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SAINT PAUL

Its Geographical and Commercial Relations

Incidents in its History

THE FIRST SETTLERS -- WHO THEY WERE -- AND WHAT THEY DID

BUSINESS STATISTICS

GROWTH IN POPULATION, WEALTH.

&c. &c. &c. &c.

GEOGRAPHY AND TOPOGRAPHY OF ST. PAUL.

When the Organic Act of Minnesota passed Congress on March 3d, 1849, designating Saint Paul as the seat of Government of the infant Territory -- its name was upon no map -- of if any enterprising chorographer had pushed so far beyond his age, it was invariably placed above St. Anthony Falls, which reversal of relative position it holds upon many of the extant maps of the year ensuing.

But the best of geographers might be pardoned for some confusion on the subject, when, as the heroine of the Floral Homes informs us, she was assured while en route for the scene of her labors, by a gentlemen who had just returned from a trip to the Falls of St. Anthony in 1847, that there was no such place as Saint Paul. But as there has turned out to be such a place as Saint Paul, and the name has crept from the Organic Act extensively into the newspapers, and we have determined, by God's grace, to establish the first newspaper there, let us first find out what sort of a place it is, and where it is, and how it came there--this upstart, which salutes the world as the capital of a Territory 149,000 square miles in extent.

GEOGRAPHICAL POSITION

And first to prevent mistakes by future geographers, it will be

proper to fix its exact position on the map. Saint Paul, then the Saint Paul of 1849, is situated in latitude 44 deg. 52 min. 46 sec., and longitude 93 deg. 4 min. 45 sec.--some fourteen miles by the river below the Falls of St. Anthony--and five miles below the mouth of the St. Peter, now Minnesota river--at the head of continuous steamboat navigation on the Mississippi, and as we learn from Nicollet, 2136 miles above its mouth, and 704 miles from its source in the lacustrine steppes of the Northwest.

It lies on the East bank of the Mississippi, in a grand exterior curve or elbow of the great river, where after receiving the waters of the Minnesota, it sweeps backwards from its northeasterly detour and regains its general southeasterly direction.

Before the white man had moulded the topography of the place into new forms, or the axe had filched it of its sylvan charms, it presented to the Indian who floated past it in his canoe, or gazed at it from the ancient burial ground which overlooked it from the East, a terraced plateau of oak openings fringed with a chain of tree crowned hills in the rear, and terminating on the river in a steep mural front of white sandstone alternating with narrow fringes of wooded bottom. Where the upper and lower levees now slope upwards in smooth and compact grades three brooks leaped in cascades or dashed in torrents down rocky and winding ravines, whose old outlines are scarcely yet obliterated. Tradition, the tradition of twenty years ago, says that this was the favorite pasture of the deer--while upon the site of the costly dwellings which now adorn the ground behind the Fuller House, a broad lake spread over many a modern lot and street--in whose reedy banks the duck nestled--or the musk-rat built his lodge. As late as 1840, Indians used to shoot ducks in the lakes, which overspread some of the most valuable property of St. Paul. From the bold escarpment of sandstone, gleaming white, which terminated the upper plateaux upon the rivers' brink--it derived its

primitive Indian name of Im-ni-ja-ska, or "White Rock."

HISTORY OF SAINT PAUL

The history of the present site of Saint Paul, divides itself into three distinct periods marked by corresponding changes of names.

1. -- The period of Indian occupancy till 1838--when it was known as Iminjaska.

2. -- The period of squatter settlement from 1838 to 1849--when it was known by the Indians as the place where they sell whiskey, and by the whites as Pig's Eye.

3.--Since 1849--when it was selected as capital of the Territory of Minnesota, by the name of St. Paul.

THE FIRST WHITE MAN IN ST. PAUL

Louis Hennepin, whose name is immortally associated with the history of Minnesota as the first who ascended the Mississippi within its borders, and as the discoverer of the St. Anthony Falls, was undoubtedly the first white man who ever set foot upon the site of Saint Paul.

Hennepin, an adventurous Dutch priest, had accompanied La Salle from Europe, and following him on his expedition to the Illinois River, was selected in February 1680, to explore the unknown regions of the Upper Mississippi. On the 29th of April, Hennepin embarked at Fort Creve Coene on his voyage of discovery, in a canoe with two traders. Detained by floating ice at the mouth of the Illinois, it was not till the middle of March that he commenced the ascent of the stream.

On the 30th day of April, one hundred and seventy-nine years ago, Hennepin, a captive in the hands of a war party of Dakotahs--on their way to Mille Lac, landed, as near as we could judge from his description, at the little cave at the mouth of Trout Brook, near Dayton's bluff--a half a mile from where the Pioneer and Democrat office now stands. Mr. Neill fixes the

locality farther down on the flats, opposite Kaposia. But the extract which he quotes from Hennepin's journal, fixes the place of landing definitely within the limits of St. Paul.

The Journal says: "Having arrived on the 19th day of our captivity, five leagues below St. Anthony Falls,these Indians landed us in a bay, broke our canoe to pieces and secreted their own in the reeds.

The distance by water, which was subsequently ascertained by Hennepin, indicated the eastern verge of St. Paul, while the other details of the description accord with the locality we have pointed out. Furthermore the place described by the historian, for the landing in question, is eminently unfavorable as a place of departure for Mille Lac, involving a wide land detour which would be entirely avoided by the landing at St. Paul, the head of navigation on the Mississippi, then, as now, and from the habitual practice of Indians, it is reasonable to believe that it would therefore be so avoided in this case.

We prize too well the sacred dust of antiquity which with each succeeding age ripens into diamonds around the foot prints of the first explorer, to relinguish, except for urgent reasons, the charm of historic association that links Saint Paul with the advent of the discoverer of Saint Anthony Falls. The tale of Hennepin's captivity among the M'dwakantonwan of Mille Lac, in which for the first time in Minnesota, was witnessed the collision of European civilization with the inflexible prepossessions of the savage, is in all its details a romance which fills the scenes of adventure with a transcendent interest; not yet there is not a copy of Hennepin's book in the library of the Minnesota Historical Society.

THE FIRST AMERICAN IN ST. PAUL

Eighty-seven years passed from the arrival of Hennepin. Perrot has built a French fort on Lake Pepin and planted the arms of France in Minnesota. Le Sueur has explored the Minnesota and given it the name of his friend the gallant Capt. St. Pierre. The Dakotash have been driven from the northern

lakes by the Chippewas, and Minnesota, by the treaty of Vesrailles, has just passed from the cominion of France to the flag of England, when on one fine morning in November, 1766, a keen and practical Yankee, the forerunner of all the Yankees in this part of the world, stepped into St. Paul near where Hennepin had landed three generations before. It was Brother Jonathan Carver, fresh from Connecticut, come to trade; Carver, great progenitor of the land--speculators of Minnesota, first and greatest of the race.

CARVER'S CAVE

Jonathan's landing was at the foot of Dayton's Bluff, as it is now called, and this account of the discovery made there is the first memorial which links the site of Saint Paul with the traditions of the Dakotas:--

About thirteen miles below the Falls of Saint Anthony at which I arrived on the twentieth day after I left Lake Pepin, is a remarkable cave of amazing depth. The Indians term it Wakonteebe (Wakan-tipi) that is the dwelling of the Gods. The arch within is near fifteen feet high and about thirty feet broad; the bottom consists of fine clear sand. About thirty feet from the entrance, begins a lake, the water of which is transparent, and extends to an unsearchable distance, for the darkness of the cave prevents all attempts to acquire a knowledge of it. I threw a small pebble towards the interior part of it with my utmost strength; I could hear that it fell into the water, and notwithstanding it was of a small size, it caused an astonishing and terrible noice, that reverberated through all those gloomy regions. I found in this cave many Indian hieroglyphics, which appear very ancient, for time had so covered them with moss, that it was with difficulty I could trace them. They were cut in a rude manner upon the inside of the wall, which was composed of a stone so extremely soft that it might be easily penetrated with a knife; a stone everywhere to be found near the Mississippi.

"At a little distance from this dreary cavern, is the burying-

place of several bands of the Naudowesse Indians. Though these people have no fixed residence, being in tents, and seldom but a few months in one spot, yet they always bring the bones of the dead to this place, which they take opportunity of doing when the chiefs meet to hold their councils, and to settle the public affairs for the ensuing summer."

Trophoneus has dried up. The "dwelling of the Gods" or what remains of it, is now a root house, where Mr. Dayton will, we doubt not, be glad to show the curious visitors to what base uses we may come at last. The brittle wall has crumbled and broken under the frosts of a century, till little of the original cave was left before the Gods gave place to vegetables. In 1807, the present mouth of the cave was so covered up, says Mr. Neill, "that Major Long was obliged to creep in on all fours." In 1837, the mouth being closed by limestone debris, Nicollet worked for two days to effect an entrance, and confirmed the accuracy of Carver's description.

A Chippeway warrior made a long harangue on the occasion, threw his knife into the lake as an offering to Wakantibi, the Spirit of the Grottoes." Indian pictographs still remain, grey with age, upon portions of the wall not covered by debris and should be accurately copied for the Historical Society.

ST. PAUL THE CAPITAL OF MINNESOTA IN 1766

Carver explored the country above St. Anthony as far as Francis River and made a voyage of two hundred miles up the St. Pierre, and on the 1st of May, 1767, returned to the "Great Cave,"(St. Paul,) where he officiated as the first representative of the Anglo-Saxon population in the great annual legislative session of the Dakota bands, and made the first speech ever delivered by a Yankee in St. Paul, and a great deal better one than has been delivered by any Yankee since. "At this season," says Carver, "these bands go annually to the Great Cave before mentioned, to hold a grand council with all the other bands where-in they settle all their operations of the ensuing year."

Thus early was Saint Paul the capital of Minnesota!!!

Nothing could be more significant of the geographical centrality of Saint Paul that this fact, never noticed before as we know of, that from immemorial time it has been the political centre of the scattered bands of Dakota nation.

"When we arrived," says Carver, "at the cave and the Indians had deposited the remains of their deceased friends in the burial place that stands adjacent to it (on Dayton's bluff) they held their great Council, into which I was admitted, and at the same time had the honor to be admitted as a Chief of one of their bands."

The mounds still exist on Dayton's bluff, and Mr. Neill a few years ago, had one of them, which was 218 feet in circumference at the base, and eighteen feet high, opened. He found the remains of skulls and teeth at the depth of three or four feet.

THE FIRST LAND SPECULATION IN SAINT PAUL

It was here, too, at this "great cave," that according to the traditions of the Carver family, although no mention is made of it in Carver's book, the first conveyance of land was made, and the first deed signed in Minnesota. This was the instrument upon which the heirs of Carver founded their title to Carver's tract, which contained St. Anthony, Saint Paul, and a large portion of Wisconsin. The document is curious and runs in this wise.

DEED PURPORTING TO HAVE BEEN GIVEN AT THE CAVE IN THE BLUFF BELOW ST. PAUL

To Jonathan Carver, a Chief under the most mighty and potent George the Third, King of the English, and other nations, the fame of whose warriors has reached our ears, has been now fully told us by our brother Jonathan, aforesaid, whom we rejoice to have come among us, and bring us good news from his country.

We, Chiefs, of the Naudowessies, who have hereunto set our seals, do by these presents, for ourselves and heirs forever, in return for the aid

and other good services done by said Jonathan to ourselves and allies, give, grant and convey to him, the said Jonathan, and to his heirs and assigns forever, the whole of a certain tract of territory of land, bounded as follows, viz: from the Falls of St. Anthony, running on the East bank of the Mississippi, nearly Southeast, as far as Lake Pepin, where the Chippewa joins the Mississippi, and from thence Eastward, five days travel, accounting English miles per day, and from thence again to the Falls of St. Anthony, on a direct straight line. We do, for ourselves, heirs and assigns forever given unto the said Jonathan, his heirs and assigns, with all the trees, rocks, and rivers therein, reserving the sole liberty of hunting and fishing on land not planted or improved by the said Jonathan, his heirs and assigns, to which we have affixed our respective seals.

At the Great Cave, May 1, 1767."

(Signed) HAW-NO-PAW-ATON,

OTOH-TON-GOOMLISHRAW.

A right smart speculation for Brother Jonathan. In 1817, his English heirs revived their claim in a petition to Congress; but in 1823 the Senate decided adversely to their petition. As late as 1850, holders of Carver's scrip ceding a pretended interest in this tract, used to be seen about Saint Paul, looking up their imaginary estates.

CARVER READS THE ORACLE OF THE
GREAT CAVE, UNDER THE INSPIRATION
OF THE SUBTERRANEAN ORACLE

It was here, too, that nearly a century before Gov. Stevens or J. W. Taylor, Carver anticipated and matured that splendid scheme of commercial inter-communication whose realization in our day is to make Saint Paul the focus of the internal commerce of the Continent. With the Delphic numen of the cave upon him, he foresaw that in the fat soil and laughing waters of Minnesota, the elements were repening for the sustenance of future populations -- who, he says, will be "able to convey their produce to the seaports with

great facility, the current of the river from its source to its entrance into the Gulf of Mexico, being extremely favorable for doing this in small craft. This might also in time be facilitated by canals or shorter cuts, and a communication opened by water with New York, by way of the Lakes." Never dreaming that within a century we shall cut across from the Mississippi to the Lakes in six hours on wheels, with a kettle of boiling water for a horse. Here, too, Carver conceived the project of a Northern Pacific route by the way of the Minnesota and Oregon Rivers to the Pacific, which he says, "would open a passage for conveying intelligence to China and the English settlements in the East Indies," whose consummation in its general outline, is reserved, we hope, for our day.

