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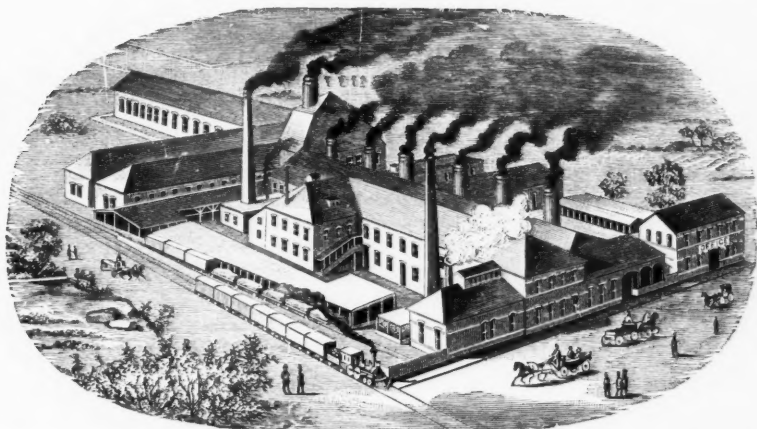
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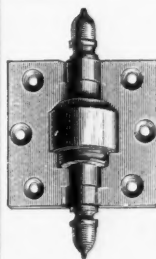
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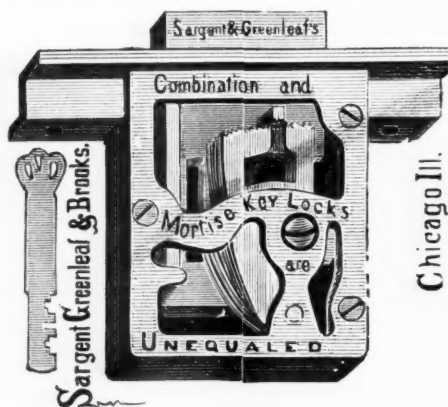
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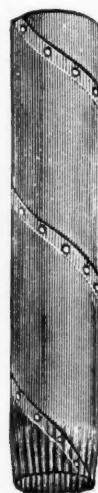
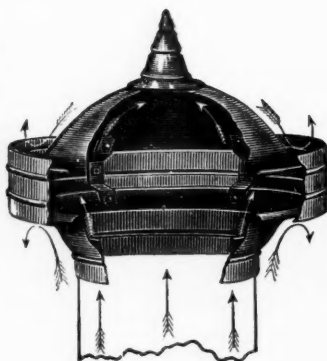
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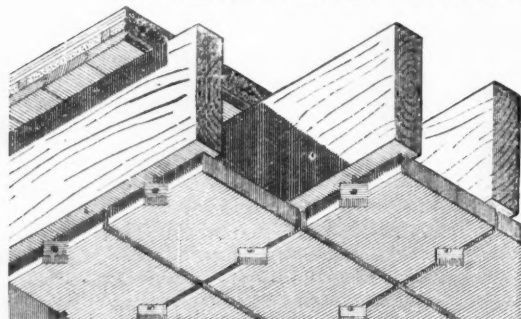
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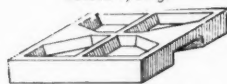
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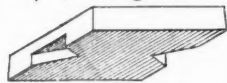
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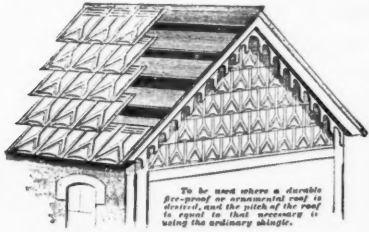
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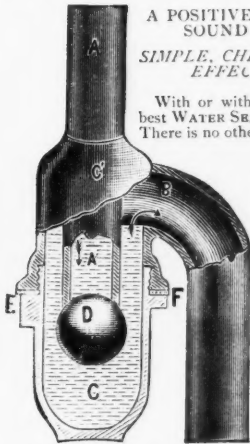
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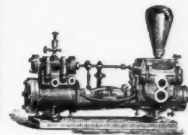
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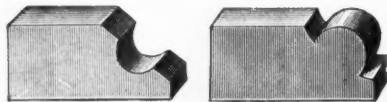
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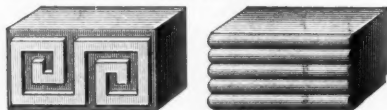
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We guarantee *Gilbertson's Old Method* to be an extra coated plate, and to contain **36 lbs.** of metal to a box of IC 20 x 28 and **18 lbs.** to IC 14 x 20.

To be a heavier coated plate than M. F., or Old Style, and if not found so, all boxes to be held subject to our order.

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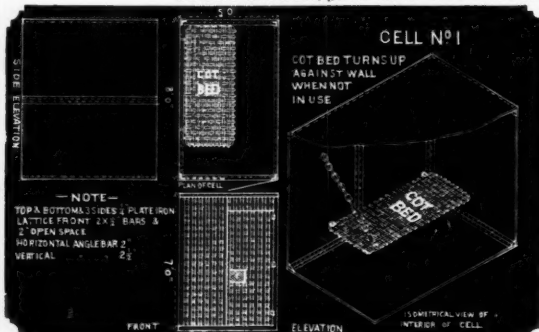
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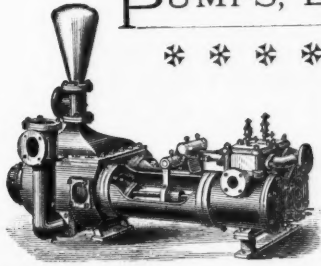


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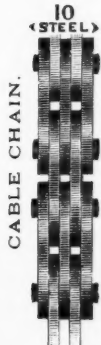
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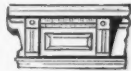
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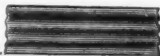
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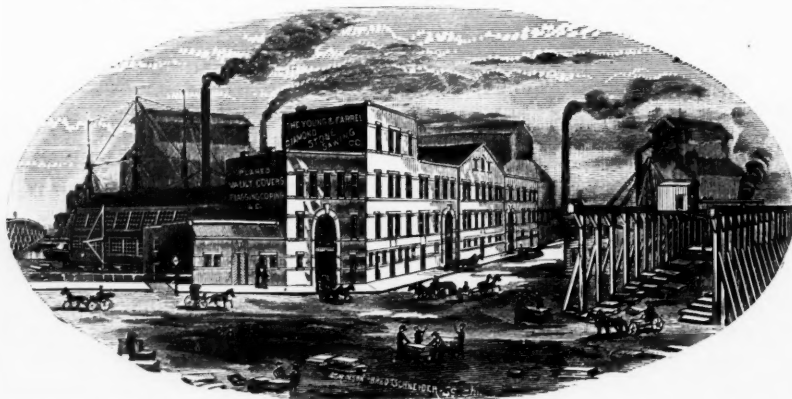
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ESTABLISHED 1860,

Guarantee their entire production (about 240,000 barrels a year) to have the following *Minimum Tensile Strength*, if tested according to the official German regulations, on non-absorptive beds:

	Days' test.	Minimum Breaking Strain.	
		Per sq. centimetre	Per Eng. sq. in.
Neat "Star" Cement,	7	40 kilos.	568.9
do do	28	50 "	711.1
1 Cement and 3 Standard Sand	7	15 "	213.3
do do	28	20 "	284.4
1 Cement and 6 Standard Sand	7	6 "	85.3
do do	28	10 "	142.2

Send for Testimonials, Pamphlet, Directions for Testing, etc.

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With Offset or Straight Outlet.

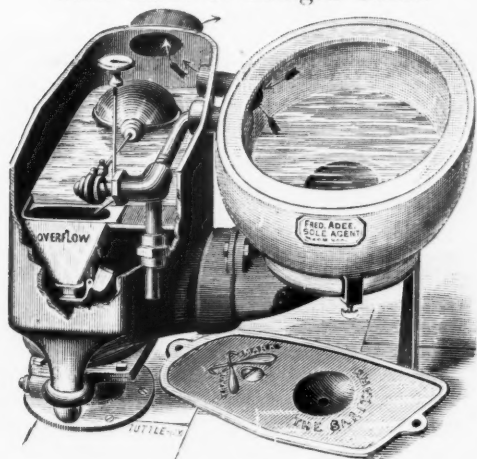


FIG. 1. STRAIGHT OUTLET.

With Painted or Enameled Reservoir.

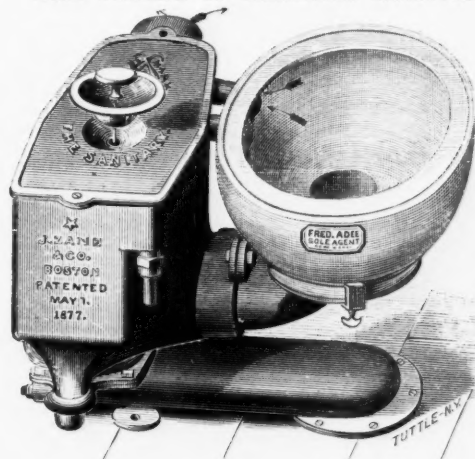


FIG. 2. WITH OFFSET.

The Best Water Closet in Every Respect that Has Ever Been Produced.

