CHAPTER THREE

THE GATES FAMILY MOVES TO INDEPENDENCE

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The Gates Family Moves to Independence

Among those who came to Independence following General Robert E. Lee's surrender of the Confederate Army of Northern Virginia at Appomattox Courthouse was a young lawyer, Edward Payson Gates. Born in Lunenburg, Essex County, Vermont, on March 5, 1845, Edward P. Gates had lived with his family in a town near Moline, Illinois, called Port Byron. There his family, most notably his elder brother, George Porterfield Gates (grandfather of Bess Wallace Truman), was engaged in lumbering. In 1866, Edward Gates left his family behind to go west in search of new lands and new opportunities. He stopped in Independence, Missouri, where he found a post-war frontier town rapidly rebuilding itself. In subsequent letters to his relatives in Illinois, Gates described his new home as a "land of milk and honey" and encouraged them to move to Missouri.[1]

George Porterfield Gates, born April 2, 1835, was eighteen when he and his father, George Washington Gates, and two brothers, Edward and G. Walter Gates, moved from Lunenburg to Port Byron. George P. Gates had worked seven years in the lumber business when he married Elizabeth Emery in 1860. Elizabeth Emery Gates, born in 1841 in England, emigrated to the United States when she was seven following an epidemic which killed most of her family. George and Elizabeth Gates

had three daughters, Margaret ("Madge", born 1862; mother of Bess Wallace Truman), Maud (1864), and Myra (1866), when the letters from Edward P. Gates arrived. The decision was soon made to make the move to Missouri.[2]

George P. Gates, his family, and his father moved to Independence in 1866. Among their possessions was a valuable family heirloom, a grandfather clock (still extant) made in England in 1732. George P. Gates found work almost immediately with a mill busy turning out cut lumber to keep pace with the post-war building boom. Among Gates's earliest projects was sawing lumber for the Hannibal Bridge. Completed in 1869, it was the first railroad bridge to span the Missouri River.[3]

The Gates family may have settled first on a farm 3.5 miles southwest of Independence Square. Owned by George Washington Gates, the 77-acre farm became part of the city's Gates Park addition.[4] Ownership of the farm made George W. Gates a respected member of the community. As early as 1867, he served a one-year term as one of three judges (an administrative post) on the Jackson County Court, the position his great-granddaughter's husband, Harry S Truman, would hold 55 years later.[5]

George P. Gates was not the first owner of Lots 2 and 3 in

James F. Moore's addition, the property more familiarly known as 219 North Delaware.

In all the land deeds (See Chapter Two), mention is made only of the land parcels. Family tradition dictates that George P. Gates built the first house on the property after he purchased it in 1867. However, as discussed in the previous chapter, a house or others structures were probably built on the property by William B. Hay as early as 1848 to 1850. If any part of these early structures, whether it be the east kitchen wing or the carriage house/barn, was incorporated into the present Truman home is not known. These early structures could have been destroyed in the Civil War. It is also possible that Gates improved on the 1848-50 house by building additions to accommodate his large family. Because physical evidence of an extant pre-Civil War structure has not been determined, references to the pre-1885 Gates house will hereinafter be cited with the year 1867.

A two-story rectangular structure with a small rear addition appears in an 1868 Bird's Eye View Map of the City of Independence (See map and closeup view in Appendix). The Gates house changed between 1867 and the construction of the main structure in 1885. The change was due to a fire or fires which destroyed a portion of the house.

George and Elizabeth Gates and their three daughters who were born in Illinois lived in the 1867 house. Two sons, G. Walter Gates (1868) and Frank E. Gates (1871) were probably both born there, as were two daughters Tillie and Bessie who died in their infancy.[6]

George P. Gates purchased two additional lots in Moore's addition in 1868. On November 2, 1868, Gates bought Lots 1 and 12 from Frederick F. Yeager for $800. Yeager retained a vendors lien against the property until the note and interest were paid. A notorized postscript on May 23, 1870, stated that the payment was satisfied and the lien cancelled.[7] Lot 1 is the property where the family planted a garden (the present location of the two Wallace brothers' homes), while Lot 12 is directly south on the same block.