THE ORACLE OF THE CAVE DUMB

After Carver robs the great cave of its mighty secret, that had throbbed for ages at its heart, the "Dwelling of the Gods" is shut to all the world. The oracle is dumb henceforth forever; silent, stony, impenetrable as the Sphinx--its white face turned in speechless prophecy, for seventy years towards the terraced slopes which lay there before its closed mouth, but uttering nothing of what it is to be, unless perchance this be the tale it murmurs to the river which bathes its lips in the spring tide. And the deer bound through the spent oak park of "Im-ni-ja-ska," or bathe with their fawns, safe from the hunter, in the shallow lake on whose dried bottom Borup's house now stands, or possibly the last of the buffaloes seen at Trempel'eau in 1832, hid here from his Indian pursuer, under the oak which shadows Bass' doorway. History rolled over the "White Rock" and past it, but took no notice of it. The brave Pike goes past in 1805 and does not see its secret. Long beseiges the unutterable oracle in vain in 1807. Fort Snelling is established near it in 1819. Mendota becomes the depot of the fur trade. Events are clustering all around it, but all looking past it, no one seeing it or thinking of it; when, it having been discovered that an immense pine region and a deal of

valuable water power stretched across from Rum River to the Chippewa in Wisconsin, the Dakotas were persuaded to cede their lands on the east side of the Mississippi to the United States, which they accordingly did at Fort Snelling, October 1837, and when the treaty was duly ratified at Washington in 1838, Im-ni-ji-ska ceased to be Indian Territory, and the hieroglyphics of the "Great Cave" began to be read.

AROUND ST. PAUL IN 1838

The treaty of 1837-8 was a centrifugal whiff of the whirlwind of speculation which has made that year an epoch in the commercial calendar. The steamer which brought the news of its consummation to Fort Snelling in the spring of '38, had scarcely touched the shore before every free white man, attached to the Fort and adjoining trading post, set off in hot haste to make a claim at the most conspicuous points in the purchased territory adjoining. Frank Steele and Norman W. Kittson, then trading together at Fort Snelling, started off at the dead of night to take possession of that wonderful water power eight miles up. Frank was as handsome then as now, but not half so well dressed. A dingy straw hat begrimed with the smoke of those hazy old days, a pair of pantaloons in a state of disorganization, a coat somewhat the worse for wear, over the reddest of the red, red shirts of that red-shirted age--such, with axe on shoulder was the picture of the original proprietor of Saint Anthony Falls, as he first appeared in the foreground of that picturesque cataract, to a French gentleman who was thereabouts at the time. The picture has been repainted, since, and 8,000 people are working hard up there to make a frame of the right sort to set it in. Quick after the main chance, Joe Brown, Esq., who was trading down at Grey Cloud scents the news and posts off to Stillwater, where somewhat above the present town, he drives the first stake of "Dahkota" as he called it. Taylor's Falls is promptly appropriated, and the woodman's axe resoundes already in the woods of Kettle River. All the grand strikes have been made now, and there is nothing to do

wait.

PIG'S EYE

"L'homme propose, mais Dieu dispose."

The oracular hieroglyphics of the "Great Cave" had come nigh not being read at all and the riddle of the Sphinx had well nigh remained forever unsolved, when fortunately about the time the treaty news was received at Mendota, there "happened along" an old Canadian voyageur from the Missouri, a gross, ill-favored, one-eyed miscreant, on his way to Sault Ste Marie. The position of the affairs here interested him. The ceded tract opened to him a sphere where he might indulge his tastes for mercantile pursuits, without the disagreeable formalities of a Government license. He decided to go one eye on it at least. He went, and Sault St. Marie lost a valuable citizen, and St. Paul gained its founder. He made a claim first at Fountain Cave, which he sold in three or four months to Vetal Guerin and one Beaumette, and then in the current summer, on the spot now occupied by Louis Roberts house on Bench street, laid the first stone or the first log at least of the future City of St. Paul. It was Parrant who laid it--the picturesque Parrant, the original Pig's Eye--primordial Parent of all the Pig's Eyes.

It must be confessed that it was not any comprehensive view of the topical relations of the situation, which influenced Parrant's selection of it. It is not recorded that like Hennepin or Carver, he had any prophetic views of future intercourse with China or the Gulf of Mexico. In fact he regarded the head of navigation on the Mississippi, as simply a commanding position for selling whiskey to the Indians, beyond the jurisdiction of the Indian Agent or the Fort Officers; and the Mississippi, which rolled before his door and whose mighty volume inspired Carver with such sublime prospects of commerce with the tropics, was looked upon by Parrant in a commercial point of view, it is true, but a chiefly valuable in improving the quality and quantity of his whiskey.

In fact Parrant looked at the subject with a single eye to whiskey, with a squint at the Indians on the other side of the river.

Thus was laid the foundation of the commerce of St. Paul. It began in whiskey, has been brought up for twenty years on whiskey, and to a certain extent thrives on whiskey still.

ORIGIN OF PIG'S EYE

We have said that Parrant had but one eye. He had another, but such another! It was a marble-hued stone-blind eye, with a sinister white ring around the pupil, glaring glassily above his pug nose and porcine chaps--the primal Pig's Eye.

Edmund Brisette, a clerkly Frenchman for those days, who lives, or did live a little while ago, on Lake Harriet, was one day seated at a table in Parrant's cabin, with pen and paper about to write a letter for Parrant (for Parrant, like Charlemagne, could not write) to a friend of the latter in Canada. The question of geography puzzled Brisette at the outset of the epistle; where should he date a letter from a place without a name? He looked up inquiringly to Parrant, and met the dead, cold glare of the Pig's Eye fixed upon him, with an irresistable suggestiveness that was inspiration to Brisette.

He dated the letter from Pig's Eye; an answer in due time came to Pig's Eye--and Pig's Eye was immortalized. (Another story gives the credit of this euphonious "Eponym" to Sam Findley--late clerk of Franklin Steele--but the date which Mr. Neill gives to its origin is three or four years too late.)

There was besides a sort of metaphorical analogy in the name to the topographical features of the place--which seemed set not unlike an eye in the socket of tree fringed hills. We consider it an irresistable proof of the natural advantages of Saint Paul, that it survived the swinish origin of its first name. Nothing but the head of navigation could have stood it. One shudders to think of what the place would have come to if it had not

been rebaptized, of the horrible marble squint of a Pig's Eye following it round the world. The head of navigation, with such an eye glaring from its socket were a pestiferous Medusa head - blasting everything within five miles of it, with its stony leer - blasting the rocks, especially.

Imagine the effect of Pig's Eye in a Senate committee! Think of Pig's Eye for a Seat of Government! Who would have come to live under the bristling lashes of a Pig's Eye? What should we have done for clothes? What Jew would have domiciled in the leering eye of a pig? Could the Press have flourished in its baleful light? Would the tenth anniversary of a Pig's Eye Pioneer ever have arrived? or any pen have been held in but a Pig-pen?

It is desirable to trace the consecrated foot-prints of this picturesque French Cyclops - who "fato profugus" plants on the spot neglected by his wiser contemporaries, the random germ of the urbs condita.

Parrant was one of the most enterprising of men. He first built, as we have said, a little house at the cave, which three or four months afterwards he sold to Guerin and Beaumette for $135 - then made a claim and built a hut on the ground behind Louis Robert's store, on the spot occupied by Robert's dwelling. The history of this claim which embraces now the most valuable property in Saint Paul is full of interest. Parrant lived there for about eighteen months - and then, on the 6th of April, 1849, sold the claim, house and all, to Benjamin Gervais, who had just been expelled from the reserve, for Ten Dollars. Five million dollars would scarcely purchase it now. Parrant, in the meantime, had built himself another shanty much more convenient of access to his customers from the Indian side of the river, at the lower landing on the ground now occupied, by Louis Robert's large warehouse, of which J. C. Burbank & Co., are or were the occupants.

AN ANECDOTE ABOUT THE OLD HOSS

In 1842, the restless Parrant sold his claim and cabin to Louis

Roberts, and moved down the river some three miles, to confer the immortal honor of his name on the locality which now bears it. Here a Canadian compatriot of his, Le Clair by name, disturbed his temporary repose. Monsieur Le Clair audaciously contested the right of the city -- founding Cyclops to the site of the new Pig's Eye. The case was referred to Jas. Brown, J. P., then resident at the Pine Bend, sixteen miles farther down the river.

The testimony preserved such an exact equalibrium on both sides, that Joseph's delicate sense of equity, like Solomon's in the baby case, was puzzled for a decision. He finally like Solomon, decided that both parties had an equal claim in the property, and that he should award possession to whichever of the two should reach it first. Then came the strife of Nisus and Euryalus. The competitors started eagerly for the goal. Le Clair, a young and lusty fellow, ran like a greyhound. But though Parrant was old and heavy, avarice lent him wings -- and he followed hard upon the tracks of his competitor, and had even at one time passed ahead of him. But just as the poor old man was reaching the goal, the wily Le Clair rushed past him, and snatched the prize from his eager-feet, in this case.

THE END OF PARRANT

The disappointed Parrant, not long after, went to Sault Ste Marie to sow a crop of pig's eyes in Michigan. Parrant--God rest his soul! -- has gone they say to glory, or to other parts unknown. He has gone up, like Romulus -- "Romance arcis conditor" translated from bad French to something better; we hope vanished to a seat among the Cyclops and pristine gods, in a blazing apotheosis of Pig's Eyes. If anything mortal of him remains, the sacred ashes should be transplanted to the rear of Robert's cottage--the site of the first house in Saint Paul, and a monument erected to commemorate the glory of its builder. No epitaph could do him justice. This would never do:

Here lies PARRANT

The immortal Pig's Eye -- the founder of the city -- descended from the immortal gods.

Upon this spot he laid the egg from which Saint Paul was hatched. He cut the first tree, built the first house, and sold the first whiskey in the present capital of Minnesota. He was a man of wonderful genius and incomparable enterprise. His devotion to the exalted science of numismatics has won him imperishable glory.

The calumny which pursues the great has denied him an eye.

Yet in the faithful portraiture of history,

The creative Pig's Eye,
And inspiring Red Eye,

Will blend their beams in the twin-or-bed splendor of his

Fame.

PHALIN AND HAYS AND THEIR CLAIMS

Next in the gallery of the first men, in the order of time, is Phalin, a soldier just discharged from Fifth Infantry at Fort Snelling, when the news arrived that the treaty was ratified. Sergeant Hays, an elderly man who had laid up a considerable sum of money against a rainy day, in anticipation of an early discharge, engaged Phalin to hold a claim for him on the bench of land adjoining Parrant's claim, agreeing to supply him with the money necessary to build a house for their joint use, when he should receive his discharge, and to pay his expenses meanwhile. Phalin subscribed to these conditions, and in the summer of 1838 built a log shanty on the ground where the steam mill (late Fuller's) stands under the Hill St. bluff, at the Upper Landing. This was the second house built upon the present site of St. Paul.

It was ere long the scene of a dark and bloody deed. It was one Sunday morning in the spring of 1839, that Joseph R. Brown and others, who had just come in a canoe from Pine Bend and had encamped on Dayton's

Bluff, where Major McLean's residence now is, met Phalin on his way home from hunting, as he stated, for a calf. A half an hour afterwards, Brown reached Phalin's house and enquired for Hays, who had recently received his discharge from the army and was domesticating with Phalin. Phalin had just put Hays across the river to look for the missing calf! Phalin had put Hays, alas, across another river from which no traveller returns --across the river Styx, with Charon to paddle his canoe,--for the dead body of poor Hays was found soon after on the river bank, with marks of the assassin on him; and the white hairs strewn among the broken bushes around the house, marked too well the path through which the grey old man had been dragged by the murderer, to be buried from sight of men in the river. An inquest held by H. H. Sibley and some gentlemen at the Fort, resulted in the arrest of Phalin on the charge of being the murderer and he was accordingly sent to the Crawford County Jail at Prairie du Chien, but after lying there for several months, no witnesses appearing against him, he was released by the influence of an Officer, whose servant he had been.

In the meantime on his return to "Pig's Eye" in the fall or winter of 1839, he found that the claim he held for Hays had been appropriated in his absence by Vetal Guerin, who had built a log house thereon. Phalin loudly re-asserted his right to the claim of his deceased associate on the ground of that partnership, which he was more than suspected of having too rudely dissevered. He threatened force to eject Vetal, from which however he was dissuaded by the number and attitude of Vetal's friends, and a legal decision soon after acquainted Mr. Phalin with the fact that he had forfeited the claim by an absence beyond the statue limit of six months.

Forced to content himself with his own claim, which embraced what is now Rice and Irvine's Addition, and perhaps feeling himself in an uncomfortable neighborhood, he sold his claim in 1840 to Rondeau for $200, half cash and half maple sugar, to sweeten the transaction.

In 1841 Rondeau sold the south-western half of his claim or 80 acres to John R. Irvine, who arrived then, for a team of horses, and the other half, on the side adjoining St. Peter street, to a Sergeant More at the Fort, who again sold his half to Irvine who entered the whole claim in Sept. 1848, by deed dated at the Winnebago Agency, sold one half of his interest for $1500 to one Henry M. Rice, who had just been doing up the Moses in an exodus of Winnebago Indians.

THE LAST OF PHALIN

Phalin afterwards made a claim on a beautiful lake within four miles of St. Paul, still called by his blood-stationed name. This claim in 1850, he sold to Edmund Rice--and left the country with E. B. Weld, for California, and has never been heard of since. Rumors says, that he came to the treacerous death at the hand of his friend, that he himself had visited ten years before on the grey head of his sleeping partron.

Phalin was a stalwart Irishman, measuring six feet in his stockings --a powerful, brutal man to whom the law of the strongest was the law.

THE FIRST ST. PAUL BANKER

Parrant is living in his first cabin on the Bench street bluff. Phalin is planning a dreadful doom for his friend under the Hill street bluff, and these are the sole inhabitants, when in the summer of 1838 a stranger calling himself Johnson, comes from no one knows whence, and builds himself a log house, still standing, on the green summit of the bluff below Burbanks dwelling, in what is now Kittson's addition. For a man in 1838 to come from down the river, past the struggling villages of Galena and Chicago, and deliberately settle down in such a corner of the world as this, was a proof of madness, or some deep ulterior purpose. The mystery which enveloped this man Johnson attracted the inquisitive attention of the Mendota and Fort Snelling folks. And somebody smelling a rat, Johnson received a gentle hint, perhaps from Parrant, that the authorities of those days, meaning gen-

erally the traders and officers about the fort, to whom simple voyageurs, accustomed to obedience, attributed a vague and indefinite jurisdiction, which for them had all the force of binding laws;--the authorities were going to arrest him for counterfeiting bank notes. Johnson immediately prepared to quit a country where he was the object of such ungenerous suspicion. The first bank of issue ever started in St. Paul immediately suspended payment. The first banker sold his house and furniture to Jas. R. Clewett, for a song and vanished. Clewett sold the claim to Norman W. Kittson, for $150, in whose possession, though occupied by various parties in his name, it remained till in 1851, it became Kittson's addition.