The general construction being such that the reservoir, which is thoroughly ventilated, cannot contain excreta or other offensive matter, and of sufficient capacity to hold enough water (about four gallons) to flush the soil pipe at each discharge of the closet, leaving the soil pipes free and clean their entire length, and so simple that it is difficult to set it so that it will not work. The only directions necessary being to set it so that the reservoir will be level and adjust the float to give the desired quantity of water.

These water closets are now made (and kept in stock by the undersigned) with a large (full 1 inch) water-way through ball-cock, expressly for use under pressure from cistern over head, say five to thirty feet above the closet, thereby securing a first-class flush from very low pressure.

We also make them with a reduced water-way in ball-cock for extremely heavy pressure, say 60 to 150 lbs. per square inch.

Where the pressure to be resisted is between 15 lbs. and 60 lbs. our regular closet, of which there are at present about 20,000 in use, will be found reliable in every case, but for very high or very low pressure (*which should be stated when order is given*) those with very large or very small water-way through the ball-cock will in either case secure a perfect flush.

Parties ordering water closets for use under cisterns or for use under excessive pressure, can now be supplied with Zane's "THE SANITARY" Water Closet, which, since 1878, has given greater satisfaction because of its reliability, durability and general perfection of construction than any other water closet ever placed on the market.

Every Zane's "THE Sanitary" warranted.

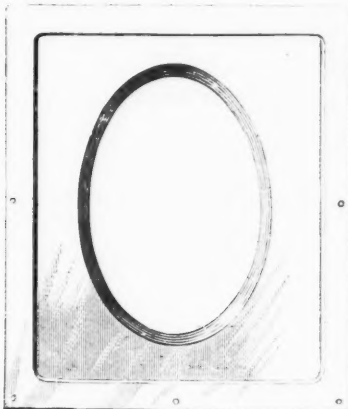
Price with Painted Reservoir,	-	-	-	-	\$32 00	} Box and cartage extra.
" Enameled Reservoir,	-	-	-	-	36 00	

NOTICE.

In calling attention to the articles illustrated we think the length of time which has elapsed since they were first introduced and the great satisfaction which they have always given—which is conclusively proven by the immense number already sold and now in use—justifies us in saying that they have no superior.

Zane & Co's "THE SANITARY" Water Closet was patented May 1st, 1877, and during the balance of that year only seven were sold, but since that time the sales have so rapidly increased that it is difficult to meet the present demand, there being about twenty thousand now in use. We attribute this very satisfactory state of our affairs to the fact that after having produced and introduced a strictly good article we have earnestly endeavored to not only keep up the high standard of quality, but to improve it where it was possible, and feel that we are really not claiming too much when we say they are the **best in the world.**

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Price, Plain White, - - - - \$2 50 each.
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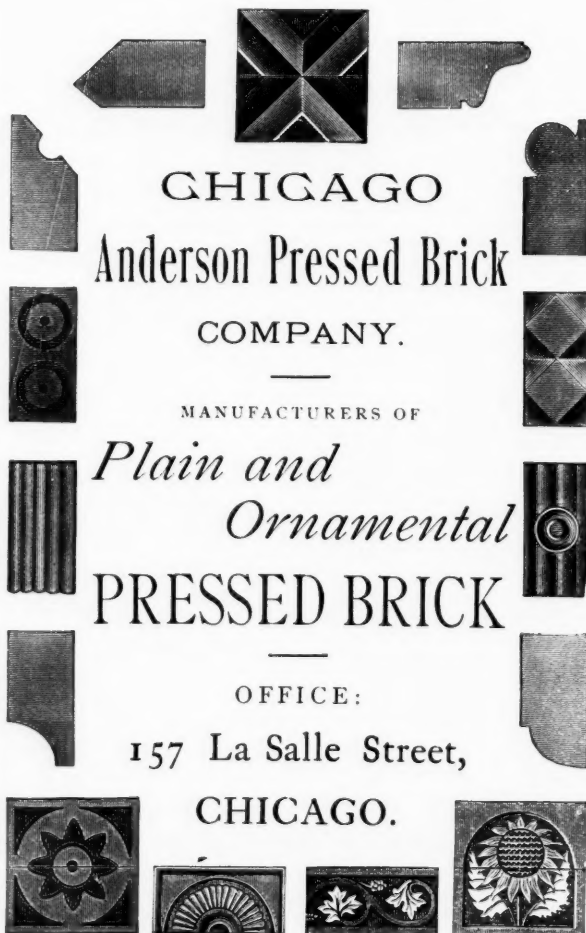
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THE INLAND ARCHITECT AND BUILDER.

Vol. V.

No. 1

FEBRUARY, 1885.

THE INLAND ARCHITECT AND BUILDER

A Monthly Journal Devoted to

ARCHITECTURE,

Construction, Decoration and Furnishing

IN THE WEST.

OFFICIAL ORGAN OF THE WESTERN ASSOCIATION OF ARCHITECTS

(A NATIONAL ORGANIZATION.)

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17 TRIBUNE BUILDING, CHICAGO, ILL.

THE INLAND ARCHITECT AND BUILDER has a larger circulation in the West than any building journal in the country. Advertising rates are very reasonable, and will be made known on application. We take pleasure in directing attention to the high character of our advertisements.

Important Miscellany.

SUBSCRIBERS whose subscriptions have expired should renew *promptly* to insure receiving this journal regularly.

The publishers will pay twenty-five cents per copy for issues of February, March and July, 1884.

Several inquiries have been received for first-class draughtsmen. Such may secure employment by sending their address and references to this office.

THE INLAND ARCHITECT AND BUILDER, with this number, enters upon its third year, with a greater number of readers, a larger business patronage, and a more extended and potent influence than at any previous period. The past year has been a most eventful one to western architects, for the beneficial spirit of organization has been strong among them, and the "Western Association of Architects," a national organization, has been formed, and under its provisions state associations have been organized. In these movements, THE INLAND ARCHITECT AND BUILDER has taken a most active and prominent part, the gratifying recognition of which was shown in its being voted the official organ of the Western Association of Architects and of the Illinois Association of Architects. While the journal has been greatly improved during the year, notably in its news department and in the number and character of its illustrations, its editors and publishers, with enlarged experience, have plans for further advancement in all departments. We deeply appreciate the patience, kindness and liberal support accorded us by our readers in the past, and with their continued help we shall press boldly onward in our ambition to give to the West a journal that shall worthily represent the splendid progress she is making in the building arts.

STATE associations have largely engrossed the attention of western architects since our last issue. The annual meeting of the Minnesota association, the pioneer of state associations, has been held, and the year's progress shown is most encouraging. The fact of its membership having more than doubled during the year, is the strongest possible evidence of the interest the architects of that state are taking in the advancement of their profession, and of their appreciation of the value of association to accomplish this end. In the formation of the Illinois association the activity, energy and desire to reach "practical results as soon as possible," characteristic of Chicago, abounded, and the association can be relied upon to work out its objects with enthusiasm. Although the amount of initiation fee and dues was at first decided upon by a vote of over two-thirds majority, still the subject is regarded of such importance that it was reconsidered at the first monthly meeting, held February 7. At that meeting the initiation fee was established at \$10, and the annual dues at \$25 for members practicing in Cook county. For all other members throughout the state, the initiation fee was placed at \$10, and annual dues at \$8. Members who join before the next annual meeting are not required to pay any initiation fee. That our readers may judge of the wisdom of the association in finally adopting these charges, we give elsewhere a full synopsis of the debates upon the subject. Our enterprising friends in Iowa have also formed a state association during the past month, and at a preliminary meeting of St. Louis architects it was decided to call a convention in March to form a Missouri association. Other states are also moving for associations. To us this strong spirit of organization throughout the West has a peculiar interest, for we remember suggesting the subject to architects soon after starting this journal, but received no encouragement. Our attention was called to the stagnation in the Chicago chapter of the A. I. A., and we were told that if we had commenced twenty years earlier, we might, perhaps, accomplish something toward bringing architects together by the time we were grey. But the spirit was only slumbering, and its awakening marks, we believe, the advent of a new and better era to western architects and western architecture.

THE formation of the Architectural Association of Iowa is due chiefly to the perseverance, energy and liberality of the Architectural Association of Des Moines. This body not only bore the entire expenses of the convention that formed the state association, including carriages to points of interest about the city, and a farewell banquet to visiting architects, but it has had published the proceedings of the convention, constitution and by-laws and schedule of charges, and will distribute a large number of the books throughout the state, bringing the subject of competitions, practice, commissions, etc., to the notice of the school boards, superintendents, supervisors, county boards, etc. This "missionary work" is a most laudable, sensible and practical one, and is well worthy the imitation of the architects of every state in this country. Second as it is in the list of newly formed state associations, the Iowa body is early evincing the progressive spirit typical of the Iowan. The rules they have laid down for their government are well chosen and practical, and their disposition seems to be to carry out their unwritten, as well as written laws in the sense as well as in the letter. They fortunately have for their encouragement the coöperation of the Western Association and those of the several states.