In 1866, the year the Gates came to Independence, Peter Waggoner purchased a grist mill at Spring and Pacific Streets from John A. Overfelt and began a family milling business. In 1874, he and his son, William H. Waggoner, began an ambitious building project near the original mill. Construction was completed by 1883 when a new investor and business partner was invited to join the Waggoner Mill, George Porterfield Gates. The business was incorporated under the title "Waggoner-Gates

Milling Company" and it soon emerged as the town's leading industry. The Waggoner-Gates Milling Company was nationally recognized for its leading product known as "Queen of the Pantry" flour. The soft, wheat flour was popular for use in biscuits, bread, and other baking goods.[8]

Early Fires

Like any 19th century community where the principal building material is wood, Independence residents were on a constant vigil against fire. When a city waterworks was established in the mid-1880s and water mains were laid throughout the city, fire hydrants were also installed [See "Water" section in Chapter 14]. In order to reduce the potential for fire, the Independence Board of Aldermen declared a mandatory, citywide fire inspection. The February 18, 1884, ordinance stated:

> It shall be the duty of the Fire Warden to make a thorough inspection twice a year beginning on the first day's [sic] of March and November of each year of all the fireplaces, flues and stove pipes within the limits of the City of Independence, and to see that the same are arranged and constructed in accordance with [the law].[9]

A family tale about an early fire in the 1867 Gates house does not include a date, cause, or extent of damage, but some

details have survived. To save her most treasured possessions, young Myra Gates (born in 1866) put on her theatre hat and coat and escaped the burning home. Mrs. George P. (May) Wallace recalled:

> Now the back of this house was burned at one time. Auntie Myra was trying to save her opera hat and coat, and she went out with them on! ...they [the Gates's] said there was a fire and it burned off part of the old house. There's places in the attic where you can see where the fire was.[10]

Evidence of fire damage in the attic of both the 1867 and 1885 structures is apparent. Extensive charred areas can be seen in the rafters over the 1867 kitchen wing. Fire damage is especially concentrated in the area of exposed rafter beams around the trapdoor to the roof in the 1885 section. Plasterboard which was installed over these rafters during the 1950s probably hides further fire-damaged areas. These fires most likely predate the Truman occupancy, and possibly the twentieth century. Workmen who were in the attic during the presidential period recall seeing fire debris still covering the floor, but they were certain the fire(s) had occurred long before the 1940s.[11]

Records at the Independence Fire Department do not reveal any incident of fire at 219 North Delaware because such information was first recorded in the early 1930s.[12]

A fire of unknown time and origin caused minor damage in the southwest corner of the barn/carriage house and in the basement. The charred evidence is visible.

Building the Gates Mansion, 1885

George P. Gates made his fortune from "Queen of the Pantry" flour and the thriving success of the Waggoner-Gates Milling Company. As one of the town's leading businessmen, Gates was an organizer and member of the first Board of Directors of the Bank of Independence. He was also an active church member, an elder in the Presbyterian Church.[13]

Although most of his children were grown, George P. Gates wanted to construct a sizeable addition onto his home at 219 North Delaware. He wanted a residence which not only would reflect his prominent standing in the community, but one which would serve as a comfortable retirement home for himself and his wife.

Gates turned to the town's most successful builder and architect, James W. Adams (born February 25, 1828, in Fauquier County, Virginia)[14] to draw the construction documents. A

January 2, 1886, article in The (Independence) Sentinel described the "Building Boom" which took place in the town during the previous year. In the article, James W. Adams is listed first as the primary builder and architect. Among his achievements is a two and one-half story mansion for George P. Gates. The structure comprised "Fourteen rooms, water and gas" systems. The house was the most expensive residence built in Independence in 1885 at $8,000. An engraving, or lithograph, of the Gates mansion was also printed[15] (See article and engraving, Figures 1 and 2).

The architectural style of the 1885 house conformed mostly to the prevalent Victorian style, in sharp contrast to the austere, utilitarian appearance of the 1867 house. The Gates mansion became one of the town's landmarks. One resident remarked that the Gates house "was the only one in town I ever heard referred to as a mansion."[16]

The 1885 addition was built onto the west end of the 1867 structure, which then became the kitchen wing. Nothing is known about how the two structures were connected or where one house begins from the other. (The data will be developed during the structural investigation of the house.) A family explanation for the curious elevation of the second floor bedrooms from the central hallway is that the house was indeed

H. R. MILLS,

BOOKSELLER, -:- STATIONER,

AND DEALER IN

SCHOOL SUPPLIES, WALL PAPER, BORDERS, CEILING DECORATIONS,

PICTURE FRAMES, ART MATERIALS, ETC.,

SOUTHWEST COR. SQUARE, - - INDEPENDENCE, MISSOURI.