CLASSICAL PROTOTYPES OF THE FOUNDERS

Such was the triumvirate of 1838, the founders of the city. Parrant, the founder of Saint Paul proper, a miserly, pig-eyed retailer of contraband whiskey. Phalin, who laid the foundation of Rice & Irvine's addition in the blood of his friend and patron; and Johnson, a forger and a counterfeiter.

Not Rome itself could date its urbe condita from a meaner set of rascals.

THE MEN OF 1839 AND '40--VETAL GUERIN
AND BEN GERVAIS, AND THEIR CLAIMS.

While Phalin was lying in jail at Prairie du Chien, Vetal Guerin--a Canadian voyageur in the service of Jean Baptiste Faribault, at Mendota--seeing that Hays was dead, and could have no possible use for a whole quarter section of land, conceived the bold idea of appropriating the claim which Phalin had held nominally for his deceased partner.

He, therefore, in the fall of 1839, had built a little log house at the present junction of Bench and Third streets, opposite the Bridge Head, when Phalin returned, as before narrated, and exhibited such a violent regard for the interests of his deceased friend. But Vetal's claim, being legally confirmed, and protected by the public sentiment of the entire community--

that is to say by the aggregate sentiment of about six persons--he felt himself at liberty to perform an act of generousity for a worthy friend of his, one Peter Gervais; and that same year gave Peter half his claim, about eighty acres, as a mark of his consideration. Peter signified his high appreciation of the gift by selling it the year after to Scott Campbell--Indian interpreter at Fort Snelling--for fifty dollars; and Scott Campbell made a splendid speculation by selling it again in 1842, to William Hartshorn, for $300.

Long before the Sioux treaty of 1837, a vagrant colony of Swiss and others, who, in 1823 had followed the agents of Lord Selkirk to his new settlement on the banks of the Red River, driven thence in 1825 by a disastrous flood, reached Fort Snelling in a state of abject indigence, to seek more protitious homes in the United States. By permission of the officers, some of them settled on the Reservation near the Fort. Abraham Perry lived for twelve years in a little house between the Fort and the present St. Louis House, where he had a flourishing farm well stocked with cattle. Benjamin and Peter Gervais, Canadians, also from the Red River, in 1837 lived in the same locality. When the treaty was consummated in 1838, Perry and the Gervais' took claims on the ceded lands: Perry's claim resting on the beautiful creek which flows below the "cave," above Vance Brown's residence; and Ben Gervais, after abandoning a claim near the cave made one embracing the present Leech's addition, where he had a farm of some thirty or forty acres. All this land was then held by the Fort Snelling authorities to be within the Military Reservation. The settlers were accordingly ordered off. Not consenting to go peaceably, orders were solicited and received from Washington for their forcible ejection. Accordingly on May 6th, 1840, the troops sallied out, drove off the claimants--three or four families in all perhaps--and destroyed their houses. To the poor Swiss Perry, exiled from his native mountains -- driven from pillar to post by flood, and fire, and sword--this was a hard blow. He moved to the Johnson place, then owned by James Clewett, who after-

wards, married one of his daughters; when, after Kittson became the owner of the claim, he lived with Crevier, a Canadian, who afterwards married another of his daughters, and we believe, died here in the old log house, still standing for a landmark of twenty years ago, in the wilderness of new houses thereabouts. Ben Gervais on the same day on which he was driven from his farm, bought of Parrant his original claim house, on Bench street, the first house in St. Paul, and the claim herewith, embracing 160 acres of what is now the most valuable property in St. Paul, for TEN DOLLARS in all--cash, as we are informed. In 1843, Gervais sold the claim to Louis Roberts, who had just arrived, and Alexander McLeod, for $350--worth now five million dollars. At the same time Augustus Larpenteur, father of our Larpenteur, offers Vetal Guerin $1,000 for his claim of 80 acres, and Vetal refused it.

This offer in 1843 of $125 per acre for a tract of land lying now in the heart of a city of fifteen thousand souls, but then a useless swamp--this offer, and, above all, the refusal of it, were considered by the wise ones of the time, as such a consummate piece of folly on the one hand and weakness on the other, as words were inadequate to express. But the idea had already worked itself into the head of this unlettered Vetal, as of some others, that the Head of Navigation had not been put here for nothing. It is worth while for the future historian of St. Paul to know something more of this astute Frenchman, whose name is conspicuous on the map of St. Paul, and who is indebted to his foresight for randing among the most wealthy real estate owners in the city.

Vetal is a French Canadian, about fifty years of age, perhaps, who left Canada in 1832 to enlist as a voyageur and trader in the service of the American Fur Company. After a desultory life at various trading posts on the Missouri in 1832, at Mendota, and Prairie du Chien, and Traverse des Sioux, he had finally settled for several years at Mendota, in the employ

of the elder J. B. Faribault when the arrest of Phalin down at "Point bas," or Parrant's place, as they called it then, led to his jumping Hay's claim in 1839, as already related. Before this, however, in 1838, he and Beaumette had bought Parrant's original claim at the cave for $135.

In 1841 he married a daughter of that Abraham Perry, already mentioned, and located permanently in the neat log house which he had built to receive his bride--the same which now stands at the junction of Bench and Third streets, in a nest of other old buildings, but so veneered with recent clapboards and other pretences, that the old log house is almost lost in its modern disguises. The domestic apparatus of the young couple was not splendid. A single red blanket on a board bunk served them for a bed, and Vetal's trunk answered the purpose of a table. This was just after Jackson had established a whiskey shanty at the other end of the prairie, and Vetal's honeymoon was rudely disturbed by a gang of drunken Indians, who broke into his house one day and tried to kill him. An iron headed arrow was fixed at Vetal by one of the savages, who still carried occasionally the primitive weapons of their fathers. Madame Guerin had concealed herself under the bunk aforesaid. Things looked bad for Vetal's prospects of perpetuating his lineage, when, by the kindly interposition of a chief friendly to Vetal, he escaped with his wife to Gervais' house a few rods below.

As Vetal was not blessed with the advantages of an early education, he is sometimes classed with those men who have been overtaken in the accidental possession of land by a sudden rise of property, and made rich by circumstances which they neither foresaw nor promoted. We have already seen that this was not the case with Vetal--that he owes it to his own sagacity and far reaching prevision--that, in steadily resisting the temptation to sell the bulk of his property at prices which seemed magnificent to his less considerate contemporaries, he was saved from the general fate

of the original Canadian owners of St. Paul, belonging generally to the same class as himself, now for the most part the poorest men in the community.

Parrant had sold a claim that now a prince might covet for an estate for ten dollars; Ben Gervais had likewise parted with the same claim for $350; Phalin had sold the whole of Rice and Irvine's addition for $200 in money and maple sugar; Rondeau had parted with a ducal estate for a team of horses; and Peter Gervais, for fifty dollars, had relinquished a title that would have made him a millionaire--and yet, tempted by prices of six times that which had lured the sacrifices of his neighbors, Vetal held on steadily to his claim in the hope that, ere long, he would see here realized that strange dream of a town such as long ago he had seen rising on the banks of the St. Lawrence, and which now haunted his dreams.

But none of the real estate owners, if we except Mr. Rice, have been more liberal in donations of land to public institutions than Vetal Guerin. The Catholic Church, especially, owes to his liberality the possession, at nominal prices, of two of the most valuable blocks in the city.

Sudden wealth had not spoiled Vetal. One of the richest men in St. Paul, his quiet modesty and good sense preserves him from errors and pretensions of the parvenues around him, and in his unpretending little cottage on Wabashaw street, the recollection of the red blanket which formed his bridal couch, and the trunk which formed his only table, inspires the maxims of frugal simplicity which he teaches his children.

In 1840 then the little settlement consists of Rondeau in Phalin's little haunted house under the hill--Vetal Guerin who is building a neat log house opposite where a Bridge shall be bye-and-bye. Ben Gervais, in Parrant's original claim shanty--then Parrant under the hill, and finally Jas. B. Clewett on the Johnson place. Among these are partitioned the $8,000,000 that 19 years will bring. It was in this state of things that

Father Gaultier, sent up here in 1840 by Bishop Loras, of Dubuque, to look after the wandering sheep of the Catholic flock builds a little log chapel on Vetal's claim, for the spiritual benefit of the little settlement, not more than fifteen feet square, but large enough to garner all the harvest of good Catholic souls that will grow up here for many a year, thinks the good father. A congregation of more than a dozen witness the consecration of the little chapel to the great St. Paul.

But it is doubtful if the great Saint Paul feels flattered by it, or if an insignificant log hut is patronage enough for the large ambition of his Saintship.

Henceforth there is laughter in heaven. And the contest thickens yearly with trembling scales between the great Apostle of the Gentiles, and the mortal Parrant, for the tutelar Saintship of the future capital.

The New Year's Address of the Pioneer of 1850 announces the close of the struggle.

"Pig's Eye, converted thou shalt be like Saul,
Thy name henceforth shall be Saint Paul."

SAINT PAUL IN 1847

In such a state of foreign barbarism have we sunk now that the abject condition of us touches the heart of the pious Missionary down at Kaposia to melting. What he writes about us in the spring of 1857 to ex-Governor Slade, requesting for the love of God a teacher for these wretched Heathen, is the first written picture of Saint Paul.

My present residence is in the almost verge of civilization in the Northwestern part of the United States, within a few miles of the principal village of white men in the Territory, that we suppose will bear the name of Minnesota. The village referred to has grown up within a few years in a romantic situation on the high bluff of the Mississippi, and has been baptized by the Roman Catholics by the name of Saint Paul. They have erected

in it a small chapel, and constitute much the larger portion of the inhabitants. The Dakotahs call it Im-ni-ja-ska (White Rock) from the color of the sandstone which forms the bluff on which the village stands. This village has five stores, as they call them at all of which intoxicating drinks constitute a part, and I suppose the principal part of what they sell.

I suppose the village contains twelve or twenty families living near enough to send children to school.

With the patres familias of this extensive population our readers have now for the most part the pleasure of a personal acquaintance--all going to the devil if a female teacher be not sent by the National Board of Education. Nothing will do but a female, dear Governor, for civilization must be put in petticoats to have any charm for these wild Frenchmen. Sure enough, in July, fast upon this appeal, a lady comes, sent by Heaven and Ex-Gov. Slade,--especially Slade--to save these poor wild children of the prairie from sinking quite out of sight in ignorance and dirt. How Miss Harriet E. Bishop set up a school in this appalling waste of--whiskey, and revived the use of waters as an article of domestic consumption, will, if we have space, be told elsewhere. She survives the shock of her first impressions to write us as we looked in 1847, thus in "Floral Homes:" "A few log huts composed the town....three families the entire American population. The autumn of 1847 brought some acquisitions to the society of St. Paul so that the American population consists of six instead of three families."

News of a Territory of Minnesota are abroad, which Miss Bishop does not hear, with a lady's contempt for politics. That explains why in that little log house with three rooms, long since merged in the Merchant's Hotel, opposite where we write, one J. W. Bass is opening a Hotel, the first "Saint Paul Hotel," with a pretty young wife for a landlady to butter the coarse bread of frontier life with the charm of feminine presence, and he meta-

phorical molasses to the pork, that nothing else would sweeten. That explains, too, why Dr. John J. Dewey, brother of Ex-Gov. Dewey arrives, why the Fur Company have established a Sioux outfit here with Wm. H. Forbes for sub-agent, and why, since the Bronson's family of surveyors have come, we proprietors have conceived the bold experiment of laying out some 90 acres in blocks and lots. Mon Dieu! Vetal, we have waited long--but patience! we will have a town yet, if we live long enough. It is here that "patience is genius."

1848--CRISIS APPROACHES

1848 is full of events. Wisconsin becomes a State in May. The lines had been drawn around the destined Territory of Minnesota two years before, adjusted and readjusted, and at last settled in place. Cut loose from Wisconsin we are now without a government. A Territorial organization then we must have, what there is left of us, and a seat of government--more especially a seat of government.

In July, at the instance of David Lambert, a talented young stranger, a meeting of the villagers was held at Jackson's store to assist the general Government in the administration of the Territorial domain, the first public meeting on the subject.

It was then that Billy D--potential Billy--round and ripe and red--first burst upon the political horizon. Billy had smelt a fat fry of Territorial offices cooking up here, for a good Democrat such as Billy was, away down in Delaware; Cass, he foresaw, would be elected and William D---Esq.---mark you now!--if there be a spark of gratitude left in the Republic--would in the nature of things--be--well--Governor--perhaps--who knows? A Convention is proposed and held at Stillwater, the County seat and official seat of our ex-officio Gov. Catlin, Governor by the Divine right of logical deduction. Our Bass and Larpenteur and Sergeant MacBoal are there as delegates, but quite overshadowed and lost in the rising grandeur of Billy D--, expectant

of Cass and office.

There our ex-officio Governor tells us by letter and afterwards by proclamation, to go on and elect a delegate, which in the fall following we do, that is, Billy D. and we.

Meanwhile the first sale of public lands in what is Minnesota comes off at the St. Croix Land Office--436,737 acres are offered, 3326 sold. Hereat are entered a part of St. Paul proper by Louis Roberts, another part by H. H. Sibley, agent of the Board of Arbitrators, to which the conflicting claimants had referred their disputed titles. John R. Irvine enters the section adjoining, and on November 5th, 1848, sells an undivided one--half interest to Henry Mr. Rice, agenty of Pierre Choteau and Co., for $1,500. Deed signed at Long Prairie, where Rice has just led the Winnebagoes to their new homes from Iowa, through much tribulation. It is a fact they say, that Rice has bought an interest in the place. If that be so, Vetal, we will have a town here yet.