A MOST gratifying symptom of the deep interest now being taken in practical matters in all parts of the South comes from Louisiana. According to the *Southern Miner and Manufacturer*, a wealthy citizen of New Orleans lately left a munificent gift of \$1,000,000 to the public, for educational purposes, on terms which have been accepted, and mutual and amicable arrangements have been made between the State and the Louisiana University to put the fund to an immediate and practical use. This university, which has an endowment of perhaps \$150,000 or more, a law school, a medical school and a library, with a considerable attendance of students in proportion to its limited means, is to receive the benefit of this fund, and to be called in the name of the donor, the Tulane University. The president is William Johnson. Prof. John M. Ordway, of the School of Technology at Boston, has been offered and has accepted the chair of industrial chemistry, a position nominally the same as that which he has so long and capably filled in the Massachusetts institution. It is a part of the plan, however, to develop a technical department in the university, and to this work Professor Ordway will give his experience and his administrative ability. The steady increase in the list of educational institutions, in the form of technological and manual training schools, in the West and South, is one of the best indications of the progress these sections of the United States are making in the mechanical arts and sciences.

A GAIN the shrewd, money-grasping, money-saving-to-the-county, all-for-glory, greatest-financier-on-earth, county auditor, "by order of the board of supervisors," says to the (in their estimate) guileless, philanthropic, all-for-our-art-and-nothing-for-ourselves, except-renown-and-the-escutcheon-on-our-tombstones, "he-was-a-great-architect" (but he starved to death), architectural profession: "Notice is hereby given," etc. This time it comes from Iowa, and says:

The board of supervisors of Pottawattamie county, Ia., will receive plans and specifications for the erection of a court house building, to be built in the city of Council Bluffs, for Pottawattamie county, Iowa, said building not to cost to exceed the sum of one hundred and fifty thousand dollars. Said building to have three fronts, and to be fireproof throughout. To be erected on a foundation of piles and concrete, the same as the United States court house, now being erected in the city of Council Bluffs, and it is expressly understood that the county will make no compensation for any plans and specifications filed that are not adopted, and will make no compensation for the plans and specifications adopted unless the propositions for the issuance of bonds to build a court house shall carry in this county, and parties filing plans and specifications shall make this agreement a part of their proposition, or they will not be entertained by the board. The successful competitor shall furnish a bond in the penal sum of \$300,000, to be approved by the board, that the building shall not cost to exceed \$150,000, completed and ready for occupancy. The board reserve the right to reject any and all plans. Plans and specifications to be filed with the county auditor on or before noon of the 2nd day of February, 1885.

By order of the board of supervisors.

T. A. KIRKLAND, County Auditor.

Of all the supervisors and commissioners of public trust, and almoners of the public funds to the needy architect and contractor, whose valient deeds have "made history" in the pages of this and other architectural journals in the United States, these are the latest and greatest in their superlative genius, and their knowledge of what architects were made for. How the wily Pottawattamie Indian, for whom the county of their care was named, would blush and hang his head before their massive intellect and abnormal facial development. Let us see what these gentlemen ask of the architectural profession *free gratis*. First, they say to the thousand odd architects in the West that they intend to coax the tax payers to give them \$150,000 to expend at their discretion on a court house. This is only common business practice, as it assumes that they will give a court house in return. But they ask of the architects a thousand odd sketches, plans, details, estimates, etc., each worth, at actual cost price, not less than \$500, or \$500,000, for which they say at the start they will give absolutely nothing in return. Or at the schedule rate of charges of the Western Association of Architects for these services from a thousand architects \$5,250,000. This is a heavy price to pay for the privilege of placing their

designs before the board of supervisors of Pottawattamie county reason these and the county auditor, but though the honor comes high they surely "must have it." But this sagacious board will find, as all their tribe before them of like sagacity have discovered, that the *architects* will have nothing whatever to do with their "lottery scheme with no premiums," but that half a dozen draughtsmen, with nothing to do, will send in designs, feeling compensated by the practice it gives them, with a few designs from parties who are architects only in name, and whose best efforts are apparent to the county, and the world when the walls cave, the roof falls, or the whole structure has to be torn down and rebuilt because of defects in construction, for all of which, of course, the architectural profession will be blamed by that body of Solomons, the board of supervisors of Pottawattamie county.

IN collecting statistics for the review of building for the past year, the discovery was made that it is the exception rather than the rule, where a city keeps a record of its building. And this is not the case with small cities more than large, a general disregard for this most necessary measure being the case, regardless of the number of population or amount of investment in realty. The most aggravated case, perhaps, is the city of Cleveland. Upon inquiry at the city hall of that city, our representative found that no record of any kind is kept in any department to show the character, amount, or cost of the city's progress in public and private improvement. This "rule of thumb" "office in hat" practice, or non-practice, cannot be too heartily condemned, or the city authorities censured too severely. It indicates a lack of building laws, and a general looseness upon this first item in a city's growth and wealth that is almost beyond belief. In other cities it is not as bad, but still needs regulating. The mayor is often intelligent enough to see the need of these statistics, and keeps them for his own information. Again, the fire marshal, or the city engineer, keeps a record for the same reasons, but it is strange, and a damaging comment upon general municipal procedure, to find that the directors of a city's business should keep no account of their chief interest. Chicago has been obliged by the force of peculiar circumstances to make laws and enforce them, but it should not take an experience such as hers to prompt a city to regulate, control, and keep a record of building.

THE combination of interests under common rules for the protection as well as the advancement of the majority is becoming more general in the West each year. Even the disposition of firms to combine under corporate laws, rather than by partnership agreements, is an evidence of this. But the combination of the leading real estate firms of Chicago is one of the latest and best outgrowths of this disposition. The Chicago Real Estate Board is now but entering upon its second year of usefulness, and, by the fortunate possession of a board of directors, who are among not only the best representatives of the real estate business, but of any business in Chicago, the body has taken a high rank and already accomplished some reforms. Though the objects of the association are, as stated in their extremely terse and practical by-laws, "to enable its members to transact their business connected with the buying, selling, renting, and caring for real estate, and the loaning of money upon the same, to better advantage than heretofore by the adoption of such rules and regulations as they may deem proper, and by enabling them to take united action upon such matters as may be deemed for the common good, and by such other means as may be determined upon by its members," its influence is far-reaching, looking after the interests of private property owners as well.

It recognizes that from the speculative position occupied by Chicago real estate in pioneer times grew irregularities that have never been overcome, and their mission is to regulate these evils. It has already elevated the general business to a higher standard than has ever been reached by the real estate fraternity in this or any other country, and compelled the dishonest to reform or abandon the business. They combine with the property owner whenever there is a wrong to be redressed, or an injustice has been done, and establish and sustain the equity of the trade. Chicago, perhaps, more than any other western city, has needed just such a body of persevering, just and intelligent men.

Michael Angelo.

BY E. H. KETCHAM, ARCHT. ECT.

THE mission of art is in the embodiment of beauty. According as the artist embodies the various phases of the beautiful, he takes rank as poet, painter, sculptor or architect. Purity, strength and truth, as it is in nature, are the types of beauty that each chooses. From him who writes sonnets to charm the fancy of women and idlers, to the creator of a St. Paul's or a St. Peter's to enrapture and awe a world, each has his mission. And to him who can best give form and actual being to a beautiful thought or a grand conception will the world give its richest laurels. No exact thought can approximate an estimate of the power of the beautiful over life and character. But the humblest critic can recognize the greatness of the mind that can by its embodiment of the beautiful become the source of such power.

The generation that hailed the discovery of a new world by Columbus, numbered among its leaders in thought and government the greatest names Southern Europe has ever known. In politics, the Medici family; in the church, Leo X. and Savonarola; in art, Leonardo da Vinci, Raphael and Michael Angelo. It was a renaissance indeed; reform in the church; resurrection in literature; a new birth in art. Verily there were giants in those days. And there must needs be, for the occasion demanded them. The world that had slept for years had just awakened, refreshed and vigorous, and the work it was to perform on this morning of the eighteenth century required all the vigor it could command.

At such a period as this, in March, 1475,* in the Florentine Castle of Caprese, there was born to the governor of the citadel a son. The stars that shone on the night of his birth foretold, so his superstitious parents thought, a life of extraordinary brilliance. And the name Angelo was given him as a token that his parents saw in that baby face indications of a heavenly nature. From earliest childhood his tastes took a decided bent, and it was hard for the ambitious father to yield his wish, or the boy to take one of the learned professions to what the young artists own talents so plainly indicated should be his life work. In the school of Ghirlandaio, Angelo soon gave promise of his wonderful powers of design, and when but fourteen he was chosen, with one other, to live in the Medici palace and study art under the direction of Lorenzo the Magnificent. Here he first gave evidence of the power that lay within him. But though his Mask of a Faun showed great talent, he was still a boy, employing the three years in that wonderful palace in the close study of his art. For while he possessed undoubted genius he could never have attained the rigid accuracy with which his after work is so strongly marked had he not laid its foundation in close application. To these three years, in the Medici palace, Angelo owed yet more, for while there he was in constant intercourse with three of the deepest thinkers in Florence, Ficino, Pico della Mirandola and Politian. It is of interest to find here the source of many of the religious and philosophical characteristics that his mind betrayed him in his subsequent sonnets and works of art. Daily listening to the discussions of these men, the thoughtful and impressive boy of fifteen must have received lasting ideas of religion and life. He believed that he could only master his art of sculpture by attention to its minutest details, so, although his sense of delicacy and his highly nervous organization rebelled, he began the study of human anatomy, and for a time the dissecting knife, rather than the chisel, became his master. In those days, we are told, his earnestness was remarkable. Evenings and holidays brought the artist no rest; art was his mistress; to do her bidding his only thought. From his creation of La Pieta—Mary and the Dead Christ—begins the history of Michael Angelo's life work and of modern art as well. Angelo was now twenty-three years old, and from this time forth he is the recognized master of European art. Work presses upon him, absorbing his time and driving from him forever all opportunity for rest and personal comfort. His David, Florentine Soldiers, Moses, Dawn and Evening,

Day and Night, the Sistine Frescoes and countless works that have been lost or remained unfinished, were given to the world during these years. And when the time came for rest, when he had passed his seventieth year and felt that his life's hard work was done, the summons came to undertake the superintendence of St. Peter's at Rome. Truly there was something more than human in such a sacrifice. Always ready for service, he remained at his post, laboring on from the afternoon into the dusk and night-time of life, until the great call from on high brought the tired heart rest.