It is with pleasure that I avail myself of the opportunity offered through this number of the "Sentinel" to express my gratitude to the good people of Independence and vicinity for the liberal patronage received from them previous to the Holidays, and I sincerely wish them all a happy New Year, and trust that friendly business relations may continue. While I feel still covetous for more patronage, and in this connection would respectfully announce that early in the season I shall be able to show to my customers what there is nice in

WALL PAPER, FRIEZES AND CEILING DECORATIONS.

and hereby cordially invite inspection when the time comes to purchase. School Books, Slates, Inks, Etc., are now in order, and will be sold at low prices. Children who call to make purchases will receive prompt attention.

Respectfully, H. R. MILLS.

evidence of the diligence and proficiency of the pupils and the faithful work of the teachers.

The second term begins Monday, January 4.

WOODLAND COLLEGE.

From an unpretentious academy, Woodland College has within the past two years come briskly to the front as one of the leading educational institutions of Missouri. Under the direction of Prof's. Bryant and Higgason it has been made a financial success, and its announcements are looked forward to with flattering interest. Since it passed into the possession of its present owner, Prof. G. S. Bryant, some extensive improvements have been made, and the capacity of the building almost doubled. Last year it had a most encouraging patronage; this year the attendance is still larger and by next year other additions will have to be made to accommodate those seeking a diploma bearing the "Indenture" of Woodland College. The college is well supplied in the way of apparatus. It has all the appurtenances of laboratory and recitation room, also a splendid six inch telescope of great power. The curriculum is about the same as that of other institutes of like character. The college, a plate of which appears on page seven, is in the center of a beautiful grove of native woodland, and is most pleasantly located.

ST. MARY'S ACADEMY

is a flourishing Parochial school under the auspices and management of the Sisters of St. Mary. They have a large and comfortable building; the curriculum is fully up to the age, and the instruction close and practical.

THE REAL ESTATE BOOM.

During the year just passed there were many important transfers of real estate within and around the city. The most noted of these were the purchases by the Winner Investment Co., of a large tract of land just west of the city, extending from Blue to Independence avenues. This tract comprising 160 acres, has been laid out in lots, and the streets are being graded with a view to marketing the lots.

WOODLAND PLACE.

Another notable purchase was a ten acre tract, by a local syndicate. This beautiful property lies between Woodland College and Blue Avenue. A plat of it is shown on page six.

Another syndicate purchased property west of Woodland, and dividing it into steets and lots, named it

WALDO PLACE.

Mr. J. B. Forbis also sub-divided a small tract lying along western limits of the city and north of and fronting on Blue Avenue.

OTT AND ROBERT'S ADDITION.

Messrs. Chris. Ott, jr., and Matt. Roberts, two energetic young men not to be behind, purchased a tract or about thirty-three acres, lying just south of the Missouri Pacific Railway Depot, and divided it up into one hundred and twelve very desirable lots.

The thrift during the year has shown confidence in our city's future by old and young, and we think it well placed.

The business of the year has been good. Only one failure in this year of failures was recorded, and this is a remarkable record. As a general thing our business men are shrewd and careful, and their success has been simply the "Reward of Merit"—while one failure has been reported, several new establishments have come into favor, and are driving on to success.

PARKS, ETC.

Several years ago, the SENTINEL, discussing the subject of Boulevard and Parks, predicted that the building of the former would locate the latter. Its prediction is having fulfillment in the improvement of

BENTON PARK,

a beautiful tract of land lying between the two avenues and most admirably adapted by nature and location for this purpose. Through the center flows Sugar Creek, the banks of which are lined with sugar maple and other forest trees. Two noble, never failing, mineral springs of the purest water flow from the rocky side of the creek. At one point nature has shaped a commodious amphetheatre, and bestowed upon it the most wonderful acoustic qualities. The voice of one talking in an ordinary tone can be heard distinctly three hundred feet away. But we have not room for a full description here. The property belongs to the heirs of the late N. B. Stone, and is being improved by Col. Jno. T. Crisp, who has already established a deer park, and stocked it with a beautiful herd of this graceful animal. Several drives have been laid out, and the work of improvement will be continued through the year. A further notice of Benton Park will be given in a subsequent number.

THE BUILDING BOOM.