In the wake of the Winnebago removal at this time came David Olmsted, a man this Dave who will leave his footprints here, and a picture something like him hanging in the Council Chamber, as the first Mayor of St. Paul. With his partner Rhodes as agents of "Ewing" he hugs a strip of land here and trades with Winnebagoes, with a depot at St. Paul. The the first Minnesota election came off in October at Stillwater and Henry H. Sibley is elected Delegate for Wisconsin Territory over H. M. Rice.

Snow fell on the first of November. The winter, one of the coldest ever known up here, is big with expectation. Once in a dog's age, a little bundle of letters and papers, comes to Henry Jackson, Postmaster, brought on a dog train from Prairie du Chien, with news two months old from Washington, and anon a frozen stranger climbing the long reaches of ice and snow, to forestall the opening chances in the new Territory, alights among the eager crowd the wonder of the hour. It is the proudest day of his life. Even Billy D. is overwhelmed by his transient greatness; and even Billy D. is

proud to drink with him at his expense. Salt pork and beans at Bass; poker and whiskey at Jackson's, solace the long and weary intervals.

In January news arrives that Taylor was elected President last fall, alas! for Billy.-- Sibley and Rice, they tell us, are working hard at Washington with little promise of success to make a Territory and a capital of us.

Spring opens early. Ducks are flying on the 4th of March, last day of Congress.-- but there was no Roman Soothsayer to read the omen to us.

The last news is bad from Washington.-- April is in her second week. For a month or more we have had no news from Washington. Provisions are getting scarce and dear, eked out now with luscious duck stews, at the "St. Paul House," blessed relief from the enforced monotony of pork.

The ice has gone out above Lake Pepin, where it is still hard and thick, says a painful rumor.

Monday the 9th of April, has been a pleasant day, but the night is closing in with portentous clouds, which burst at dusk in a tempest rain and terrific peals of thunder, peals, says David Lambert, who tells us now why Heaven salutes us with all her cannon:

On a sudden, in a momentary lull of the wind, the silence was broken by the never-to-be mistaken groan of a steam engine. In another moment the shrill whistle of a steamboat thrilled through the air, cutting through and dividing as it were, the heavy booming of heaven's artillery. Another moment and a bright flash of lightning revealed the welcome shape of a steamboat just rounding the bluff, less than a mile below Saint Paul.

Not the whistle of Black Roderick "that garrisoned the glen. At once with full five hundred men," evoked from copse and heath the plaided warriors of his clan, with half the swiftness of response, that in those early days the pent up people of St. Paul springs to the bluffs and banks at the signal whistle of the steamboat.

In an instant the welcome news flashed like electricity throughout the town. All were on the qui vive, and regardless of the pelting rain, the raging wind, and the pealing thunder, almost the entire male population rushed to the landing, and clustered on the shore unmindful of the storm as the fine steamboat Dr. Franklin No. 2, dashed gallantly up to the landing. Before she was made fast to the moorings, she was boarded by the excited throng; without waiting for the shore planks to be laid, numbers sprang on her boiler deck. The deck hands had to stand back and abandon all efforts to get on shore until the stream of "boarders" had made their way into the cabin.

The Captain and Clerk were the men of the hour. Their popularity was immense. General Taylor cannot be assailed with more importunity for the loaves and fishes then they for news and newspapers. (Poor hungry souls.) At length the news was made known, and one glad shout resounding through the boat, taken up on shore and echoed from our beetling bluffs and rolling hills, proclaimed that the Bill for the organization of the Territory of Minnesota has become a law.--(Letter signed D. L. in Pioneer of April 28th, 1859.)

--and that Saint Paul, an important point at that crisis, proclaimed with thunder, and baptised in celestial torrents to the skin of you all, David was its capital, the seal of government set upon its brow by fire, as the lambent flame of omen, played round the head of the infant Numa. The annual councils were to be held again at the Great Cave, henceforth by another race, before whom, in less than three years, the leagued "People of the Lakes" shall become strangers and outcasts in their ancient heritage.

You sold your claim too cheap friend Gervais!

THE COMING MAN

Of the three or four hundred persons thus huddled in the little group of shanties and bark roofed huts on the bench of land which a few months before it was a bold experiment to lay out in lots, there were probably few, if any, whose views of the future of St. Paul of of Minnesota lay beyond the immediate advantages to be derived from concentrating the principal expenditures of the Government, at the point selected for the capital, and from the probable centralization thereof the existing sources of trade.

The Indian trade and annuities, the supply of the forts, the government and county offices, with the pineries of the Mississippi and St. Croix, the manufacture of timber, and farming enough for local supply, were the resources to which they looked. The large capabilities and great feature that lay beyond this little local horizon were as undiscovered to the old claimants of the soil and to their immediate successors, as to the pig-eyed Parrant himself, who stood at the head of the line.

Minnesota, too, was a terra incognita to the world in general. Its name was upon no map. To those who had heard of the new Territory at all, it was placed somewhere in the vicinity of Russian America, where the Esquimaux live under ground, beyond the utmost limits of profitable cultivation or possible population; while in another zone California was waving an enchanter's wand. Minnesota, then, at this juncture, needed not only a Journalist, but a Journalist with the capacity to seize its salient advantages of position and physical character, and, with a graphic vividness of portraiture to fix the attention of the world, and write its name in letters of fine above the golden disc of California, which then filled the western horizon; one of those electric sentences should flash through the whole round of journalism, and whose caustic sneer should strike the vulgar prejudices against the latitude of Minnesota to the quick core, and

wither them at the roots.

For the special local interest of Saint Paul, there was wanted a man to lift up its ambition to the horizon of its wide relations, and imbue it with a central and commanding purpose; a man with the mind to grasp and the strength to wield the mighty weapons of geographical position with which nature has armed it, to care out a place for it in the van of the rising west; a man to make the head of navigation on the Mississippi ring throughout the world.

THE MAN COMES

Such a man arrived on the 18th day of April 1848, in the steamboat Senator--James M. Goodhue (late editor of the Grand County Herald, Lancester, Wisconsin), with the press and materials of a new paper for the new capital, a burly stout-jawed steepbrowed men, compact of coarse strength, with a sharp, almost savage twinkle of satire playing in strange angular shadows around the cold fixed blue of his large eye. A man about forty years of age, familiar with all the rough and tumble of western experience, and full of the frontier; a man who cannot drink life without he quaffs it in large measure from the foaming brim of civilization--above all the man for the epoch.

Under date of Oct. 23, 1851, the Pioneer contains the following:

A PICTURE OF THE BLUFFS AT SAINT PAUL.

"All the buildings on Bench street, in April 1849, above the old log Catholic Church, were Vetal Guerin's, at the junction of Third street and Bench (now Von Hamm's bookstore);two old log Houses a little east of Mr. Neill's church, on the lots where Mr. Goodhue's house stands, two log houses in the street near the junction of Hill street; and old rookery on the south side, near the foot of Capitol street, being a hole in the ground used for a horse billiard room, and the house of John R. Irvine, on the north side of Bench street, being a house finished outside with lime and mortar. We call it Bench street as far as the street follows along the

edge of the Bench; that is, from the foot of Jackson Street, at the lower landing, to its intersection with Fort street where Monk Hall stands, and where Mr. Winslow is about erecting a new hotel. Lying east from the Catholic church on Bench street, there was an old log building into which the Central House was engrafted in the spring of 1849, which has since been and still is the principal hotel at the lower end of the town, and in which the first Legislature met; then next east the dwelling house, then new, of Louis Robert; and next east, the old log building corner of Bench and Robert, in one end of which Mr. Creek sells the "rale honey dew" tobacco and Indian curiosities, etc., and just east of that the old building occupied by Wm. H. Forbes, as the "Saint Paul Outfit," (a Fur Company trading house); then at the corner of Jackson and Bench, (Douglas Point) the old building still being there in which Henry Jackson used to keep a free tavern, and Jackson & Hartshorn, an Indian store. There were then no stairs at the foot of Bench street. Randall's warehouse and store (then the firm of Freeman, Larpenteur & Co.) was just built, and Robert's store at the lower landing was built, and the old log house still standing a few rods below, in which a Frenchman kept "whiskey and other confectionaries."

THIRD STREET IN 1849

At the lower end of Third street stood, and now stands, an old log house. It was the principal grocery in Saint Paul. At the corner of Third and Jackson streets was, and still is, the house of J. W. Bass, the first tavern in Saint Paul. Jackson used to keep everybody for nothing, and their whiskey and ball bills furnished them gratis in the bargain. Mr. Hopkins' house and store was then built, corner of Third and Jackson streets, and Mr. Larpenteur's dwelling house on the opposite corner. Then there was a little old building next west of it not then completed belonging to the Fur Company, finished off and occupied by Gov. Ramsey. Then on the north side of Third street was a house and a saddler's shop belonging

to A. R. French, the shop now occupied as the tin shop of Mr. Newell, and the house for a boarding house by Mr. Brown. Next west was and is the old building of Mr. Lull, in which the Pioneer was printed, it being the first Printing Office in Minnesota, the first number of the paper issued on the 28th of April, 1849. Then there was built about that time the little shop next west, now the tailor shop of Mr. Tinker, then Dr. Dewey's office and drugstore; next west the fur store of Ewing & Co., kept by Olmsted and Rhoads, and the office of Babcock & Wilkinson, then the shop of McCan and the law office of Phillips. These were all the buildings on Third street except the house of Mr. Lambert north of the old Catholic Church, and Mr. Lambert's house was not then finished."

ROBERT STREET IN APRIL, 1849

"Imprimis, a log grocery kept by La Roche, Nobles, red blacksmith's shop, and on the other side, Ben Brunson's house, and about three other buildings. This took you through to Mr. B. F. Hoyt's house, where Mr. Oakes' large, elegant house is now built. The foregoing comprises nearly the whole catalogue of buildings in Saint Paul on the 18th of April 1849."

CURRENT HISTORY OF SAINT PAUL FOR THE
LAST TEN YEARS--COMPILED FROM THE PIONEER

Political and Personal.-- Governor Alexander Ramsey and family, arrived on the day before the first issue of the Pioneer, and there being no accommodations in St. Paul fit for a Governor, accepted the hospitalities of the Hon. H. H. Sibley at Mendota, where, on the first of June, he proclaims the Territory organized. On the 26th of June, the Governor and family came from Mendota in a birch bark canoe, and took up his residence on Third street, in a neat little white cottage. This first Executive mansion is now the little dirty frame building, with the disconsolate roof of an obsolete verandah on it, on which a staring black sign conveys the assumption of having been the "New England Hotel," of some forgotten period. Curran,

the great proprietor of the World's Fair, lived there on the vagrance of the departed Governorship. The grades lifted it high above the street, making a modern basement under it, which has been everything, and is now a wretched Jewry.

St. Paul is now in St. Croix county, where, on the first of August, we poll our first votes at the St. Paul precinct. The vote stood thus--there being no opposition for Delegate:

Delegate.....	H. H. Sibley.....	188
Councillors.....	Wm. H. Furber.....	187
	J. McBoal.....	98
	D. Lambert.....	91
Representatives....	B. Brunson.....	168
	P. K. Johnson.....	104
	H. Jackson.....	165
	J. J. Dewey.....	171
	J. R. Brown.....	84
	A. G. Fuller.....	24

THE FIRST LEGISLATURE

The first Legislature convenes in the Central House, Bob Kennedy's Hotel, at once Capitol and Hotel; Representative Chamber and Secretary's Office, on first floor--Council Chamber and Library upstairs. Old C. K. Smith, Secretary, and a queer fish, has a liberty pole put up in front of his house, and the stars and stripes run up for a sign to the nations. Both houses, eighteen Representatives and nine Councillors, meet in the Dining Hall, where Rev. Mr. Neill prays for us all, and Governor Ramsey delivers a message full of hope and for-sighted prophecy to comfort us withal; then leaves the poor devils sitting on rough board benches and chairs after dinner, to work out as they may this old problem of self-government through the appalling ladyrinth of parliamentary rules and tactics--motions and amendments and previous questions--that perplex their souls. Yet no Legislature which ever sat in Minnesota was made of better stuff than that which assembled to lay the corner stone of the political edifice. David Olmsted is President of the Council upstairs, with eyes drooping aslant from

modesty, never looking at you, yet seeing straight through you--silent, ambitious-with a will to be the foremost man--and very nearly being so. Then there is Norris, and Loomis, and Martin McLeod, knitting his clear-skinned Scotch brow over a School Law he is hatching--and William H. Forbes, of our town; and close by the President, whispering in his ear, sits that placidist of Joe Browns who has been in the Wisconsin Legislature, and knows several things, as the Chief Clerk of Council, and grand parliamentarian, tactician, and Jefferson's Manual of both houses. We should never have got along without Joe. His broad, sleek face is the central sun of all the young parliamentary planets of the Assembly.

Downstairs--chiefly conspicuous in the lower assembly is Wm. D. Phillips--mark you, grand with concious clerkship, whom to behold is to admire--and by his side our L. B. Wait, sits rosey and sleek by his side, jerking his arms out of his sleeve cuffs--which he does with great gravity and deliberation--laying down his pen for that purpose. Wm. R. Marshall from St. Anthony, Mort. Wilkinson from Stillwater, Jeremiah Russell, from Crow Wing, Setzer and Brunson and Furber do the business here mainly. Never was there an odder collection of eighteen souls set to law making. James Wells was the central and inspiring oddity of the session--whose tutelar goddess was the virgin diana of the Ephesians; and Tom Holmes, then of Sauk Rapids, long Tom, like a rusty rifle at half-cock, with a quid of tobacco between his teeth. But the greatest thing was to hear Trask talk at Mr. Speaker, and spit at the assembled wisdom. Trask's spit was by far the most eloquent part of his speeches. It took a random erratic circuit, but it was sure to hit somebody everytime, which could not be said of some of his articulated oratory.