It is folly to attempt to say which of the fine arts is of the highest rank. Each serves its own purpose in elevating human thought and taste, and each appeals in its own way to the preference of the individual. One is not greater than another. Painter, sculptor or architect, the merit of his work is inherent. Whoever he be, if he can draw men from the contemplation of dollars and cents into a communion with nature, or reveal to the dabbler in brick-laying and tenement-building a truer conception of the Great Architect, his work has been a noble one.

"There are four men in the world of art and of literature exalted above all others, and to such a degree as to seem to belong to another race, namely, Dante, Shakespeare, Beethoven and Michael Angelo." So writes Taine; and to such as he names it would certainly seem that a spark of the Divine nature had been imparted. Of these, Dante lived for poetry alone; Shakespeare's genius remained within the bounds of poetry and the drama, and Beethoven's was limited to music. It was left to the fourth, as great in his own chosen work as any of the three, to achieve preëminence wherever his versatile genius called him. The pupil of Dante, Michael Angelo, for such he was, wrote sonnets that Petrarch would have envied. He erected and superintended fortifications that served as a model for Vauban. His Sistine Chapel was Shakespeare in Fresco; St. Peter's a Beethoven in stone. He applied his mind with tireless energy to the various fields of anatomy, mechanics, engineering, poetry, painting, sculpture and architecture; and in a period perhaps the most brilliant the world has ever known, proved his mastery in a half-a-dozen distinct branches of art. When Raphael and Da Vinci had become household names among lovers of painting, the sculptor, Michael Angelo, was called to Rome, at the suggestion of jealous rivals, to undertake a kind of work by him as yet untried, the decoration of the Sistine Chapel. Here, they thought, was an opportunity to destroy the great name and influence of Michael Angelo by putting him to a task in which his ultimate failure seemed almost a certainty. What were the results of this plan, history can best tell. Ten thousand square feet of ceiling were to be decorated by an artist who had hitherto scarcely handled the brush at all. But the brave man accepted the commission, and in twenty months peopled that vast ceiling with real beings. Three hundred and forty-three distinct figures, ranging from eight to ten feet in height, stood out upon that vaulted ceiling, instinct with life and power. Angelo was vindicated, and his mastery of the brush, as well as of the chisel, was proven.

Paintings please the fancy or instruct the taste, but a great statue appeals to the emotions. Before Angelo's Moses we are thrilled. Manhood seems nobler. Godhood is nearer. Why it is that coloring and light and shadow fail to move where cold marble succeeds, no one has discovered. But above and beyond painting and sculpture lies a sphere where but one or two stand preëminent. Painting and sculpture have their scores of masterpieces. There is but one St. Peter's.

A proper discussion of the merits of architecture would necessarily transcend the limited range of this paper. Theories as to the mutual relations of the various arts are many, and an investigation of them is most interesting. It is Michael Angelo's glory that he stood preëminent in all three. And Angelo's preëminence furnishes me the only answer I find to a most plausible theory of art advanced by the German artist Grimm. Painting and sculpture, he holds, are individual and personal in their nature. Their great marks always suggest the man who created them. Architecture, on the other hand, is not individual. It is national. Its masterpieces speak to us of the power of the people. I take an instance. Whatever St. Peter's has of strength and beauty, he would say, declares the glory and might of the Catholic Church. It offers not a suggestion of Angelo's personality; not a thought of the designer of that wonderful structure. It speaks only of nationality; not the man, but the nation. Whether this be, in fact, true or not, I do not say. To the writer, at least, St. Peter's, in its unequalled harmony of design and its overpowering grandeur, seems rather a perpetual monument to the sacrifice of its great creator. It is, as Angelo designed it, a memorial to its author's devotion to the Great Architect. It was not for Rome, nor for the church that Michael Angelo consented to give, unpaid, those eighteen years of his ripe old age to the erection of that edifice. It was for God. As he expressed it, "If I gain not my salvation, I care not for my work." This work that he meant as an expiation for his great sins, stands rather an eternal tribute to a blameless life.

*Michael Angelo's birth is given by Dr. John Hord and others as 1474; Grimm, 1475.

Houses of Parliament, Showing Victoria Tower.

THE illustration on this page affords a very good view of the Houses of Parliament, or the new Palace of Westminster, on the left bank of the Thames and between the river and Westminster Abbey, occupying the site of the old palace, which was destroyed by fire, Oct. 16, 1834. The tower shown so conspicuously in the cut is the Victoria Tower, the entrance for the Queen. The Houses of Parliament, which were so recently the scene of a terrible explosion of dynamite, cover an area of eight acres, and contain 1,100 apartments, 100 staircases, and two miles of corridors. The foundation stone was laid April 27, 1840. The House of Lords was opened in April, 1847, and is one of the most gorgeous legislative halls in the world, but is only 100 feet long and 45 feet wide. It contains the throne for the Queen, a chair for the Prince of Wales, and the woolsack (a chair cushioned with wool) in the center of the house for the Lord Chancellor. Facing the throne is the Reporters' gallery, and over the latter is the Strangers' gallery. At either end of the chamber are three compartments, covered with fine frescoes, executed by Dyce, Horsley, and MacIse. In the windows, which are lighted with stained glass, and lighted at night from outside, are twelve figures; and eighteen niches between the windows and at either end of the chamber contain statues of the barons who compelled King John to grant Magna Charta. The Queen always enters at the Victoria Tower; her robing room, containing Dyce's frescoes from the legends of King Arthur, faces the river, and from it she passes through Victoria Gallery, a richly decorated chamber, another superb apartment, to her seat on the throne. The gallery directly fronting the throne is reserved for ladies. Since the famous gunpowder plot of 1605, the cellars underneath the house are always closely examined before the sovereign's arrival. The House of Commons, of a width and height of 45 feet, and 60 feet long, is a more austere building. It occupies the site of old St. Stephen's Hall, its former chamber, and was opened in 1852. The Strangers' and the Speaker's galleries (the latter for distinguished visitors) are opposite the Speaker's chair, behind which is the Reporters' gallery. The royal or Victoria angle (the southwest angle of the palace), 75 feet square and 340 feet high, finished in 1857, is a magnificent work. The central spire, 300 feet high and 60 feet in diameter, rises above the grand central octagonal hall, and the admirable ground stone vault, and is supported by a single pillar. The clock tower, or belfry, 40 feet square and over 300 feet high, abuts on Westminster bridge, the palace clock showing the time upon four dials 30 feet in diameter, while those of St. Paul's are only 18 feet. The great Stephen bell, cast in 1858, weighs over eight tons, but is defective, like the previous monster bell known as Big Ben. The roof is finely decorated, and the subordinate towers enhance the general picturesque effect. At the Westminster bridge end of the edifice are the rooms of the Speaker and Sergeant-at-Arms, and at the Vauxhall bridge end are those of the Usher of the Black Rod and of the Librarian of the House of Lords. The upper floors accommodate parliamentary committees. The cloister court, girdled by a richly grained and traceried cloister, with two floors, is one of the masterpieces of the palace, though it is chiefly a restoration. Westminster Hall, 290 feet long, 110 feet high, and 68 feet wide, and, notwithstanding its size, unsupported by pillars, occupies the site of the old hall of the royal palace, where some of the earlier parliaments were held, and which abounded in historical associations and trophies. The highest law courts of England, established in 1424 under Henry III., were held in the renovated hall, until the new law courts were finished, and opened

in 1882. A small staircase leads from the east corner of the hall into the restored crypt of St. Stephen's, beneath the modern St. Stephen's Hall, which is the only relic saved from the fire of 1834, and is used as a chapel. The modern St. Stephen's Hall, 95 feet long, 56 feet high, and 30 feet wide, so-called from occupying the site of St. Stephen's Chapel of the ancient palace, contains twelve statues of illustrious statesmen. Upward of 200 elaborately carved bosses are in the central or octagon hall (80 feet high), from which corridors, lined with fine paintings, extend right and left to both houses of parliament. The poets', or upper waiting hall, contains frescoes illustrative of English poetry. The decay of the stone outside and of the frescoes inside the building causes considerable uneasiness, and the general architecture of the palace has always been a bone of contention.

Moresque in Architecture.