While 1885 was not exactly a field year in building, still there was a little done in that line. Mr. Jas. M. Adams reports as follows:

Ott school, (see engraving) 2-story brick with basement, $20,000.

Thos. Tidswell, residence, two stories high, frame, five rooms, $2,000.

A. T. Slack, (see engraving) 2½-story mansion, ten rooms, water and gas, $7,000.

Geo. P. Gates, 2½-story mansion, fourteen rooms, gas and water, (see engraving) $8,000.

Will Hughes, 2-story frame dwelling, nine rooms, $3,000.

W. A. Cunningham, 2-story mansion, thirteen rooms, gas and water, $5,000.

Besides these Mr. Adams has done a large business in repairs, etc., which he estimates at $3,000—making a total of $48,000.

MR. T. B. SMITH

reports as follows:

J. P. Alexander, twelve-room frame, two stories high, all modern improvements, $3,500.

Wallace Gregg, frame cottage, five rooms, $1,500.

J. W. Clements, 7-room dwelling, frame, two stories, $1,800.

Dr. John Bryant, jr., 2½-story brick mansion, eleven rooms, gas and water, $5,000.

Valle & Williamson, brick business house, $3,200.

Wirt & Wait, brick business house, $2,100.

G. M. Nichol, brick business house, two-story, $2,250.

M. R. Wright, brick business house, two stories, $2,850.

Wm. Chrisman, greenhouse, $800. Repairing, etc., and addition to his own house, in all amounting to an aggregate of $4,785. A total of $26,785.

Wm. Grover reports the building of the South side school house $16,000, and a two-story frame dwelling for Mrs. Woods for $3,500. Total, $19,500.

Below we give a list of houses with the price attached, erected in this city by Mr. Chris Yetter.

Thos. Herson, business house, $2,300.

Antone Blau, business house, $3,500.

John S. Barnhill, dwelling house, $3,100.

Simon Stohl, business house, $2,700.

J. W. Nichol, dwelling house, $3,000.

Chas. S. Crysler, dwelling, $1,200.

Dan Bullard, dwelling, $2,600.

Antone Bundechu, dwelling, $2,600.

J. W. Nichol, blacksmith shop, $500.

John Larkin, jr., business house, $1,600.

Mike Tierney, dwelling, $1,500.

Addition to A. W. Jones' dwelling, $4,000.

Repairs on J. A. Gwin's dwelling, $800.

Repairs on Cramer's store house, $800.

Repairs on Dr. Brown's dwelling house, $800.

Total $27,600

Besides the above, Mr. Yetter has built quite a number of houses in other parts of the county, the whole aggregating about $40,000.

Besides the above contractor's list quite a number of dwellings have been erected by other parties, among which we mention Prof. Lutz's and Mr. Riggins, in Waldo Place, and Messrs. M. S. Pittman and A. Reece, in Woodland Place, all of them very attractive and cosy houses.

Wanted.

A clerkship in any respectable business. No experience in this line, but learn quick; good recommendations; office accountant and as to reliability. Occupation more an object than salary. Address, C. Dixon, Independence.

(Harry S. Truman Library and Jackson County Historical Society)

FIGURE 2

RESIDENCE OF GEO. P. GATES.

(Harry S. Truman Library and Jackson County Historical Society)

built at different times.[17]

That the 1867 wing is not accurately portrayed in the 1886 Sentinel engraving can be understood if one realizes that the artist's sole concentration was on the newer 1885 structure, to emphasize the achievement of the architect and builder. There are several additional differences in the lithograph which do not reflect the appearance of 219 North Delaware in the earliest-known photographs (circa 1900). Most notably, the decorative grillwork traversing the rooftop was gone by 1900. The rounded corner of the front porch is also not portrayed, nor is the balustrade. Finally, the artist depicts a simple, diamond-shaped porch latticework, a feature far different from the elaborate millwork skirting that was in place at the turn of the century.