How strangely these strange names have grown familiar to us since. It was a touching thing to see these rough fellows, of the lower House, adjourn to attend a funeral of Brunson's little daughter.

Ramsey County with others, is established early this session, with an uncommon amount of land and water, and Saint Paul as county seat, and a law is passed incorporating the little town of St. Paul.

While the Legislature is in session, there is this note, marking the germ of the Democratic organization:

At a Democratic caucus held at the house of H. M. Rice, on Monday evening Sept. 24, 1849, the undersigned were appointed a committee to call a mass meeting of the Democracy of the Territory of Minnesota. Believing that the integrity of our party, etc. etc. [and a mass meeting is called for Saturday, October 20th, at Saint Paul, to organize party,] and signed, among others, by "Wm. D. Phillips," mark you, for Third District, late clerk in some department at Washington, and considerate yet of Minnesota politics.

At this first party convention held in the ballroom of the American House, (just built) Henry Jackson was Chairman protem., Jas. S. Norris, President; and B. W. Lott, A. L. Larpenteur, H. A. Lambert and A. J. Morgan, poor little "Jack the Giant-Killer," are Secretaries. On motion, it is resolved that the Minnesota Pioneer is declared to be the organ of the party, which it has been ever since, more or less. Delegate Sibley defines his position by letter, as a Democrat, and F. Steele, H. M. Rice, H. Jackson, J. R. Brown and P. K. Johnson are appointed the first Central Democratic Committee.

On November 2d, David Lambert, a smart young fellow, this David, who has been drinking hard to drown some domestic misery, drinks himself crazy, jumps from the Dr. Franklin, on his way from Galena, and is drowned.

In November we elect the officers of our new County of Ramsey with this vote for St. Paul precinct, leaving out St. Anthony.

Dr. David Day, First Register, ...	112
William D. Phillips not Register, ...	69
C. P. V. Lull, Sheriff	172
J. R. Irvine, do	60
Edmund Brisette, Author of "Pig's Eye," . . .	2
J. W. Simpson, Treasurer	240

Roberts, Gervais and Russell, are elected Commissioners.

1850--YEAR OF THE FIRST TOWN ORGANIZATION

Miscellaneous.-- New Year's day is celebrated by the organization of the Historical Society. Chief Justice Goodrich in the Chair. Rev. E. D. Neill delivers the opening annual address, which makes a sensation. The famous Sixth Infantry Band, Sergeant Jackson, Band Master, well known hereabouts, then and since. Recently, Jackson being discharged from the army came back to scene of his former glory, and went into saloon business on Jackson street. Having failed in business, has gone back to his Yankee doodle in the army. Mails weekly this year. On May 16th, Mr. Neill's chapel is burnt down. The river was higher in June than it had been known for many years.

The Anthony Wayne in June and July, was the first boat that ever navigated the Minnesota above Shakopee. The "Nominee" and Yankee followed in pleasure excursions. Miss Fredericka pays us a visit--domiciles with Gov. Ramsey, and one day we meet her walking alone, on foot, to Fort Snelling, where she will be charmed with Minnehaha. Miss Bremer has her say about us as we look in 1850:

FREDIRIKA BREMER ON ST. PAUL, 1850

Scarcely has we touched the shore, when the Governor of Minnesota and his pretty young wife came on board and wished me to take my quarters at their house. And there I am now, happy with these kind people, and with them I make excursions into the neighborhood. The town is one of the youngest infants of the Great West--scarcely eighteen months old--and yet it has in a short time increased to a population of 2,000 persons, (not so much, Miss Bremer, by a long chalk) and in a very few years it will certainly be possessed of 22,000; for its situation is as remarkable for its beauty and healthfulness, as it is advantageous for trade.

As yet, however, the town is in its infancy, and people manage with such dwellings as they can get. The drawing room of Gov. Ramsey's

house is also his office; and Indians and work people, and ladies and gentlemen, are all alike admitted. In the meantime Mr. Ramsey is a building a handsome house upon a hill a little out of the city. (quite in the city now Miss Bremer) If I were to live on the Mississippi, I would live here. It is a hilly (?) region, and on all sides extends in beautiful and varying landscapes. The city is thronged with Indians.

November. The Tawaxitku-kin-Dakota print--was established by G. H. Pond a Dakota missionary, a polygott of Dakota and English, etc.

December 10--The Minnesota Democrat, D. A. Robertson, Esq., former Marshall of Ohio, editor, destined to make a stir in the community, and to be afterwards united with the Pioneer as the Pioneer and Democrat.

26th--Is our first Thanksgiving day in Minnesota.

Political--On May 6th, an election was held for the first town Council of St. Paul, under act of the Legislature, dated November 1, 1849--Enacting "that so much of said town as is contained in the original plat of said town made by Ira Bronson, together with Rice & Irvine's addition, be and the same is hereby created a town corporate by the name of the town St. Paul." The first town council stood thus: T. R. Potts, President; Edmund Rice, who shortly resigns to H. F. Masterson, Recorder. The trustees no one knows for certain.

There are no records of the old town council extant. Among its first ordinances was one to root out the stumps on St. Anthony and Third streets.

The Rice and Sibley factions are raging dreadfully in September. The city split by Montagues and Capulets of the rival houses. Curious old times those. It was hereabouts that Honest John Wakefield, author of an unpublished history of the Black Hawk war, gave vent to his indignation at the "Menopoly that held the puss strings of the Territory."

1851--YEAR OF THE SIOUX TREATY

Political--Jan. 1--Second Legislature assembles in the Rice House, on the present site of Vance Brown's Block, next to Dr. Price's dwelling. It was a fine three brick building, just completed by Mr. Rice, and burnt down two years ago. Wm. H. Forbes and Jas. C. McBoal, are Councillors from our town, Ben Brunson, Jus. Ramsey, Ned Rice and H. L. Tilden, in the House. The question of the permanent seat of government, comes up here, involved in the location of the Capitol. Finally settled by a compromise; the Capitol being given to St. Paul; the Penitentiary to Stillwater, and the University to St. Anthony.

But the storm that rages inside about this and other matters, is nothing to the tempest outside; the upshot of which is, that Goodhue is stabbed in the belly by a brother of Judge Cooper, for a bitter personal attack upon the character of the judge, and the fraternal Cooper is shot by Goodhue in the loins. There was a story current at the time, that when Goodhue felt the cold knife ripping up his fat paunch, being slightly confused on the physiological question, he exclaimed, "the villian has stabbed me to the heart."

1852--YEAR OF GOODHUE'S DEATH

Political--Jan. 7th--Third session of the Legislature held in the three story brick outwork, which terminates the Merchant's Hotel on the east, then standing by itself. Maine Law passed; submitted to people in April for ratification, who approved it; great excitement; Ramsey County mirable dictu! votes to have no more whiskey, which Judge Hayner, who comes here shortly after, declares it to be unconstitutional. The vote in Ramsey county on the whiskey question stood 528 against 497. Church bells ring, and so do the glasses. Everybody celebrates the advent of the Temperance Millenium, by getting gloriously drunk.

August 27--James M. Goodhue died.

[We had prepared a full chronological history of St. Paul, to Dec. 31, 1858, but are compelled to omit it, owing to want of room.]

St. Paul, in the Last Ten Years.

A census taken on June 11th, 1849, gives the population of St. Paul election precinct which extended over a considerable portion of what is now Ramsey county, at 804 persons, in 108 families or houses.

There were only about thirty buildings according to Goodhue's account, we will say forty, tenements of all sorts and sizes, log and frame, stores and dwellings, were on the townsite on Goodhue's arrival. Only one of these, Bass's small two story building, was a hotel, though Jackson had a number of boarders. According to the census, the population of the precinct averaged eight to a tenement. But in the town we may well suppose that people were packed in pretty close accommodations. Assuming then ten persons to each of the forty buildings found hereby Goodhue on his arrival, we would have a total population in ten years:

1849.	400	1854.	4500
1850.	840	1855.	
1851.		1856.	8500
1852.	1800	1857.	9973
1853.	2500	1858.	12000
	1859.	14000	

We have above, official enumerations made in 1849, 1850, 1857, and 1858, while these and the intermediate figures are substantiated throughout, by the annual vote of the town and city.

One half of the vote of the St. Paul precinct belongs, as we have already shown to "Saint Paul village."

The following is the vote of Saint Paul for the ten years:

	No. Votes		No Votes
1849.	100	1854.	
1850.	200	1855.	801
1851.	284	1856.	1,258
1852.		1857.	1,876
1853.	449	1859.	3,333

Using 4 for a multiple during the first five years, when there was a lamentable disproportion of families to voters, and 5 for the last half of the decade, we obtain results nearly uniform with the census and other enumerations given in the first series, sustaining its ratio throughout.

THE LAW OF GROWTH OF ST. PAUL

The experience of these ten years shows that Saint Paul has increased more rapidly within that period, than any western city, probably more rapidly than any other city in the world outside of California and Australia. Chicago, Toledo, Milwaukee and other fast western cities have grown for the last eighteen years at the nearly uniform ratio of twenty per cent. increase yearly. Saint Paul on the other hand has increased in population at the rate of fifty per cent. compounded annually--that is to say, that the population has doubled for every period of two years.

EXPANSION OF AREA AND EXTENSION OF
CORPORATE LIMITS OF SAINT PAUL IN TEN YEARS

In 1847 the plot of Saint Paul Proper, embracing all the blocks from Jackson to St. Peter street, as far back as Seventh street, an area of 90 acres, was laid out by Ira Brunson for Louis Roberts and others. The land was entered by Roberts a year after at the Saint Croix Land Office, when about the same time, H. H. Sibley entered the remainder, as agent for the Board of Arbitrators to whom the original owners had referred their conflicting claims.

The original plat it is interesting to observe, was signed on February 28, 1849, by the following persons as proprietors: Louis Roberts, David Lambert, Henry Jackson, B. W. Brunson, Chas. Cavilier, Henry H. Sibley, J. W. Bass, A. L. Larpenteur, Wm. H. Forbes, J. W. Simpson, Henry C. Rhodes, L. H. La Roche, J. B. Coty, and Vetal Guerin. This was all Saint Paul laid out on the 28th of April 1849, except Hoyt's Addition of 28 acres, where the stakes had just been driven beyond the utmost ambition of settlement in those days.

Ninety acres of a town plot then to start with, for the area of Saint Paul at the commencement of the decade. There were scattered huts and a decent house or two outside of this, but the mass of buildings and people and all the little business was on ninety acres.

On November 1st, 1849, a bill passed the Legislature incorporating the town of Saint Paul. It enacted "that so much of said town as is included within the original plat made by Ira Brunson together with Rice & Irvine's addition, be and the same are hereby created a town corporate," an area of 290 acres altogether.

By another act passed on March 31, 1851, the corporate limits were extended to include Bazille & Guerin's addition, Roberts and Randall's addition, Hoyt's addition, Whitney & Smith's addition, as part of S. E. $\frac{1}{4}$ of Sec. 31 East of Hoyt's & Whitney & Smith&s additions--the S.W. $\frac{1}{4}$ of Sec. 32, town 29, range 22, and lot 15 in section 5, town 28, range 22. An additional area of about 200 acres more, or 500 acres in all.

By act of March 4th, 1854, the city of St. Paul was incorporated, with limits extended to Dayton's Cave, on the East, and nearly to Fountain Cave, on the southwest, with a zigzag rear boundary conforming to section lines, and embracing about 2400 acres.

By act of the Legislature granting the new charter of 1858, these boundaries were further extended so that now the Western limit of the city runs due north and south for two and three quarter miles--its Northern boundary due East and West for three miles--its Western due North and South for about a mile--while its Southern boundary along the river, is nearly four miles long, and embraces the islands in the Mississippi opposite the city, known as Boal, Ames,' Lamb's, Raspberry, Bames and Harriet Islands. The whole present area being about 3200 acres.

BUSINESS OF REGISTER OF DEEDS

We may serve in this connection to show the activity in transactions

in Real Estate within the ten years past, that the number of Deeds recorded in the Register's office within that period is 13,500, filling twenty-three Record books which will average 700 pages each, including one or two books copied by our first Register, Dr. Day, from the old Stillwater Books of St. Croix county. The number of Mortgages, Bonds and other instruments, will count near 8,000, making 21,500 instruments of Record in the Register's office of Ramsey County. About one half the real estate of Ramsey County is free and clear of all incumbrances; of the other half on a large proportion the incumbrances are light and temporary, about one-fifth only of the whole amount being embarrassed.

The office of Register employs four clerks besides the Register. In 1849 three little books embraced the whole apparatus of the office.

COMPARATIVE PRICES OF REAL ESTATE

Goodhue on his arrival found Lots at the lower end of Third Street where the little business and large hopes were principally concentrated held at the preposterous price of from $100 to $200. The same lots are now worth $200 and $300 per foot front, and from ten to twenty thousand dollars for fifty foot front. From Lambert's little house, where the Bank of Minnesota stands now, up to the corner of Wabashaw street Lots were held at $75, now to be bought for $10,000. Further up on Saint Anthony Street, as lots receded from the "business centre," viz: Jackson's saloon, they decreased in value till according to a well authenticated anecdote of the time it was hard to some people to accept them as a gift. Henry M. Rice in 1849 gave Billy D. Phillips a lot on St. Anthony Street, near Edgerton's Bank, and Billy graciously accepting that "slight testimonial" of the donor's distinguished consideration, charged him a dollar for making out the deed.

Three years afterwards, Billy sold the same lot for $1800; it is now worth $6,000.

In April, 1851, Goodhue says, "considerable operations in real

estate have recently transpired in Saint Paul, with rather an upward tendency. A lot 115 feet by 50, adjoining our office, [then on Bench street, near the old Post office,] held last year (850) at $200, afterwards sold at $180, changed hands last week for $350." It is now worth thirty times that sum.

In 1851, Col. D. A. Robertson bought the lot at the northeastern corner of Wabashaw and Third Streets, for $200. In 1858, in the height of the financial revulsion, he sold it for $10,000 cash.

