighth avenues west; for J. D. Stryker, two story brick, with basement fronting on Michigan street, \$3,500. Also a house for Mr. Stryker at Woodland Park, \$5,000. Several tenement buildings for the Massachusetts Real Estate company on Fourth street between Fourth and Tenth avenues east.

A. Terryberry—Three story block for E. H. Burger, on Superior street, corner of Fifteenth avenue west, to be used for stores and flats; cost, \$1,700. A double dwelling house on Race's Point for William Palmer, \$1,700. A residence for W. A. Prior at Hunters Park, hardwood finish and brownstone front; \$8,000. Residence at West Duluth for G. W. Smith; \$1,200. A single house for C. C. and A. R. Merritt at Oneota, to be occupied by the chief engineer of the Missabe road, \$1,000.

German & De Waard—We have on hand about \$100,000 worth of work that will go on this season, but prefer to say nothing about it for the present.

McMillen & Radcliffe—We have seven important jobs on hand that are sure, besides four that are not so sure. Pantan & Watson's new building will cost \$20,000 and we will be ready for figures in two weeks. There will be three stories on Michigan and two on Superior street. The material used will be Portage Entry stone and pressed brick. It will be absolutely fire proof; dimension 100x115 feet. The Jefferson school building will contain twenty rooms and will cost \$65,000. Additions to the Adams school, giving it eight new rooms, will cost \$15,000. Additions to the Madison school, \$5,000. One of the finest buildings to be erected is the power house for the Duluth Street Railway company on Superior street and Eleventh avenue west. It is to be the model power house of the Northwest. It will contain galleries for visitors, who can view the machinery without getting injured or being in anybody's way. The fly wheel of the machinery will be the second largest in the United States, being 28 feet in diameter with a 10 foot face. This building will cost about \$25,000 and will be completed in August. McMillen & Radcliffe have also plans completed for a three story block, ranging in price from \$10,000 to \$12,000. We have also plans prepared for a \$70,000 apartment house with brown stone front for P. M. Graff at the East End on First street at the corner of Ninth avenue.

Traphagen & Fitzpatrick—The Merchants' hotel is about to be improved to the extent of several thousand dollars. It will be remodeled, beautified and turned into a first class hotel. The Howard estate is going to put up a \$10,000 warehouse on the corner of Lake avenue and Michigan street. We have several other plans in view, but cannot give them out. One of the most important pieces of work we have on hand at present is the West Duluth city hall, to cost \$20,000.

F. L. Young—The prospects were never brighter. Among my plans I find two brick tenement blocks, sixteen apartments in all, one at the East End and the other at the West End, also a row of nine wooden tenements on Seventh avenue west; four tenements at the East End, and two in Harrington's addition, with ten more in prospect. Then I have plans for a three story brick building on Superior street, but cannot give it away at present. By the way, I noticed about fifteen or twenty houses on Second street, near Seventeenth avenue west in course of construction. I don't know who is building them, but simply mention it to show how rapidly we are building up in Duluth.

A. F. Rudolph—I am preparing plans for I. W. Fogleson's tenement on First avenue east, to cost \$1,000. A. T. Scarlett is going to make extensive alterations in the Hotel Argyle, on the corner of Second street and First avenue east. He is going to put an addition of 25 feet on the west side, raise

the roof making another story and make it into a regular hotel with an office down stairs. He intends to spend \$10,000. R. M. Hunter will build an \$8,000 residence in Hunter's Park; Prof. R. E. Denfeld will build a \$4,500 house at the East End and E. M. Patterson will make a few improvements on his residence on Fourth avenue west. Several other plans are in the architectural tree but are not yet ripe enough to pluck. I am building a house for myself in Hunter's Park to cost \$3,000.

Palmer & Hall—We have been figuring on a great many plans, that are not ready for publication. The prospects for a busy season are very bright.

Kretz & Tischart—We have the following work laid out: A double tenement on Piedmont avenue for Mr. McCabe, to cost \$3,000; two residences on East First street for Dr. Murray and Andrew Ruf respectively. The former on the corner of Fourteenth avenue, the latter on the corner of Ninth avenue; a \$12,000 brick store building on Central avenue, West Duluth for George Kreidler. We expect to do a great deal more work this year than we did last year.

Wangenstein & Baillie—Here we have them: Chas. T. Cash and S. Selleck, two story brick double store, corner of Seventh avenue west and Superior street, \$7,000; Anton Ringsted, double frame residence between Third and Fourth avenues west, \$6,000; West Duluth Belt Lane Railroad company, depot at West Duluth, \$1,500; Geo. C. Peterson, frame residence, Oneida street, Lester Park, \$1,500; John Hendrickson, three story brick building, corner Garfield and Birch avenues, \$10,000; G. W. Goldsmith, frame residence, corner of Eleventh avenue west and First street, \$2,500; N. L. Summerfield, two story double brick building, between Nineteenth and Twentieth avenues west, \$10,000; Dr. Tufte, residence, corner of Fourth street and Twenty-sixth avenue west, \$3,500; Dr. G. W. Davis, double house, corner of First street and Pennsylvania avenues, \$8,000; Colby Smith, frame residence on Third street between Third and Fourth avenues east, \$1,500; Dr. Magie, Mesaba hospital, \$5,000; C. W. Wilson and E. Bjorlin, three story brick tenement row containing five houses, \$15,000; Northwestern Loan and Land company, fifty foot addition to their store and office building, corner of Twentieth avenue west and Superior street, \$15,000; Col. A. B. Jones, residence in Harrison's division, \$10,000; W. B. Silvey, brick store and hotel building at West Duluth, \$10,000; C. W. Hoyt, brick store building on Fourth street north, West Duluth, \$10,000, more work contemplated, but not definitely decided upon \$65,000.

The above information does not begin to include all the contemplated building in Duluth and suburbs, but is simply what the architects are at liberty to divulge. There is a great deal more back of that, so that it can be safely asserted that this season's work in the building line will be at least double last year's work. Lumber dealers all express surprise and gratification at the amount of lumber they have disposed of to private parties for residence purposes, and predict a year of unexampled activity for themselves, the architects and contractors and the laboring men. There must be an immense amount of ready money in the hands of private individuals, and this goes to show that considerable capital has come into Duluth during the past few months for investments, not only in iron properties and manufacturing and jobbing industries, but also for investment in residence property. Look out for a remarkable activity in real estate before snow flies.

Adding even the figures quoted above makes a total of \$455,500. This does not include the work to be done for the Massachusetts Real Estate company, so that it may be called in round numbers, three fourths of a million dollars.