A number of sales receipts for merchandise and construction work are extant from the 1885-86 period. Two estimates from the Independence Plumbing Company and the Independence Gas and Coke Company for the installation of an internal water and gas system reveal many characteristics. A 40-gallon galvanized iron boiler was used to heat the family's water. Heated and unheated water was carried through lead pipes to the bathroom where there was a planished copper bathtub "with Chain, Plug and Combination Bath Cock (with

sprinkler and... all complete)" as well as a water closet and washstand. The 1885 estimates included six washstands to be located as follows throughout the house:

Corner Stand in room over library	32.00
Corner Stand in room over Dining	37.00
Square Stand in lower Bed room	71.00
Square Stand in North Bed room	39.00
Corner Stand in Room over Family	36.50
Square Stand in Room over Bed	36.50
	252.00

The estimates include drip pans and traps ventilated through the roof. Both also provide for fitting the house with gas tubing. The lead tubing, which also accommodated the water supply, came in the following sizes: 3/4, 5/8, 1/2, 1 1/2, and 1 1/4 inches.[18]

In September 1885, W. M. Randall built the chimney on the "South End of house" while "topping out flue on Ell." To support the chimney he used eight feet of rock filler in the basement. In November 1885, Randall along with two brick layers and two laborers, built the chimney on the "North Side of house." Six thousand seven hundred bricks, three loads (80 bushels each) of sand, and 18 bushels of lime were used. George P. Gates paid W. M. Randall $250.69.[19]

Two bills for slate roofing tiles are extant. The first, negotiated by J. A. Addams [sic: J. W. Adams] on October 16, 1885, from the Kansas City Slate Company, provides for slate

covering a 32 square foot area.[20] The second dated April 5, 1886, from the same firm was for slating a porch. The porch overhang measured 54 by 21 inches.[21]

The fireplace mantels were purchased in January 1886 from James F. McAdow of Peerless, Conger and Scanlan. The Gates house's three mantels were purchased for $235, $125, and $155. Material for the vestibule covering 40 square feet was also obtained. The $569 bill was settled on February 25. Merchant McAdow wrote on the receipt, for the "warming of your new Home."[22]

On December 30, 1885, the Newell light on the main stairway was purchased from the Independence Plumbing Company, "dealers in Iron Pumps, Rubber Hose, Brass Goods, Chandeliers, Plumbers Goods, Etc." One light globe for the hall, four for the parlor, three for the library, two for a bedroom, and two for S. R. [South, or living, Room?] were also purchased.[23]

On January 1, 1886, Gates paid J. Eicherly $117 for constructing his front steps and for work on the attic stairway which included installing a railing.[24]

Three days later, Gates paid Bullene, Moores, Emery and Company of Kansas City $464.92. The itemized list included,

among other items, curtains, various sizes of carpet, and a carpet sweeper.[25]

On February 5, 1886, Gates paid $375 to an unspecified Kansas City firm for a furnace.[26]

An undated price sheet for "G. P. G." lists various purchases and construction amounting to $3,657.10. The nature of the itemized list suggests that it was accomplished in the 1885-86 construction period. A partial summary of the list follows:

1 fancy dormer	50.00
1 fancy dormer...	20.00
2 fancy dormers	50.00
1 Porch	150.00
1 Porch	90.00
1 flight stairs...	150.00
plastering	270.00
lumber bill	750.00
mill and stone work	170.00
brick work in cellar	54.60
Hardware bill	200.00
tinning	
hauling	25.00
cut stone	74.50
chimney and roofs	82.00
1 fancy front door	30.00
1 fancy vestibule door	25.00
1 fancy side door	10.00
24 corner blocks	7.00
Painting and hard finish	325.00
O. G. doors 1/34	55.00
Windows	114.55
inside blinds	150.00
carpenter work	793.00[27]

A December 24, 1890 bill from John Russell, a "Painter and

Paper Hanger" who lived on North Liberty Street, states that the kitchen ceiling and walls were given two coats of paint while one coat of hard oil finish was applied to the floor.[28]

The Gates Family Comes To Independence

[1]Mrs. George P. (May) Wallace, Interview, Independence, Mo., June 14, 1983; and, Family Genealogical Chart, Family of George W. Gates, Jackson County Historical Society, Independence, Mo.

[2]Ibid.; and, Charles T. Morissey, Oral History Consultant, to Tom Richter, Ranger-In-Charge, letter, July 12, 1983, Harry S Truman National Historic Site. Morrissey has researched the early origins of the Gates family in Vermont and Illinois and plans to publish a short history.

[3]"Closed A Useful Life," Examiner (June 26, 1918), p. 1, folder-Gates, George P., Research Room Vertical File, Harry S. Truman Library (hereafter cited as HSTL). Another brother, G. Walter Gates, born in 1840, lived in his own home on East College in Independence, not at 219 North Delaware. See Notes Regarding Call with Nancy Ehrlich, former Archivist, Jackson County Historical Society Archives, with Elizabeth Safly, Librarian, March 1, 1983, HSTL.