Two lots on the opposite corner, the seat of the old Sligo Iron Store, were purchased in 1848, by Wm. B. Brown, who recently died in West St. Paul, for a dilapidated horse and buggy worth perhaps $150 or $175. The property measures 100 feet on Third street, by 150 on Wabashaw. In 1852, it was offered for $2000. In 1859, at the prices given in 1858 for lots on the opposite corner, it is worth $20,000 cash, and probably could not be bought for that.

ASSESSED AND REAL VALUE OF REAL ESTATE

Assessors appraisals of real estate, though they do not give the actual valuation, are very valuable measures of the actual valuation, that is to say they preserve a general and nearly uniform average relative to the real value.

Assessments of real estate for example as they are conducted here, do not indicate what lots are held at or what they will sell at, but what will afford the best possible basis of taxation. The competition among real estate owners in depreciating the taxable basis, produces an average result on the assessor's estimates of about 33 per cent below minimum value, and in hard times a good deal more than that.

The progressive valuation of real estate in St. Paul, as indicated by the assessor's estimates, have then this authoritative effect, that they fall far within the truth. But let us take their estimates as we find

them, and concede the generous margin to the utmost range of possible depression. In the assessed valuation of the property of St. Croix County, Minnesota, taken in July 1849, the second district including Saint Paul and Point Douglas, is put down for these figures:

Real Estate.	106,422
Personal Property.	69,836

Four fifths of this may be safely awarded to Saint Paul, in the period in question, and as now bounded, to wit:

Real Estate.	$85,000
Personal Property.	55,000
	$140,000

Of the real estate estimate a large proportion was of course made up of the farming and other lands, lying at that time outside the township as originally laid out and incorporated.

The following table shows the assessed valuation of real estate in Saint Paul for the last ten years:

Year	Assessment	Increase percent
1849	$ 85,000	
1853	723,534	
1854	1,300,000	
1855	1,867,000	43.6
1856	3,287,220	76.00
1857	6,437,285	96.5
1858	6,929,520	6.8

The marginal ratus of increase faithfully indicate the steps of expansion up to the crisis of 1857, and the sudden arrest of the upward movement at that point, reined in to a slower gait, $6,929,520 for 3,200 acres, containing 10,080 lots, at an average therefore of $690 per lot.

Eleven years ago, and for a large part ten years ago, this whole 3,200 acres was purchased at the Chippewa and Stillwater land offices, for the sum all told of $4,000; although that price of course does not indicate its value at the time, but it does indicate its value and more than its value two years before that time.

WORTHLESSNESS OF THE ASSESSMENTS OF MOVABLE PROPERTY

Since 1854, partial assessments have been made of the Banking, Mercantile and Miscellaneous Business Capital of the City. Assessments of Real Estate relating to property with a fixed and known value, are reliable measures of relative valuation. Assessments of personal property under the above divisions as they are made in this city are almost totally illusory and worthless. A single speciment of the mouner in which these appraisals of merchandise are made will suffice.

A hardware merchant with a stock certainly of not less than twenty thousand dollars in his store was assessed for fifteen hundred dollars of merchandise.

A carpet merchant with a stock of at least of ten thousand dollars, probably much more than that, was assessed for twenty-five hundred. Others are assessed for full value. Some whose stocks are overrated have them cut down by testifying on their oaths to real value. Such a system of appraisals as that, of course, not only affords no approximation to real value, but no indication of it. In several years of the last decade the business statistics of the city have been partially collected, and in one or two instances by competent persons honestly desirous of arriving at the truth. The data thus afforded compared with the appraisals of assessors enable us to say with perfect confidence the assessed valuation of merchandise must be multiplied by four to produce the real minimum value.

What is called banking capital in the assessor's tables, relates generally to private capital, owned by individual brokers, a sort of property, which, apart from the inefficiency, negligence, or partialities which influence assessments of personal property in general is peculiarly and proverbially inaccessible to taxation. On the other hand seven-eighths of the banking capital employed in St. Paul is not owned here, but is invested and controlled by agents of capitalists abroad.

It is safe to say that the banking capital reached by the assessors, does not amount to one-sixth of the whole amount employed in St. Paul; and the same might be said of most of the other descriptions of personal estate. With these facts to bear in mind, we give the following table, showing the assessed valuation of personal property in St. Paul, during the last five years:

1854.	$ 285,125
1855.	513,220
1856.	549,315
1857.	1,197,400
1858.	1,159,258

THE STEAMBOAT TRADE

Previous to 1823, the only means of water transportation above Prairie du Chien were Mackinae boats. Mayor Kittson came up in one of these in 1823. The sites of populous towns were then solitudes. It had been supposed that the Rock Island Rapids would prove a barrier to navigation. But the Virginia, one of the boats recently introduced in the Mississippi, dissapated this illusion. This steamer, 118 feet long and drawing 6 feet of water, arrived at Mendota in May, 1823, with Major Taliafero the Indian agent among its passengers, also County Beltraine, who afterwards explored what he called the Indian sources of the Mississippi. The excitement created among the Indians by the arrival of this enormous waterspout--their terror at its approach--their panic and flight when she commenced blowing off steam--have often been related.

After the success of this experiment, one or two boats came annually with supplies for the Fort and Indian trade. In 1844--when the first record was made of the arrivals, by Philander Prescott, Esq., of Fort Snelling--the number of arrivals had increased to 41.

The little steamboats Otter, (Capt. Harris,) Rock River and Lynx were then the principal boats in trade.

In 1847, the first regular steamboat trade was established between

Galena and Mendota touching at St. Paul, by way of encouraging the little settlement. In this year the Galena Packet Company was organized, consisting of Campbell & Smith, Brisboe, & Rice, H. L. Dousman, H. H. Sibley, and M. W. Lodwick.

A small steamboat of 60 tons burthen, of the shrieking, high pressure pattern, appropriately named the "Argo" was the first boat put into trade by the new company, the modest beginning of the splendid fleet that has since been maintained under their auspices by the profits of the trade. The Argo ran till October, when it was sunk by a snag near Wabashaw.

In the summer of 1848, the "Dr. Franklin" succeeded the lost boat. She was selected to beat the "Senator" of St. Louis. Those who remember her will be amused.

In 1849, the Senator was added to the line, under Capt. Orrin Smith.

In the fall of that year, the Senator was replaced by the Nominee, famous as a temperance boat--and a splendid boat for those days--under Capt. Smith, now President of the Packet Company.

The Ben Campbell was built in the winter of 1851, and ran part of the summer of 1852. In 1849, '50 and '51, the Packet line ran twice a week; in 1852, three times a week.

In the summer of 1852, a great steamboat contest followed; the Harrises running the New St. Paul against the Packet Company. In the fall, the boats consolidated. In 1854, built three new steamers; six trips a week were made. During this season the old Dr. Franklin and Nominee were unfortunately sunk.

In June, 1856, the opening of the Galena and Chicago Union Railroad gave a great impetus to the trade.

In 1856, the number of boat was increased by the addition of the Northern Belle and Granite State. The Lady Franklin was lost during the

summer.

In the winter of 1856, the Dubuque line of boats was consolidated with the Packet Company. The Dunleith line of three splendid boats was established. The Prairie du Chien, Hudson and St. Paul Company also put on three boats in the trade opened in the spring of 1857, by the completion of the Milwaukee and Mississippi Railroad.

During the past year a St. Louis Packet Company has been organized with a splendid line of boats. The arrivals from St. Louis last year were 172, a fact which shows the importance of the trade.

The following table shows the growth of the trade since 1844:

YEAR	First Boat	No. of Arrivals	River Closed	Length of Season
1844	April 6	41	Nov. 23	231 days
1845	" "	48	" 26	234 "
1846	March 31	24	Dec. 5	245 "
1847	April 7	47	Nov. 29	236 "
1848	" "	63	Dec. 4	241 "
1849	April 9	95	" 7	243 "
1850	" "	194	" 4	239 "
1851	" 4	119	Nov. 28	238 "
1852	" 16	171	" 18	216 "
1853	" 11	200	" 30	233 "
1854	" 8	256	" 27	223 "
1855	" 17	560	" 20	217 "
1856	" 18	857	" 10	212 "
1857	May 1	1,026	" 14	198 "
1858	March 25	1,068	" 15	236 "

The average length of the navigable season is shown to be 230 days. The number of arrivals in 1848 was 63; in 1858 it was 1,068.

The number of boats in the trade 1,848 was two, with a tonage of 240 tons. In 1858 the number of boats was 62, in the midst of an unparallel business depression, with an aggregate tonnage of 12,703 tons, nearly all in the regular trade. The following table will show the distribution of this tonnage, and taken in connection with the arrivals will show the amount of trade:

From Prairie du Chien	977 tons	186 arrivals
From Galena and Dubuque.....	3,141 "	293 "
From St. Louis and Ohio River.....	7,065 "	172 "
From Minnesota River.....	1,254 "	393 "
From St. Croix and elsewhere.....	265 "	30 "

THE MINNESOTA RIVER TRADE

The summer of 1850 witnessed the commencement of navigation on this stream. In June 1850, the Anthony Wayne made a trip, and another in July, going nearly to Mankato. The water was very high that year, and invited boats of larger dimensions to the experiment. The "Wayne" was followed by the Nominee and the Yankee, the latter going up nearly to the mouth of the Cottonwood river.

In 1851, three boats went up the river.

In 1852, the trade was sufficient to maintain one boat regularly. The Sioux purchase then opening to country to settlement, the business has rapidly increased.

In 1855, the arrivals from the Minnesota were 119--in 1857, 292, and last year, 393.

The navigation of the Upper Mississippi and Red River, being now in its infancy and intimately connected with the prospective development of the Northwest, will be referred to under another heading.

LOCAL COMMERCIAL RELATION OF ST. PAUL

Its General Geography -- Saint Paul is situated in latitude 44 deg. 52 min. 36 sec., at the commercial head of navigation on the Mississippi, five miles below the mouth of the Minnesota river, nine miles below the Falls of St. Anthony by land, and about fourteen by the windings of the river. According to Nicollet, it is 2183 miles from the mouth of the Mississippi, in the Gulf of Mexico, and 708 miles from its source in Northern Minnesota.

COMMERCE OF THE MINNESOTA VALLEY

It is the situation of Saint Paul, as commanding the mouth of the Minnesota river, which fixes its local predominance as the commercial terminus

of continuous navigation on the Mississippi.

Boats may ascend a few miles higher, and in high stages of water it is possible for steamboats of light draught to reach within a mile or two of the Falls of St. Anthony, but the navigation above Fort Snelling is precarious and uncertain, and below that point, the shore line presents no other situation than St. Paul which combines the advantage of commanding the outlet of the Minnesota, with the shortest land communication with the Upper Mississippi. It is not then from any accident that Saint Paul is the fixed limit of steamboat communication with the south.

The outlet of the Minnesota Valley is of itself a striking commercial position. The Minnesota river drains one of the most fertile sections of Minnesota, embracing twenty-five counties which contains one-third of the whole population of the State. The river in good stages of water, presents an uninterruped navigation for boats of three or four hundred tons to Patterson's Rapids, a distance of over 300 miles. In low stages a narrow ledge of sandstone, some forty-five miles above its mouth obstructs navigation. An expenditure of ten thousand dollars, would remove every obstacle to navigation in the Minnesota in the lowest stages of water, for a distance of 320 miles. Before 1850 no steamboat had ever ascended the Minnesota, when its navigability for boats of the largest size was demonstrated by S. B. Yankee and others.

The rapid increase of the steamboat trade of the Minnesota river since 1851, shows more than anything else, the value of the Minnesota river as an adjunct of the commerce of St. Paul. In 1851 three boats went up the river; in 1852 the trade was sufficient to maintain one boat regularly; in 1855 the arrivals from the Minnesota river at St. Paul was 119, in 1857, 292; in 1858, 293.

The Minnesota river flowing into the lap of Saint Paul, with this tributary volume of trade, may be regarded as the left arm of our commercial position. At present considerably more than one-half of the wholesale trade

of Saint Paul is with the Minnesota Valley. It is estimated that exclusive of transhipments, yielding commissions on many thousand tons of freight, annually stored and forwarded, that at least a million of dollars worth of merchandise is now supplied to the Minnesota Valley from St. Paul.

THE MISSISSIPPI RIVER TRADE

Above the Falls of St. Anthony, two steamboats of a small size run regularly to Saint Cloud and Sauk Rapids, a distance of 95 miles. From this to Little Rapids, a further distance of 40 miles, it is again navigable by steam; thence to Pokegama Falls in high water, a distance of nearly 400 miles --making an aggregate navigable chain of 535 miles above the Falls of St. Anthony in three links.

In the summer of 1858, the Anson Northrup, a small steamer of 60 tons burthen, was pushed by its owner, of the same name, over the Sauk and Little Rapids, and ascended from the latter point, without difficulty, to within a few miles of Pokegama Falls; thus demonstrating the value of the upper Mississippi as a channel of trade.

A well organized steamboat and intermediate shipping connection, would utilize this whole navigable distance as a commercial thoroughfare. As yet the whole distance above Sauk Rapids is unsupplied with steamboating.

Navigation, however, is liable to interruptions in seasons of draught. On this account, the weight of transportation and travel from St. Paul, is by land carriage.

St. Paul supplies annually, about $800,000 in merchandise to the upper Mississippi Valley, exclusive of merchandise forwarded from the levees. There has been during the last year, a marked increase in the wholesale trade of St. Paul with the Mississippi Valley.

Some merchants, long in trade, have more than trebled their business with the growing settlements of this region.

THE RED RIVER AND NORTHWESTERN TRADE

The first experiment in using the Red River as a channel of commercial communication is now in progress. The machinery of the Anson Northrup, above referred to, in March last and during the pending month was transported from Crow Wing to the Red River at Shayenne, where parties are now engaged in reconstructing her hull and fitting her up for the navigation of this stream. From Breckinridge to Pembina the navigable distance on this stream is 417 miles. It is a hundred miles further to Lake Winnipeg, which is 200 miles long. The whole navigable distance on this river, its tributaries, and Lake Winnipeg is 900 miles. The navigable reaches beyond this belong to another topic.