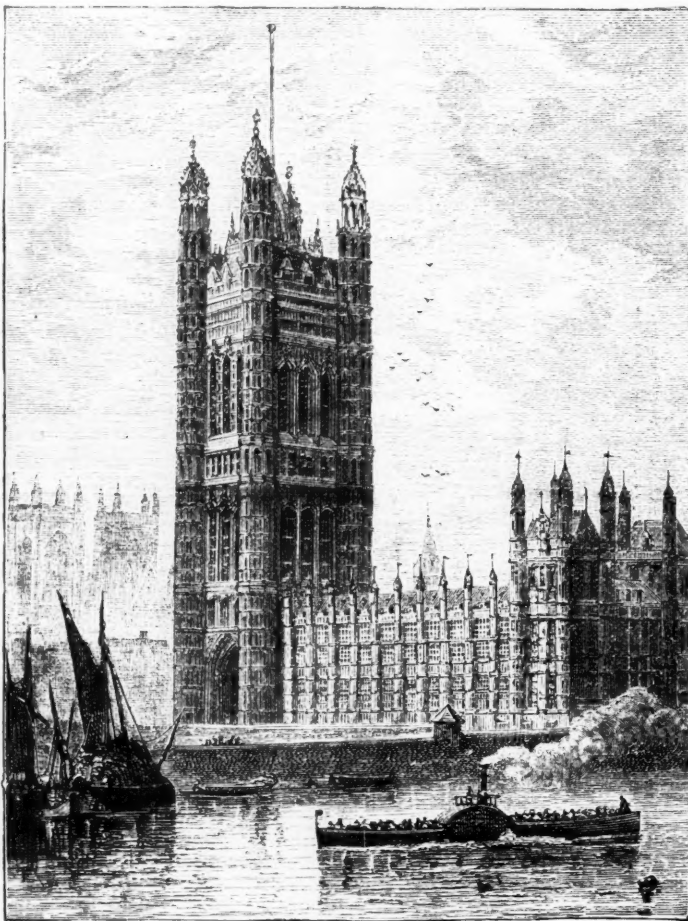
BY "T. SQUARE."

THE sketches of the "Alhambra," published in the preceding numbers, proved not only interesting and instructive, but seem to encourage further discussion of the subject for the benefit of those studying up its fascinating beauties. The work of separating it from other styles is

almost impossible, for not only have its inventors adapted the orders and styles then in vogue in its combinations, but the artists in subsequent styles have adapted its beauties to embellish theirs. As a proof of this view, it is easily discovered in the Grecian composite styles, and more particularly in the decorated Gothic. Every one of the different periods of art has its own historical development, and so Moresque is the development by the Moors of art creations which were adaptations and combinations ingeniously arranged. There remains no doubt of the Arabs carrying the Arabian art into Spain, and of their adopting the Romanesque construction, and, in fact, all material they found there, which would make pleasing combinations in their structures. The finer and richer development of the Moors gives the combinations their name, which we feel, in our view, rather to belong to the decorative development than to the constructive, for in the Romanesque we find ample material to show where they borrow their decorative construction, of which it had many examples; perhaps not improperly called decorative construction, for we find that superstructures were indepen-

dently supported from the columns and lintels, sometimes by visible means, but more often by concealed construction, while the arches were used for filling in spaces. The crescent arch is quoted as a special feature with them, but it may be wisely doubted, for the Romanesque has all its outlines and construction, while its adaptation to their style was appropriate as a Mahommedan emblem. But it is not necessary, perhaps, to logically pursue the origin of the style, it being a more vital question with us as to the proper adaptation to our ways of building. It is particularly noticeable that each period of severe austerity in construction was followed by its corresponding period of luxuriance and decoration, during which times the artists have invariably adapted the Oriental styles of decoration to suit their purposes. So we of this century alternately decried the luxuriant decoration of each style we adopted, until the plain styles of the Queen Anne period came in vogue, which we are now decorating with extravagant luxuriance, and the Oriental has again to furnish its stores of examples to satisfy our demands.

Terra-cotta owes its present success because of its pliable adaptability and durable character, and has found use for this style because of the easy repetition of an ornamentation in numerous small pieces. Wall papers and



decorative material have borrowed and embellished the style in every branch. And are we not still going farther and adding Grecian and making a renaissance which will no longer know the name of Moresque, because it will no longer be traveled by the tenants of a religion which limited their field of working material.

There are matters of great importance to designers in Moresque, as in Romanesque and Renaissance, which are sometimes overlooked, and a case in remembrance may better illustrate our meaning, and show how often even experienced architects may be deceived. A firm who made a good reputation in a Moresque design of prominence, felt justified in using the style in building an apartment block, and the design had flat, elliptic and crescent arches, and was put up without the necessary additional discharging arches and tie-rods to provide for the concentration of the weights upon their respective piers, and they were lulled into fancied security by the freezing up of the mortar (the building having been erected during winter), and the fault was not discovered until the warm sun of spring convinced them they should have to put it on ice, or used some means of securing the structure from falling. The fronts were a sad wreck to look at, and rods, iron mullions, etc., had to be hastily put in, and the whole building virtually rebuilt. It is easy to conceive of the consequences to the owners, which were ruinous, for besides the additional outlay to make the building safe, the reputation of the building was a serious bar to any profit arising from renting it as intended.

A well known principle in architecture is "to construct and ornament the construction," and this rule applies to all kinds of styles; therefore, to be prudent, a designer must follow it or run the risk of pitfalls. Behind the most delightful effects lurks the most danger, and a cautious beginning will insure proper success, while hasty efforts to secure results must always prove disastrous.

Our Illustrations.

Stable for Schoenhoffen Brewing Company, Otto Matz, architect, Chicago. It is 100 by 100 feet, two stories, brick, and is most complete in arrangement. The cost will be \$30,000.

Residence for H. H. Kohlsaat, Esq., S. M. Randolph, architect, Chicago, situated corner Prairie avenue and Thirtieth streets. The house is 43 by 76 feet, built with first quality of Anderson pressed brick on all four fronts. The stonework is of the best Connecticut brownstone, the interior finishing not yet under contract; probable cost, about \$35,000.

Scoville Institute, Oak Park, Ill., Normand S. Patton, architect. It will be built of Lyons limestone, a hard, flinty, fossiliferous, light-colored stone, quarried in the neighborhood of Chicago. The trimmings will be of buff Bedford stone. The design shows an attractive exterior and a well planned interior. The structure will be fireproof, with iron girders, etc., and the interior will be finished in red oak. It will cost about \$60,000.

Christ's Church buildings, Joliet, Ill., F. S. Allen, architect, Streator, Ill. The buildings comprise a church, chapel and rectory, and stand upon the northeast corner of VanBuren and Joliet streets, on high and rolling ground, 132 feet deep by 150 feet frontage; are built entirely of Joliet stone, laid in broken ashler work, with dark blue mortar joint, except the columns of the arcade, which are of polished red granite. All finished wood-work of the entire buildings is of red oak, while the floors of the arcade, cloister, aisles and chancel are of white marble. The chapel was opened for use Dec. 21, last. The walls of the main building are nearly ready for the roof, which, together with the rectory, will be completed during the present year. The entire work, when complete, will cost \$25,000.

Residence of A. K. Brown, Esq., Asbury avenue, Evanston, G. Isaacson, architect, Chicago. This building was commenced last fall, and will be ready for occupancy by the middle of March. The cellar is built of brick, and contains laundry, large cellar and store rooms, and furnace and fuel rooms. The main floor is divided by a central hall, with grand staircase, on the left of which is parlor and library, and on the right, sitting room and dining room; back of dining room is the pantry, china closet, and passage communicating with kitchen. Back of central hall is a back hall, with door to outside and back stairs, to cellar and second story. The second story is divided into four large chambers, one having alcove, and a convenient sewing room. Bath room is conveniently located, and each chamber is well supplied with closets. Servants' room is located in attic. The outside dimensions are 38 by 32, with an ell, containing kitchen, etc., of 24 by 24. The cost of the building, complete, with plate glass, mantles and grates, hardwood finish in first story (balance of pine), and the furnace, is \$8,500.

THE ELLITHORPE AIR-BRAKE COMPANY, 95 West Randolph street, Chicago, publish a pamphlet setting forth the peculiar excellencies of all of the various elevators manufactured by the company, and those who are building tall houses or who contemplate putting elevators into buildings not already supplied with such modern conveniences, will find in it much valuable information concerning elevators in general and of the advantages and characteristics of the various styles, sizes and construction of those made by this company in particular. It contains directions for ordering and for determining the cost, and information concerning the value of the air-brake and air-cushion, together with descriptions of the hydraulic engines, cars and machinery used. Mr. Ellithorpe, the inventor of these air-brakes, is one of the fortunate inventors whose devices commend themselves to general use, and supplant all other appliances for similar uses.

State Associations.

Formation of State Architectural Associations in Illinois and Iowa—The Association of Minnesota—Call for Convention of Missouri Architects.

ILLINOIS.

A MEETING of Illinois architects was held at Chicago, January 16, for the purpose of forming a state association under the regulations of the Western Association of Architects. There were thirty-six architects present. W. W. Boyington was elected permanent chairman of the meeting, and H. L. Gay permanent secretary. The chair appointed J. C. Cochrane, F. M. Whitehouse and Henry Ives Cobb as a committee on credentials. A committee on constitution and by-laws was appointed, composed of W. L. B. Jenney, J. W. Root, H. I. Cobb, J. C. Cochrane and C. M. Palmer. The committees were instructed to report at the next meeting and the gathering adjourned until Friday, January 23.