[4]Affidavit of Real Estate Appraiser, November 18, 1918, R.R. Chopin, No. 4177, Estate of G.P. Gates, Office of the Probate Court of Jackson County, Independence, Missouri; and, Assessor's Book of Real Estate, Independence, Missouri, for Year 1894, City of Independence, Limestone Storage Facility, 16400 West Truman Road. By 1894, E.P. Gates was the executor of his father's estate which was listed as Lots 1 to 4 and 9 to 25 of Gates Park, and having six cows.

[5]History of Jackson County, Missouri. Containing A History of the County, Its Cities, Towns, Etc., Indexed Edition, 1881. Reprinted by Cape Girardeau, Mo.: Ramfre Press, 1966, p. 485, Jackson County Historical Society.

[6]Family Genealogical Chart, Family of George P. Gates, Jackson County Historical Society, Independence, Mo. Tillie died May 27, 1877, at the age of 3 years, 2 months and 8 days,

while Bessie died October 8, 1884, aged 11 months, 10 days.

[7]Warranty Deed, Frederick F. Yeager to George P. Gates, November 2, 1868 (recorded November 7, 1868), Land Deed Record Book 74, Page 454, Office of Deeds, Jackson County Courthouse, Independence, Mo.

[8]Kansas City Star, August 14, 1967, and Examiner, November 23, 1974.

Early Fires

[9]"An Ordinance Amending Section 136 Chapter 18 Revised Ordinances of the City of Independence," Ordinance No. 41, Record Book of Ordinances, City of Independence, Missouri, Book B, p. 109, Office of the City Clerk.

[10]Mrs. George P. (May) Wallace, Interview, Independence, Mo., June 14, 1983.

[11]Charles E. Anderson, Interview, Independence, Mo., June 20, 1983; and, Tom Manson, President, Western Roofing Company, Kansas City, Mo., July 5, 1983.

[12]Calvin Morgan, Chief, Independence Fire Department, telephone conversation, July 25, 1983.

Building the Gates Mansion, 1885

[13]"Closed A Useful Life," Examiner (June 26, 1918), p. 1, folder-Gates, George P., Research Room Vertical File, HSTL.

[14]"James W. Adams," The History of Jackson County, Missouri, Containing A History of the County, Its Cities, Towns, Etc., Indexed Edition 1881 (reprinted Cape Girardeau, Mo.: Ramfre Press, 1966).

[15]"The Building Boom," The Sentinel (January 2, 1886), p. 4, HSTL and Jackson County Historical Society, Independence, Mo.

[16]"Katharine Mize Accola, "Flying High," (no publication or date, circa 1947, New Rochelle, New York), p. 23, folder-A182 5F8 1856-1962, Family Papers of Mize and Lucy Conway Peters, Jackson County Historical Society, Independence, Mo.

[17]Mrs. George P. (May) Wallace, Interview at 219 North

Delaware, July 20, 1983.

[18]Independence Plumbing Company, June 12, 1885, and Independence Gas and Coke Company, July 18, 1885, to George P. Gates, receipt. This and all following receipts were obtained by the National Park Service from the Harry S. Truman Library (HSTL).

[19]W. M. Randall to George P. Gates, September 19 and November 2, 1885, receipt, HSTL.

[20]Kansas City Slate Company to J. A. Addams for G. P. Gates, October 16, 1885, receipt, HSTL. The bill was $380.

[21]Kansas City Slate Company to G. P. Gates, April 5, 1886, receipt, HSTL. The bill was $12.

[22]James F. McAdow, Peerless, Conger and Scanlan, to Gates, January 1886, receipt, HSTL.

[23]Independence Plumbing Company to George P. Gates, January 1, 1886, receipt, HSTL.

[24]J. Eicherly to G. P. Gates, January 1, 1886, receipt, HSTL.

[25]Bullene, Moores, Emery and Company to Gates, January 4, 1886, receipt, HSTL.

[26]Kansas City firm to G. P. Gates, February 5, 1886, receipt, HSTL.

[27]Price Sheet for G. P. G. [George P. Gates], undated, HSTL.

[28]John Russell to Gates, December 24, 1890, receipt, HSTL.