The Selkirk settlement, situated 60 miles north of the American boundary, contains a population of over 6,000 souls, Scotch, French and Half-Breeds, partially devoted to agriculture, but in the main connected with the fur trade operations of the Hudson Bay Company. This settlement was established in 1813 by Lord Selkirk. The stringent commercial monopoly of the Company has heretofore prevented the free commercial development of this interesting community.

The goods heretofore imported by the Hudson Bay Company via Hudson Bay, are about $300,000 per year, which has been distributed along the posts on the tributaries to Lake Winnipeg. The gross value of the furs exported in return, has been at least $1,800,000.

Before 1844 this whole trade was forced through the difficult and unnatural channel of Nelson's River to Hudson's Bay, where an annual ship conveyed the furs to England. In 1844, Norman W. Kittson, now Mayor of St. Paul, started a post at Pembina, on the international frontier.

The amount of capital invested in the first venture, in 1844, was only about $2,000, and the gross proceeds of the furs collected in return, scarcely exceeded $1400. The next two years' operations involved a similar

loss, the proceeds of furs collected in 1855 being only some $3,000, against an investment in merchandise, etc., of $4,000--and of furs in 1846, of $5,000, against a capital invested, of $6,000. From this time, however, the stream of trade began to turn in the direction of the Mississippi Valley, and to break over the artificial barriers interposed by the Company. In 1850 the trade had increased so as to involve a consumption of goods to the extent of $10,000 and the proceeds in furs were at least $15,000. Five years later, (in 1855) the Pembina outfit engaged an expenditure of $24,000, with a return in furs of nearly $40,000.

The importance of the trade at this time seemed to demand a special depot at St. Paul, and accordingly in this year, the firm of Forbes and Kittson was organized, principally on this basis, and Mr. Kittson abandoning the subordinate outfit to younger traders, took up his residence in this city,--and the enterprising firm of Culver & Farrington soon after established an agency in the same lucrative district.

In 1856 the total furs received at St. Paul from this source amounted to nearly $76,000, being nearly four-fifths of the whole fur trade of St. Paul.

The total value of the furs which passed through St. Paul houses in 1857 for exportation below amounted to $180,000--of which at least two-thirds, of $120,000, was the product of the Red River Valley. Last year, owing to the partial failure of the Buffalo--the most important crop of furs--the receips were lighter, and did not perhaps exceed $100,000. But the carts which are laden with furs form but a small part of the immense caravans which now annually set out from the Red River Colony to St. Paul. The loaded carts, of the five hundred which last fall arrived at St. Paul, did not exceed one-fourth of the whole number. The rest arrived empty, and returned to the settlement laden with merchandise purchased--not by exchanges of furs--but by direct outlays of money.

The amount of money brought to St. Paul from the Selkirk settlement by the arrivals of the last season was at least equal in value to the fur product--or about $100,000.

The carts, like the marine tonnage in a particular trade, afford a valuable measure of the growth of the trade. In 1844 the carts which accompanied Mr. Kittson to Mendota to convey the results of his first season's business at Pembina, were only six in number.

In 1857 the aggregate arrivals were currently stated at 600 carts. These carts are light wooden vehicles, drawn generally by oxen harnessed singly in shafts with a rude gearing of raw hide, each carrying about 700 lbs weight; 400 carts came last year from the British possessions, not laden with furs, but with an equivalent of money. The immediate abolition of a duty of 12½ per cent., now levied on importation of British furs across the boundary, is necessary for the full development of this trade.

It will thus be seen the whole trade of the Red River Valley in spite of all the opposition of the Hudson Bay Company, is seeking St. Paul at its inevitable outlet.

Furthermore the Hudson Bay Company has itself abandoned the old canoe and portage routes through British Territory. Last year 60 packages of the goods of that Company were transmitted by way of experiment from New York via St. Paul.

So satisfactory was the results that this year the whole or nearly the whole RedRiver import of the Company is to be forwarded by this route. A letter from the chief officer of the Company published in this paper last winter, apprised the public that arrangements were being made to forward several hundred tons of freight through this channel.

The distance by land from Saint Paul to Pembina is 448 by the nearest route. The introduction of steamboat navigation on the Red River this spring will reduce the land transportation for goods by this route to

a distance of 216 miles, which it is pracicable still further to reduce by the navigable distances of the Mississippi from Crow Wing downward, to a total land carriage of 90 miles.

If the full available steamboat capacity of the Upper Mississippi were used, the following would be the relative distances of land and water carriage:

	Miles by Land	Miles by Water
From St. Paul to St. Anthony	9	
From St. Anthony to St. Cloud. . . .		95
Land Portage above Rapids.	4	
From Sauk Rapids to Little Falls . .		42
Portage.	2	
From Little Falls to Crow Wing . . .		41
From Crow Wing to Sheyenne..	85	
From Sheyenne to Fort Garry.		490
Total	98	668
Entire Transportation		756

Involving four transhipments, too many to be profitable. Accordingly the full development of this trade cannot be anticapted till the Minnesota and Pacific Railroad Company have completed to the Red River, the St. Paul and Breckinridge road now in course of construction.

The competition of this trade will not only pour the whole present trade of the Red River Valley, with annual interchanges of British Goods and Hudson Bay Company furs, amounting as above stated to 1,800,000, but will stimulate the growth of that region, and with facilities for reaching market, develop its splendid agricultural capacities, and gradually build up prosperous communities based on a thriving husbandry with St. Paul of their trade. But its present resources are sufficient for a large trade.

PRESENT RESOUCRES OF THE RED RIVER TRADE

The total population of Half-Breeds and Indians in British America, Northwest of Saint Paul, is set down at 158,000. To supply this population the Hudson Bay Company have annually introduced only $300,000 worth of goods, or about $1.80 per head. Now the experience in our Indian trade shows an

average consumption of $40 per head. This indicates a demand northwest of Saint Paul now, for $6,160,000 worth of importations; or at $12 per head there is still a demand for over $1,896,000, to be supplied mainly through St. Paul.

Let us consider the sources of profitable intercouse in the present state of the country. The hunters from the Red River settlement alone, annually kill 25,500 buffaloes; each animal will at a minimum average, produce forty pounds of tallow, which at ten cents per pound would make $1,000,000; hides $3, $75,000. The tongues and beef if cured for exportation, would produce at least $400,000 more. All this is now wated for want of a market. In addition, it is said that 150,000 buffaloes are annually slaughtered by the Indians in the valley of the Saskatchewan--thousands wantonly and for nothing but their tongues.

Now if the Indian could sell the tallow and carcass of these animals, this vast waste of commercial staples would stop. And with such facilities of steam communication with St. Paul, as would make the trade profitable, $3,355,000 would be added to the trade of St. Paul from the North-west, and St. Paul would be the greatest exporter of hides and tallow in the world. All this in addition to the fur trade of $1,800,000, which under proper competition could be trebled. Such, in advance of any further colonization, are the resources which are opening for the commerce of St. Paul in the great North-west.

TOWN AND CITY OF ST. PAUL

By act of the Territorial Legislature of Nov. 1, 1846 the Town of Saint Paul was incorporated--the corporate domain consisting of "Saint Paul Proper," and Rice & Irvine's addition--290 acres in all.

At an election held on May 6th, 1850, the following officers were elected to the offices designated in the charter: T. R. Potts, President; Edmund Rice, Recorder; Mr. Rice resigning, H. F. Masterson was appointed

Recorder.

It would be interesting to reprint the names connected with the old town administration, but want of space compels us to omit them. In 1851 Robert Kennedy was elected President of the Town Board. In 1852 and 1853, B. W. Lott was President.

In 1854 the City of Saint Paul was incorporated. David Olmsted was the first Mayor; in 1855-6, Alex Ramsey was Mayor; in 1856-7, George L. Becker, in 1857-8, J. B. Brisbin, were Mayors. In 1858 the city received a new charter from the Legislature, extending its limits to the present area of 3,200 acres, and N. W. Kittson was elected Mayor.

It is interesting to note that the old town records are lost, and that the only recorded vestige of the existence of such a corporation is a debt of $9,000, which it faithfully transferred to the city.

The city government has generally been efficient, economical and faithful. A review of the leading enterprises carried on by the city, and the valuable improvements it has made, is necessarily crowded over.

FINANCIAL CONDITION--IMPROVEMENTS

The following table will show the receipts into the City Treasury, for each year during the last five years:

1854	$ 14,386
1855	18,720
1856	40,550
1857	104,724
1858	86,025

The above sums were derived from the following sources:

Taxes collected.	$ 204,751
Wharfage	24,015
Licenses	26,485
Police fines	9,162
Other sources.	7,000
	$ 371,413

EXPENDITURES

Interests.	$ 15,527

Board of Education.	$ 24,878
Wards	94,000
City Improvements	110,000
Certificates bal.	43,400
General expense	144,600
	$ 434,405
Expeditures over receipts . . .	$ 162,992

To cover which the City has the following, viz:

Bonds Outstanding	$ 143,000
Scrip Outstanding	20,000
Present Debt of City.	$ 160,000

We have the following in regard to City and Ward improvements:

By wards from ward funds.	$ 94,000
" City from City funds	110,000
Paid by private property improved . .	125,000
Total amount expended during five years, for improvements	$ 329,000

The average annual expenses of the City Government, exclusive of public improvements, is $28,926.

Since the inauguration of the City Government it has graded over seven miles of streets, and a half a mile of levee, through a bluff seventy feet high; it has laid over ten miles of plank sidewalks; four and half miles of gas pipe; and many miles of culvert and subterranean sewerage; it has built a capacious City Hall and three handsome school edifices of stone, established an effective fire department, with two first class engines, and built the two engine houses to keep them from getting wet, it has built a splendid bridge seventeen hundred feet in length across the Mississippi; and with an aggregate expenditure of $329,000 for improvements in five years, its bonds have better credit in New York than any other city West of the Alleghanies.

PRIVATE AND PUBLIC IMPROVEMENT IN 1857 AND 1858

Saint Paul has written her reply to the auguries of the Great Revulsion of 1857 in enduring stone. Indeed, one effect of the revulsion of 1858, by cheapening labor and material has been to stimulate improvement.

Contracts for building have been thirty-three per cent., lower than in 1857.

A large addition has been made to the number of private residences, and the finest, and most costly of our commercial buildings have been erected since then; and to such an extent as to tell favorably on the question of rents. We are indebted for the figures given below to a thorough Canvass of the City on behalf of the Chamber of Commerce by Amos W. Hall, for the First Ward, Wm. C. Gray for the Second and Third, and Ald. H. J. Taylor for the Fourth, who kindly volunteered for the occasion. We avail ourselves of the report of Wm. C. Gray, Esq., to the President of the Chamber:

	1857 No. of Bldgs.	Cost
First Ward.	132	$210,000
Second "	98	187,200
Third "	63	144,300
Fourth "	50	50,000
Total	343	$591,500
	1858	
First Ward.	79	$130,800
Second "	103	149,500
Third "	57	135,000
Fourth "	74	74,000
Total	313	$489,300

RECAPITULATION

1857.	343	$591,500
1858.	313	489,300
		$1,080,800

In addition to the above, the following structures of a public character were erected during 1857 and 1858:

Ten Churches, costing	$ 100,000
The County Jail and addition.	81,800
Three Engine houses	6,100
Three School Houses	30,000
St. Paul Bridge across the Mississippi, will be completed within 30 days. . .	140,000
Total	$ 357,900
All improvements above noted, for '57 and '58	$ 1,080,800

Total improvements in two years of
greatest commercial depression. . . . . $ 1,438,700

To this must be added the sums expended during the same period by the city in grading and opening streets in building sewers and sidewalks, extending Levee, etc. Of these $133,153 was expended in 1857, and $74,777 in 1858, or a total in the last two years of $208,930, equal to two-thirds of the whole improvement made in the last five years. Of this $20,000 has been expended in the extension and improvement of the levee.

This will make a grand total for city improvements, in two years, of $1,647,630.

THE SAINT PAUL BRIDGE

James M. Goodhue was the first to advocate a Bridge to unite the opposite banks of the Mississippi at this point. The Saint Paul Bridge Company was incorporated in 1854. Its charter was amended in 1856. Work was commenced upon the piers in June of that year, but the monetary crash intervening, the stockholders concluded to suspend operations till the financial depression should have passed. In the meantime the City of St. Paul was authorized by the Legislature of 1858 to lend the Bridge Company her bonds for $100,000 to aid in construction. This was done, and in June '58 the work re-commenced with renewed activity, and is now nearly completed. It consists of a frame of trestle work resting on eight piers, decreasing in elevation from St. Paul to the other shore, the floor being gently inclined plane. It is 1690 feet in length, the span over the main channel being 300 feet wide, and eighty feet above the water. The piers contain 4,500 cubic yards of solid masonry, and there is over 800,000 feet of timber in the superstructure, and a hundred tons of iron in its fastenings. Its completion will fill up the chasm which has so long divided the adjacent county of Dakota from St. Paul, and if made free, as it will be, will secure a large trade now diverted to other channels. The officers of the Company

are Wm. R. Marshall, President; Peter Berkey, Treasurer; D. A. Robertson, R. B. Wilson, A. Ramsey, B. F. Hoyt, Directors; and W. H. Wolff, Director for the City; Jas. S. Sewell, Engineer; W. H. Kelly, Secretary.

SCHOOLS OF ST. PAUL

A detailed history of Schools which we have prepared, must, for want of space, be cut down to a concise exhibit of their present condition. In the spring of 1849, the little semi-mission School of Miss H. E. Bishop, established by her in 1847, under circumstances very credible to her courage and perserverance was the only school existing.

The Schools multiplied rapidly, after 1849, and in 1851 were reorganized under a School Law passed in 1849, Mr. Neill being appointed superintendent.

In 1856, the affairs of Education in the city were entrusted to a Board of Education, incorporated by the Legislature--concurrently with the City Government. In 1858, by a special issue of City Bonds, the Board built three fine stone edifices for the different School Districts at a cost of $30,000, as elegant in their exterior, and complete in their interior apartments as the model Schools of the East.