On that date a second meeting was held, W. W. Boyington in the chair. J. C. Cochrane, chairman of Committee on Credentials, reported as eligible to membership a list of eighty-one Chicago architects, twelve out of town architects, and four names for the honorary roll. The names reported were accepted as those to whom the privilege should be extended of becoming members of the Association upon subscribing to the constitution and by-laws. J. W. Root, secretary of the Committee on Constitution and By-Laws, presented their report. As amended, the constitution and by-laws are as follows:

CONSTITUTION.

NAME.

SECTION 1. The name of this association shall be the Illinois State Association of Architects.

OBJECTS.

SEC. 2. The objects of the association are: To unite in fellowship the architects of the state of Illinois; to combine their efforts so as to promote the artistic, scientific and practical efficiency of the profession, and to cultivate and encourage the study of kindred arts.

MEMBERS.

SEC. 3. This association shall consist of active and honorary members.

QUALIFICATIONS.

SEC. 4. Any architect practicing his profession in the state of Illinois may become a member of this association.

OFFICERS.

SEC. 5. The officers of this association shall be: A president, a secretary, a treasurer, two vice-presidents and an executive committee.

DUTIES OF OFFICERS.

SEC. 6. It shall be the duty of the president to preside at all meetings of the association, or, in his absence, this duty shall devolve on the senior vice-president present. The president shall be ex-officio chairman of the executive committee.

It shall be the duty of the secretary to take minutes of all meetings of the association, and to conduct all of its correspondence, subject to the control of the executive committee.

It shall be the duty of the treasurer to collect all funds of the association, and disburse the same on the order of the secretary, when countersigned by the chairman of the executive committee.

The executive committee shall consist of seven members, including the president, who is ex-officio chairman. It shall require five members of this committee to constitute a quorum.

It shall be their duty to exercise control over the property and general interests of the association; to receive nominations for membership and act upon the same; to consider complaints and expel members of the association for cause; to act as a committee of arbitration on all questions submitted to it by active members of the association; and generally to have control of its welfare and interests.

All calls for extra meetings shall be issued by this committee.

This committee shall report to the association at each regular meeting of the association. All appeals from the action of the executive committee shall be to the board of directors of the Western Association of Architects.

[At the meeting of February 7, Mr. H. I. Cobb called attention to the mistake in Sec. 6 of the Constitution, in which seven members beside the president, who was ex-officio chairman, instead of six, had been elected. After much discussion, the matter was settled by leaving the president of the association a member, but not chairman, of the Executive Committee.]

AMENDMENTS.

SEC. 7. This constitution may be amended by a two-thirds vote of the active members present at any meeting of the association, provided, that a notice of such proposed change shall have been mailed to each active member by the secretary, on the order of the executive committee, thirty days before the date of said meeting.

BY-LAWS.

ARTICLE I.—MEETINGS.

There shall be a regular meeting of the association on the first Saturday afternoon of each month.

The place of meeting shall be designated by the executive committee, who shall, through the secretary, give due notice to each member of the association of the place of meeting.

ARTICLE II.—RULES OF ORDER.

The meetings of this association shall be conducted according to Roberts' Rules of Order.

ARTICLE III.—APPLICATIONS FOR MEMBERSHIP.

Any person desiring to become a member of the association shall send his application in writing to the executive committee; this application to be indorsed by two active members of the association, who are personally acquainted with the applicant.

ARTICLE IV.—ELECTION OF MEMBERS.

Upon receiving an application for membership, the executive committee shall investigate the standing of the applicant, and shall, by ballot, admit or refuse him. All discussion of applicants to be considered confidential.

ARTICLE V.—DUES.

All active members of the association shall pay an initiation fee of \$10, and annual dues of \$25. Dues to be payable quarterly, and prior to each regular quarterly meeting; and no person shall be entitled to vote at any meeting whose dues remain unpaid.

[This by-law was changed at the meeting of February 7, to read: All active members shall pay an initiation fee of \$10. All in Cook County, annual dues of \$25; all others, \$5. All members entering before next annual meeting shall be admitted without initiation.]

ARTICLE VI.—QUORUM.

Twenty active members shall constitute a quorum for the transaction of business.

ARTICLE VII.—ELECTION OF OFFICERS.

All officers of the association shall be elected at the October meeting of the association. They shall be elected by a majority ballot vote of the members present, and an officer shall be eligible for election to the same office for two successive years.

ARTICLE VIII.—PAPERS AND RECORDS.

All papers and other records, not considered by the executive committee confidential, shall be at all times open to the inspection of the active members of the association.

ARTICLE IX.—AMENDMENTS OF BY-LAWS.

The by-laws of this association may be amended by a two-thirds vote of the active members present at any meeting, notice having been given as in the case of proposed amendments to constitution.

The constitution was then read and voted upon by sections.

Sections 1 and 2 were adopted as reported without debate.

Section 3 was adopted as reported, after discussion as to the advisability of having a class of associate members, composed of gentlemen of the profession who are not practicing architects, in which it was decided to await the practical workings of the section, as reported, before making a change.

Sections 4 and 5 were read, and adopted as reported without discussion.

Section 6 was then discussed, and adopted as read, it being understood that in the matter of election of members the executive committee should keep strict confidence.

Section 7 was adopted as reported.

The by-laws were then considered.

Article I was read, and action deferred until the clause on fees and dues came up.

Articles II, III and IV were adopted without debate.

Article V having been read, D. H. Burnham moved that the initiation fee be \$10, and the annual dues \$25. He said: "We have got to have funds to be successful. We have got to have meetings at which there will be interest. As has been demonstrated, men will not attend dry meetings. I think it is best to start out with ample funds; if the tax is found onerous, it may be cut down afterward."

H. I. Cobb, replying to Mr. Burnham's remarks, said: "This association does not seem to me to mean in the least a social organization. Our object is to get every architect in this state as a member, the sole object being, in my mind, to govern the practice of architecture in the state. The meetings should be almost entirely for business purposes. Twenty-five dollars to some men is quite a drain, and I do not think the dues or the initiation fee should be such as to bar out anyone."

Mr. Burnham responded: "Mr. Chairman, I feel strongly on the point mentioned by Mr. Cobb. He says that he has not regarded our organization as a social one in any sense. To me that must be an eminent quality of it, or there is no use hoping for any long continued life. We all know that it is impossible to get a body of men together without they have a strong liking for the meetings. If you take them simply and purely on the intellectual side, you have got to have giants of intellectuality to interest them. We must make the social feature an eminent quality of our meetings, and to do that must provide some sort of entertainment on each occasion, and meet in a pleasant, social, home-like sort of way, and that will require money. Mr. Cobb says this association is, in his mind, to govern practice. I hope it is; I hope it will have a very intimate relation to the practice of architecture, and the practice of the trades. I hope that we will be able to come in contact with the trades, and that by means of this association we can get men of the various trades together with us frequently, and can cultivate relations with them through this very social feature, that will have a great influence in getting rid of the friction between them and us."

F. M. Whitehouse remarked: "If you make the dues so heavy that men will not come in at first, we can have no restraint nor control upon them."

D. Adler said: "I believe Mr. Burnham is right in many respects. I think, after all, what is lacking among us of the profession, more than anything else, is this very matter of sociability and pleasant mutual intercourse. I think anything that could be done to promote that would do more toward elevating the standard of the profession than any number of laws we may pass to govern our business. I think these matters would regulate themselves if we met freely and socially. At the same time a certain regard must be paid to obtaining a sufficient membership. We should endeavor to ascertain whether the fixing of the initiation fee at \$10 and the dues at \$25 will not keep out many who would be desirable members."

J. W. Root arose and said: "I believe men generally hold lightly an association to which they belong which makes no sort of tax upon them, and I think if we can give to members something as an equivalent for what we demand of them, we are warranted in making that demand. Now it seems to me that any member of this association, who was taxed to pay \$25 annual dues, if the association were wisely conducted, could gain more than an equivalent in the way of books and other facilities for education."

Mr. Burnham took the floor and said: "It seems to me that we do not want all head alone, in our Association; we have got hearts as well as heads. If we take a man on one side of his nature and totally ignore the other we cannot hold him. Now, as regards the question of rooms, it probably may be urged by the gentlemen who framed this article, that the amount to raise did not involve the hiring of a room, because Mr. Gay or somebody else would offer a room to meet in. I do not think we can afford to start as deadheads."

W. L. B. Jenney said: "The fee and dues are larger than I should think advisable for the first year, certainly. I agree with Mr. Root that they should be of some importance, but I should rather say, perhaps, \$5 initiation fee and \$10 or \$15 annual dues."

Mr. Adler, replying, said: "With regard to what Mr. Jenney has said, I believe the reverse is the case. I believe that now, while we are now probably somewhat enthusiastic, it will be easier to pay the annual dues than it would be after a year or two, when, perhaps, by reason of insufficient financial resources, the affairs of the association have lagged, and grown somewhat uninteresting."