The report of the Principal gives the following attendance at the Public Schools:

Washington School.	221
Adam's	182
Jefferson.	197
Eight Street Primary	64
Total.	664

Besides the Public Schools are several parochial Schools, two connected with the Catholic Church, one with the Episcopal, one Female Academy under the supervision of the Rev. Mr. Riheldaffer, and several private Schools besides.

There is also one incorporated Institution, the College of St. Paul, with a handsome edifice of stone for its preparatory male department.

The whole school attendance of the public, parochial and select schools is about 800.

INCREASE IN MERCANTILE BUSINESS

Probably the united stock on hand of the ten little peddling concerns open here when the Pioneer first went to press in St. Paul, did not exceed $50,000, and the whole annual business counting the large increase at the close of that year, was estimated at $131,000.

The following "Business Directory," published in the first number of the Pioneer, April 28, 1849, gives the whole business of the place:

Attorneys--David Lambert, William D. Phillips.

Physician--John J. Dewey.

Hotels--Saint Paul House, J. W. Bass; A. Northrup, Rice House; Boarding House, Latt Moffat.

Dry Goods and Groceries--Daniel Hopkins, Henry Jackson, W. H. Forbes, J. W. Simpson, Olmsted & Rhodes, Fuller & Bro.; Snow and Holmes.

Blacksmiths--Jos. Morton, D. C. Taylor, Wm. H. Nobles.

House Builders--Thomas McCag, Jesse Pomroy, C. P. V. Lull, Morrison & Foster, Wm. Fisher, Chas. Bazille.

Forwarding and Commission--R. P. Russell, N. Myrick, Freeman, Larpenteur & Co.

Shoemaker--Hugh McCann.

Painter--McBoal and Gilbert.

Surveyor and Justice of the Peace--B. W. Brunson.

Plasterer--John R. Irvine.

During the summer there arrived Elfelt & Bro., W. H. Tracy & Co., Fullerton & Co., and others with stocks of goods, which swelled the business of the year.

In 1859, the gross annual imports of merchandise for Saint Paul, exclusive of transhipments, is not less than three millions of dollars,

and the number of establishments have increased from ten to two hundred.

Of course every possible description of merchandise were included under the comprehensive designation of Dry-Goods and Groceries, and the ostentation pretence of "forwarding and commission," covered in part a peddling traffic in beads and moccasins, and rot-gut, with some spoiled ham or obsolete butter. The rapid increase of business, however, soon brought with it the specific classifications in which we find it now arranged.

Groceries and Provisions--Wholesale and Commission--All the forwarding and commission warehouses on the levee are engaged largely in this line of business; and close the season with heavy importations for winter supply. Their stocks are usually the heavier descriptions of provisions, as pork and flour, etc., also grain, liquors, oils, etc. These establishments number thirteen. Their aggregate annual importations, exclusive of transhipments are about $150,000.

Third and Robert streets are the principal seats of the general trade in groceries and provisions. The establishments in addition to those named above number thirty-five, which of course includes none of the numerous little retail shops in the back streets, stuck in the most unexpected neighborhoods. Some of these establishments do an annual business of over $75,000, and deal largely in wholesale supplies for the Minnesota valley and Upper Mississippi. The annual importations and gross sales in this business, including the levee business, exceeds $850,000.

Dry Goods.--The Dry Goods establishments (exclusively) number 14, which keep an average stock on hand of $35,000--replenished by semi-annual purchases at New York and Philadelphia, and current summer orders. The dry goods trade for this year is likely to reach a million of dollars, as every house in the city has increased its purchases this year, from one eighth to one-fourth more than previous years.

Books and Shoes--Thirteen stores, whose average stock in hand is

about $50,000, and whose gross annual sales are about $100,000.

HARDWARE, AGRICULTURAL IMPLEMENTS,
STOVES AND TINWARE

The first Hardware dealers in St. Paul were J. McLeod & Brothers, who opened up in the spring of 1850 in what had been Forbes' Sioux Outfit, a little log shanty on the Bench street bluff, adjoining Jackson's famous cabin. Their whole stock was contained in a trunk or two, and was worth about $50. Expanding with the city, their business has grown till it now occupes one of the handsomest stone blocks in the city. There are now seven establishments in their line whose average stock is about $130,000, inclusive of three or four stores which deal in stoves, tinware, and agricultural implements.

Iron.--Two stores; average stock, $46,000; yearly business, $75,000; done by Nichols & Berkey, on Wabashaw street, and Braden on Third.

Tin, and Copper, mainly.--The tin shops are three in number, with an average stock of $4,000, and a business of $12,000. But the weight of the business in tin and copper ware is done by the Hardware merchants, some of whom maintain large tin shops.

Crockery and Glass Ware.--The stores dealing exclusively or principally in this line are two--Richard Marvin and Pollock & Donaldson. Average stock, $20,000; business done, $40,000. Mr. Marvin is the only exclusive dealer. He imports his wares from Europe. Several of the grocery dealers keep assortments in this line.

Saddlery and Harness.--Four establishments--average stock $20,000 --business done, $50,000.

Variety and Toy Shops.--Twelve in number--average stock $30,000. These stores nearly all deal in fruits, cigars and confectionary, and nearly every conceivable thing besides.

Leather and Findings--Three stores--average stock $25,000--business $40,000.

Carpets and Upholstery--Two stores deal exclusively in this line --average stock $25,000--business $50,000.

Feed and Grain (exclusively) -- Three stories--average stock $10,000--business $40,000. The stock of these places is supplied principally from the wholesale dealers on the Levee.

Merchant Tailors--The principal establishments where the goods are manufactured to order are eight in number, with an average stock of $62,000.

Ready Made Clothing--Of course this field is occupied exclusively by gentlemen from Jerusalem, who, since they parted the garments of Christ among them, seem to have gone extensively into the old clothes business. Their number has been very much reduced since 1857 by the competition of a large class of dealers. Whome number of stores about ten. Their average stock is about $50,000, and they do a business of $60,000.

The Merchants Tailors, however, deal considerably in this line.

Jewelry, etc.--Seven establishments--average stock $30,000. Business $50,000.

Furniture--Five stores--average stock $50,000--annual business $80,000. A large proportion of this furniture is manufactured here; the finer and more costly descriptions only being imported.

Hats, Caps and Furnishing Goods.--Three exlusive dealers. Average stock $15,000. Business $25,000. This line of merchandise is distributed in great part among the Clothier and Dry Goods dealers.

Gunsmiths, etc.--Two stores, Business unknown, but probably not exceeding 8,000 dollars.

Book Stores.--Four stores. Average stock $35,000. Business, $50,000. The dealers are Combs, Little, Von Ham, and Davenport.

Bakers.--Six Bakeries Known--probably more. Business unknown.

Auction Merchants.--Four stores. Amount of annual sales $30,000. Sawtelle, Kettering, Marvin, and Warner & Bro., are the Auctioneers.

Livery Stables.--Six stables. Capital, $120,000. These are large and well appointed stables, and the livery which they turn out is unsurpassed west of New York.

Drugs and Medicines.--Seven stores. Average stock $60,000. Business done $120,000.

In 1849 Dr. Dewey kept a very small drug store with Charley Cavileer, on Third Street; probably $500 was not invested in the establishment. Some dealers operate in oils, paints, glass, etc.

Paints and Oils.--There is only one establishment dealing extensively in paints and oils; that of Williams, on Third street. The business is included in that of Drugs and Medicines.

Liquors, Wholesale.--There has been a very remarkable and a very wholesome decrease of these establishments. In 1857 they numbered 14; now they do not number half that. Their business has decreased in like proportion from $100,000 to about $50,000.

Saloons.--The liquor saloons which are in several instances connected with respectable restaurants are about 30 in number. Their average stock ww have no means of determining.

Furs Wholesale and Retail.--The principal dealers--the only dealers in the fur trade proper--trading with the Indians, are Culver & Farrington and Forbes & Kittson. They are of course procured by the exchange of goods peculiar to the Indian trade. Beside these, however, there are several large purchasers partly for exportation, and partly for local supply.

The statistics of this trade will be elsewhere given. The small retail dealers in furs are numerous, among which the Jew clothiers figure prominently, their furs being procured by skinning the Red River Half-Breeds with pinch beck Jewelry.

Buffalo and Rat skins are the principal varieties exported.

There are also two furriers engaged in the manufacture of Fur Goods.

RECAPITULATION

	No Stores	Annual Business
Groceries and Provisions.	47	$1,000,000
Drygoods.	14	800,000
Boots and Shoes	13	100,000
Hardware.	7	200,000
Crockery, etc..	2	40,000
Saddlery, etc..	4	50,000
Variety and Toys.	12	24,000
Leather and Findings.	3	40,000
Carpets and Upholstery.	2	50,000
Feed and Grain.	3	90,000
Ready made Clothing	10	60,000
Jewelry	7	50,000
Furniture	5	80,000
Hats and Caps, etc.	3	25,000
Gunsmiths	2	8,000
Bookstores.	4	50,000
Bakeries.	6	
Auction Merchants	4	30,000
Drugs and Medicine.	7	100,000
Paints and Oils (exclusively)	1	10,000
Liquors	7	50,000
Furs, Exporters	3	180,000
" Retail.	5	20,000
Total.		$3,097,000

The total number of mercantile establishments being one hundred and eighty, and the business done over $3,000,000, exclusive of the firms doing a commission business, of which we have no estimates. The miscellaneous business, Hotel and Livery Stables, Saloons, Restaurants, etc., would swell the aggregate to nearly $5,000,000.

Manufactures.--With the exception of a large Sash and Door factory, with a business of $50,000; a Carriage and Sleigh Factory, with a business of $25,000, an Iron and Brass Foundry, with a business of $25,000; and a few small Chair, Broom, Furniture, and other similar establishments, and Steam Saw Mills, St. Paul has little capital invested in manufactures--although no city in the West presents better inducements for those branches of industry.

LUMBER TRADE OF SAINT PAUL

In 1858, there were five Mills in operation, capable of cutting in the aggregate, 24,000,000 feet of lumber annually, and a capacity for at

least twenty millions of laths and shingles.

Besides these Mills, within the city limits, there were in operation, in 1858, on the opposite side of the river, two mills in West St. Paul, and Davis & Dion's mill at Kaposia, all of which furnished in the aggregate, about seven millions feet of lumber, which was consumed principally in West St. Paul, but Messrs. Davis and Dion have now a yard in this city, so that their mill may be considered at the present time, as furnishing its product of three and a half millions annually, for consumption in this City.

There are also two Lumber Yards in the city, supplied with lumber from Stillwater and St. Anthony, with annual aggregate sales of from two and a half to three millions of feet.

APRIL 1849, AND APRIL 1859,--
THEN AND NOW

On the 28th of April, 1849, the town of Saint Paul contained 90 acres of area, comprising about 360 lots. Today, the 28th of April, 1859, it contains 3200 acres or 12,800 lots.

Then, the valuation of this whole 3200 acres did not exceed $80,000 or twenty-five dollars per acre. Now at its assessed value it is worth $7,000,000, over $2,000 per acre or $550 per lot, while its real value is twice that estimate.

Then, the whole population of St. Paul was at the utmost 400, chiefly French and Half Breeds. Now, it is over 15,000. Then the entire capital employed in mercantile business in St. Paul was not over $30,000.

Now, it is over $2,000,000.

Then the whole number of stores were ten little peddling shanties, where they sold everything, from a needle to a glass of liquor, to a fine point blanket or a barrel of pork.

Now the whole number of stores is over 180, of which over 50 do a large wholesale and jobbing business.

Then, except two blacksmith shops, seven building mechanics, and one tailor, there was not a single dollars' worth of anything manufactured in St. Paul. Now the aggregate annual product of its manufactures amount to $300,000.

Then we had in the year preceeding but 63 steamboat arrivals.

Now, our files show for last year an aggregate of 1068 arrivals.

Then two or three boats a week were regarded as an extraordinary activity in the steamboat trade.

Now, five or sic and sometimes a dozen boats arrive daily at our Levee.

Then, not a single boat had ever ascended the Minnesota River.

Now sixty boats are employed regularly in the trade.

Then, we had not even a well defined road to St. Anthony or Stillwater.

Now, St. Paul is the terminus on the Mississippi of four radiating lines of railroad in process of construction, endowed with 3,500,000 acres of the public lands, and a State credit of $3,500,000, and embracing an aggregate tributary system of 900 miles, of which 175 miles traverses the Minnesota Valley in a southwesterly direction--112 miles connecting with the latter at Mendota--connects St. Paul with the Iowan system of railroads, and 620 miles touching the navigable extremities of the Red River, and grasping the fertile areas and interoceanic development of the ultra Northwest.

Then, an Indian canoe formed our only ferry to the western shore of the river. Now a steamboat of several tons burthen, taking the statistics of last year, crosses every fifteen minutes. And a bridge not till a year afterwards the dream of Goodhue; now rears its substantial arches, nearly finished, from shore to shore, on the lofty columns of masonry, ninety feet above the water, with a length of 1670 feet, and at a cost, when completed of $140,000.

Then 150 feet of sloping bank at the foot of Jackson street, pressed to the water's edge by the steep declivity of the hill, and resting at one end

on a bluff, and at the other on a swamp, was our only levee; with one log house and one frame warehouse for its business apparatus.

Now we have a half a mile of spacious well graded levee lined with massive stone warehouses.

Then the name of streets was given to imaginary parallelograms of land, intersecting the virgin prairie, over ravines and hills and swamps and studded with stumps of trees, the real streets being lanes and paths, running in every direction across undivided turf.

Now, within the part five years, over $329,000 have been expended in street improvements, in grades and sewers. The hills and ravines which intersected the streets, have been laid low and filled up to an uniform level. Six miles of street have been graded; the ascents from the levee have been reduced to an easy and uniform grade.

Then, the stars were our only lamp posts.

Now, five miles of gas-pipe underlie the principal streets, and 160 lamps illuminate the night.

SUBMITTED BY: Jack Potekin
Feb. 13, 1939.