Mr. Cobb again arose. He said: "I think if the question were asked, 'Why is not an architect a member of the Illinois State Association?' the answer should not be, 'Because he cannot afford to pay the dues.' I think it ought to be answered in only one way, and that is, that because of the way he conducted his practice he was not considered suitable to belong to it."

S. M. Rando'ph gave his experience with a St. Louis association as follows: "Mr. Druiding reminds me of an experience he and I had in forming a society in St. Louis some years ago. We organized a society there and canvassed the matter of forming a chapter of the A. I. A., but decided as part of the fees went to the home society and was not for our use, it was not desirable. In our society when we had a due of \$25 we had a successful organization, but when wiser (?) counsels decided that the fees must be reduced to about \$5, the society did not last three months. I do not believe that this society will have a dozen meetings—I do not believe it will last a year—unless you have initiation fees and a class of dues that are enough to make the meetings interesting." Mr. Randolph suggested \$10 as initiation fee and dues of \$5 a quarter.

S. A. Treat recommended that as the State Association had about \$450 in the treasury, the gift of the Chicago architects, an initiation fee of \$5 would be sufficient, and not as formidable, and the dues might be \$25.

Mr. Adler said: "I believe in a business community like this, it is the body that appears to have money that is respected. I think if we wish to influence, as I believe we do, legislation in reference to building, and so on, we ought to represent ourselves as a body representing a moderately lucrative practice, and not as a set of men whose share in the general business of the community is so small as to make them unable to pay a few dollars more or less of dues."

Mr. Cobb remarked: "Before a lawyer is allowed to practice he must be admitted to the bar, and I hope some day that before an architect is allowed to practice he will be obliged to be admitted to some bar. This association seems to have a tendency toward that. I want to see every architect in the state a member of it, if he is sufficiently qualified in his practice to belong."

Mr. Adler said: "If we wish to bring about the state of affairs which Mr. Cobb has just mentioned; if we wish to see the time when a person, in order to obtain a license to practice as an architect, must pass an examination, we must appear before legislative bodies, and before the public as men of standing, and we are not so considered unless we have demonstrated our ability to earn money. I think, therefore, it would be well to maintain a high rate."

Mr. Cobb, arising, said: "How many members outside of Chicago will pay \$25 a year to have meetings held in Chicago? I would prefer the social element of a club separate from the general association. The social feature is most excellent, but I want to see architects two hundred miles from here members of the association. They are not going to pay \$25 a year for something that is going on in Chicago."

L. H. Sullivan said: "If the organization is of such a character, that it required \$25 a year to become a member, that in itself brings a certain amount of standing, which an outsider is just as desirous of having as an insider."

"It may be interesting," said Mr. Jenney, "to know the experience of another society. The American Institute, after years of experience, has discovered that an annual due of \$15 from their fellows and \$10 from associates is all they can demand."

Mr. Burnham arose and said: "We want in this society, as Chicago men want in everything they set their hands to, a practical result as soon as possible. We are not going to get a practical result by any method that the American Institute or any other institute of architects has ever adopted. It has failed in Europe; it has failed in New York, and has failed emi-

nently in the Chapter of American Institute here. To obtain a practical result, we must make our meetings of immense interest to every man who comes here. We have got to stop saying when he comes into the room, 'Twice two are four and twice four are eight,' and things that grow out of mathematics, and of the code, and we have got to say to him, 'You are a good fellow, come in,' and treat him in that way, and we must have funds enough to enable us to do so. We do not want to lead him into a cold room, or into a room loaned us, but into a home of our own, and into a room that is bright, pleasant and cheerful."

Mr. Cobb, speaking of the Minnesota association, said: "I was on the Committee on Constitution and By-Laws for the Western Association, as was Mr. Hodgson, of Minneapolis. We had quite a talk about their state association, which is a success. In that association the dues are very small. They discussed the point thoroughly, and decided they could not get, or hope to get, every one in the state into the association if they made them too high. I do not think it is a club in any sense."

Normand S. Patton said: "Twenty-five dollars seems to people large or small, according as to how it is spent. I would like to get an idea from Mr. Burnham how the money would be spent."

Mr. Burnham promptly responded: "Suppose we wish to send a man to Springfield, have we got the necessary money? If we send a man there who, for instance, shall have a law passed clearly defining that any sketch by an architect, put into a gentleman's hands to look at, belongs to the architect, and must be paid for if he uses any part of it, the law would be of enormous value to us. Now suppose we want to have a meeting and call in some of the leading contractors, or men of any practical branch, to talk with us on some subject that we want to be informed upon. Suppose, for instance, plumbing, and that we should wish the plumbers to come and take apart their appliances, and put them together before us, and then each could ask all the questions he wishes. We cannot invite them to come here in a cold sort of way. You must make it interesting. We must have our own room, and call them in at any time."

Mr. Cochrane asked: "Is it the intention that those charter members who have subscribed to the list shall be admitted free?"

Mr. Sullivan and Mr. Randolph replied: "No, sir; let everybody pay!"

"Well," said Mr. Cochrane, "I think we will have enough funds to start with, if we all pay \$5 a piece."

Mr. Sullivan said: "I think Mr. Burnham has looked to the future. This is not to be a mere society, it is to be organic and vital. It is to mean something; it is to be the focus of our profession here. I think we shall accomplish a great deal; but to do this, we must have money."

Mr. Burnham, arising, said: "The architectural journals are constantly affording us the very best carefully prepared technical essays on all subjects. I do not think that we want that sort of thing in our society as much as we want the vital element of life itself. Good fellowship and strength of purpose must appear in all our intercourse. You cannot have success, as Mr. Adler has said, without a basis of money, sad as it may seem." The question being on the amendment, Mr. Burnham said: "I have no objection to the amendment that the annual dues shall be paid quarterly."

Mr. Cochrane moved the roll call on the amendment, which was agreed to. This resulted in the adoption of Mr. Burnham's amendment by twenty-one to nine votes.

Mr. Cobb said, in relation to the list of names reported by the Committee on Credentials: "We had to make up our list from the names that were handed in at last meeting, and from another list that was reported at the convention. We did not expect that it was a complete list at all."

Article I was then again referred to, and amendment adopted to hold meetings once a month.

The remaining articles were adopted without debate.

The selection of officers was then taken up. In nominating for president, Mr. Burnham said: "I would like to make a nomination, and present the name of one, who, it seems to me, would be practicable; a man who seems to be quick, decided, and to have a thoroughly comprehensive business mind. I present the name of Mr. David Adler."

Mr. Randolph seconded the nomination.

Mr. Cochrane presented the name of Mr. W. W. Boyington as one "who has been long a resident of Chicago—an architect we all respect."

Mr. Adler seconded this nomination.

The first ballot resulted: Root, one; Burnham, two; Adler, eight; Boyington, ten. No choice.

Mr. Adler asked to withdraw his name, and moved that the nomination of Mr. Boyington be made unanimous. He then said: "I do not know that there is a member of the profession here, whose services to the profession at large have been so eminent as those of Mr. Boyington. There

is no one among us who has handled such large buildings, whose professional practice has extended over so great an extent of country, and who has been so uniformly successful in professional practice, and I think we, perhaps, owe it to one who has been the most successful among us that we recognize that success by calling him to the head of this association."

The motion was heartily seconded by Mr. Burnham, and, on being put by Mr. Cochrane, was carried by acclamation.

Mr. Cochrane nominated Mr. D. H. Burnham for first vice-president, Mr. Adler seconding the nomination.

Mr. Burnham nominated Mr. D. Adler, and hoped every gentleman would vote for him.

The ballots counted: Adler, 11; Burnham, 10.

On Mr. Burnham's motion, Mr. Adler was selected by acclamation.

Mr. Burnham nominated Mr. L. D. Cleveland for second vice-president, and Mr. E. Baumann nominated Mr. D. H. Burnham. The ballot stood: Burnham, 14; Cleveland, 7. The selection of Mr. Burnham was made unanimous.

Mr. Randolph nominated Mr. H. L. Gay as secretary, and on motion of Mr. Burnham, seconded by Mr. Adler, the selection of Mr. Gay was declared unanimous.

Mr. Randolph nominated Mr. L. D. Cleveland for treasurer, and he was unanimously selected.

On Mr. Burnham's nomination, the following executive committee was unanimously selected: S. A. Treat, H. I. Cobb, J. W. Root, Wm. Holabird, John Flanders, C. M. Palmer, L. H. Sullivan.

Mr. Randolph moved, which was agreed to, that the Executive Committee have charge of procuring the proper charter, and of such legislation as is necessary in connection with this association.

Mr. Sullivan moved "that the INLAND ARCHITECT AND BUILDER be made the official organ of this association, and that it print, from time to time, such matters as may be furnished to it by the executive board."

Mr. Gay seconded the motion, which was adopted.

The meeting then adjourned.

The following has been issued by the secretary, under date of Jan. 30:

At a meeting of the Executive Committee of the Illinois State Association of Architects, it was resolved that the secretary of the association should issue the following notice:

"You are hereby notified that at the meeting of the Illinois State Association, to be held Saturday, Feb. 7, 1885, at 2 P.M., Article V of the by-laws will be brought up for re-discussion. As the wise determination of this matter lies at the foundation of the success of the association, you are earnestly requested to be present and express your views."

"If unable to be present, please send to the secretary of the association an expression of your views in writing. It is very desirable, in this connection, to obtain the full sense of the profession."

HENRY LORD GAY, Secretary.

PROCEEDINGS OF MEETING, FEB. 7.

The regular monthly meeting of the Illinois State Association was held on the 7th inst., and was wholly devoted to the reconsideration of Sec. 6 of the constitution and Art. V of the by-laws. The final settlement of the question of dues was apparently satisfactory to all, as the final vote was unanimous.

The meeting was opened by Chairman W. W. Boyington; twenty eight architects being present.

The first order of business was stated to be the further consideration of Art. V. of the by-laws, relating to dues.

After the reading of the minutes of the previous meeting by the secretary, which were approved, letters were read from state architects in regard to Art. V. of the by-laws.

Space will not permit the publication of the letters read, from those not able to be present, but the tenor of those from architects at a distance were all in favor of low dues, and with one exception (Mr. Jenney) those from city architects were in favor of Art. V.

Mr. Boyington stated that at a meeting of the Executive Committee they decided not to discuss Art. V, but bring it before the next regular meeting.

Mr. Boyington stated that he had no objection to the by-law as it stood, but that there were many who did. He thought it might be well to make a graded scale which would exclude none. He would be surprised if there were any architects in the city who would not agree to the by-law as it stood, but that railroad fares, etc., were considerable to architects at a distance. After stating that anything the association should agree upon would be satisfactory, Mr. Boyington stated that he would be obliged to meet an appointment, and called First Vice-President Adler to the chair.

Upon motion of Mr. Randolph, the secretary read letters from architects J. C. Cochrane, W. L. B. Jenney, and W. L. Carroll, each withdrawing his name because of Art. V.

Architect Fred. Bauman moved a resolution that the annual dues of city architects should be \$25, and outside architects \$10. Not seconded.

Mr. H. I. Cobb suggested that there be a State Association, and that city architects might have a club of their own. That it was unjust to tax outside members for things they would derive little benefit from.

Mr. Randolph stated that he thought much the same as Mr. Cobb, and made the motion:

Resolved, That no initiation and \$2 dues be charged the first year, and the dues remain the same and \$10 initiation should be charged afterward.

Mr. Burnham made remarks, broad in scope and just in their argumentative force, in favor of the perpetuation of Art. V. Want of space will oblige the postponement of printing of his remarks until next month. They will be published, not as a defence of, or plea in favor of the subject upon which they were made, but as a remarkably clear outlining of what an architectural association should be.

Mr. Cobb said: "What Mr. Burnham has said is certainly charming, but it is away beyond our reach. Even with the amount of money mentioned, we could not procure all that we desire. Suppose our stationery should cost \$100; that frequent meetings are not practicable; that a working board of directors should be formed who should meet monthly, and the association quarterly."

Mr. Bauman said he most heartily approved of Mr. Burnham's remarks. That he would refer to his first motion. That he thought the lowest expenses would be even more than Mr. Burnham's estimated \$1,500.

Mr. Burnham moved as an amendment:

That as an initiation fee, members living outside of Cook county be called upon for no initiation fee and dues \$5, and for those in Cook county the dues remain as placed.

Mr. Root asked for a full expression of opinion from every one.

Mr. Whitehouse reiterated Mr. Root's remarks.

On motion of Mr. Sullivan, the members were called upon by the secretary for an expression of their views.

Mr. Cleveland indorsed Art. V in regard to city members, but not those outside; \$5 would be fully as much as they ought to pay.

Mr. Pierce spoke of the liability of high dues debarring architects from joining, and spoke for low dues the first year.

Several architects rose and spoke in favor of Mr. Burnham's views.

Mr. Burnham said that before the amount of money to be raised was decided upon, the question of what the organization wanted to do should be arranged, how many meetings, etc., should be held annually, etc.

Mr. Root said he was in favor of high dues for the reasons stated, and that it would be a good test of what the architects thought of the association. That, with all deference to outside men, whom he thought should not pay as much as those in the city, that at least \$1,500 would be required.

Mr. Randolph did not think it necessary to make the association a drag net to drag in architects, that it should be made an object to them. That the argument that men outside the city would not come in, was wrong. These needed it more than those in the city. That something worth while should be established. He was in favor of the article as it stood.

Mr. Sullivan was in favor of Art. V. His idea of the motive of the association was to secure state laws defining the position of architects, and restricting them as well, and it would take money to accomplish anything. That the larger work would be done by the profession in Chicago and the state architects would be benefited as well; and was in favor of low rates outside and high dues in the city.

Mr. Silsby concurred with Mr. Sullivan.

Mr. Schaub agreed with Mr. Burnham, with some concessions to those outside the city.

Mr. Stiles spoke much to the same purpose, and was desirous that the association should start right.

Mr. Colton approved of Art. V, as, if the association was worth anything, it was worth the price of admission and dues.

Mr. Spohr indorsed the last speaker's views.

Mr. Treat was in favor of compromise. There is a difference between \$2 and \$25, and thought it might be arranged somewhere between.

Mr. Whitehouse spoke of the low dues being fatal to long life, and in favor of Art. V or even higher dues.

Mr. Wilson agreed with Mr. Burnham.

Mr. Bullard, of Springfield, said, that as the representative of the country members, he would say that although they were surprised at the high rate, that they did not want to be compromised before the association. He called attention to the railroad fare, etc., that would make their expenses proportionately greater. He indorsed Mr. Burnham's idea, but thought a large attendance could not be expected from outside as their expenses would be much larger. Thought \$5 should be the dues of country members, because of this, and a higher rate, if thought best, in the city.

Mr. Elliott, of Elgin, said that as he lived but a few miles away he would expect to pay the city rate.

Mr. Cobb suggested an amendment to Mr. Bauman's motion, that no fees be charged the first year, and that \$25 dues be charged in the city and \$10 outside.

The chair here ruled that as no charter had been obtained the present meeting was a continuation of the last, and, on motion, Art. V was reconsidered, and it was finally decided by a unanimous vote that Art V, of by-laws, should be changed to read:

"All active members shall pay an initiation fee of \$10; all in Cook county, annual dues of \$25; all others, \$8. All members entering before next annual meeting shall be admitted without initiation."

Mr. Burnham moved, that all fees coming in before the next annual meeting be remitted, which was carried.

Mr. Cobb called attention to the mistake in Sec. 6, in which seven members beside the president, who was *ex-officio* chairman, instead of six had been elected, and after much discussion the matter was settled by leaving the president of the association a member, but not chairman of the Executive Committee.

Mr. Burnham offered the following resolution:

That the secretary be instructed to request each member of I.A.A. to send the Executive Committee suggestions as to what particular business he would like the association to take up at the meetings of the association, in order to facilitate the work of that committee, and make each monthly meeting profitable.

The motion was carried, and the meeting adjourned.

IOWA.

In response to a call issued by the Architectural Association of Des Moines, Iowa, for a convention to form a state association, under the state laws and the provisions of the Western Association of Architects, twenty-three architects responded favorably, and were subsequently accepted by the committee on credentials. The roll numbers many of the leading architects of the state. The convention was held at Des Moines on the 7th and 8th ult. W. K. Ball, of Creston, was chosen permanent chairman of the convention, and W. A. Hawley, of Marshalltown, permanent secretary.

The following constitution and by-laws were adopted and signed:

CONSTITUTION.

ARTICLE I—NAME.

The name of this society shall be The Architectural Association of Iowa.

ARTICLE II—OBJECT.

The objects of this association are to unite in fellowship the architects of the state, to combine their efforts so as to promote the artistic, scientific and practical efficiency of the profession, and to cultivate and encourage the study of kindred arts.

ARTICLE III—MEANS.

The means of accomplishing this shall be, regular meetings of the members for the reading of papers, discussion of subjects and exhibition of works pertaining to the profession and associate arts, the formation of local clubs throughout the state for sketching, modeling, etc., and such other means as may be deemed best to render the association as useful and agreeable as possible, in the practice and study of the profession and art generally.

ARTICLE IV—MEMBERSHIP.

SECTION 1. The condition of membership as fellows shall be the honorable and exclusive practice of the profession in the state of Iowa.

SEC. 2. Young men who have pursued the study of architecture in an architect's office, or school of architecture for one year, shall be eligible to election as associate members of this society, who shall be entitled to all privileges of membership, except voting and holding office, except upon special committees.

SEC. 3. Honorary members shall be persons who may be elected because of interest manifested in the welfare of this association. Their privileges shall be the same as of associate members.

ARTICLE V—OFFICERS.

The officers of this society shall be a president, vice-president, secretary and treasurer, who, with one other fellow, shall constitute a board of management. All shall be elected annually at the regular meeting, on the second Wednesday in January, and shall perform such duties as are usually prescribed in similar associations.

ARTICLE VI—AMENDMENTS.

This constitution may be amended by a two-thirds vote of the members present at any regular meeting.

BY-LAWS.

ARTICLE I—MEETINGS.

SECTION 1. The regular meetings of this association shall be held upon the second Wednesday of January and August each year, and at such place as is selected by a majority vote of the members present at the previous meeting.

SEC. 2. Special meetings may be called at any time by the board of management, upon ten days' previous notice to each member.

ARTICLE II.

The meetings of this association shall be conducted in accordance with the Roberts' Rules of Order.

ARTICLE III.

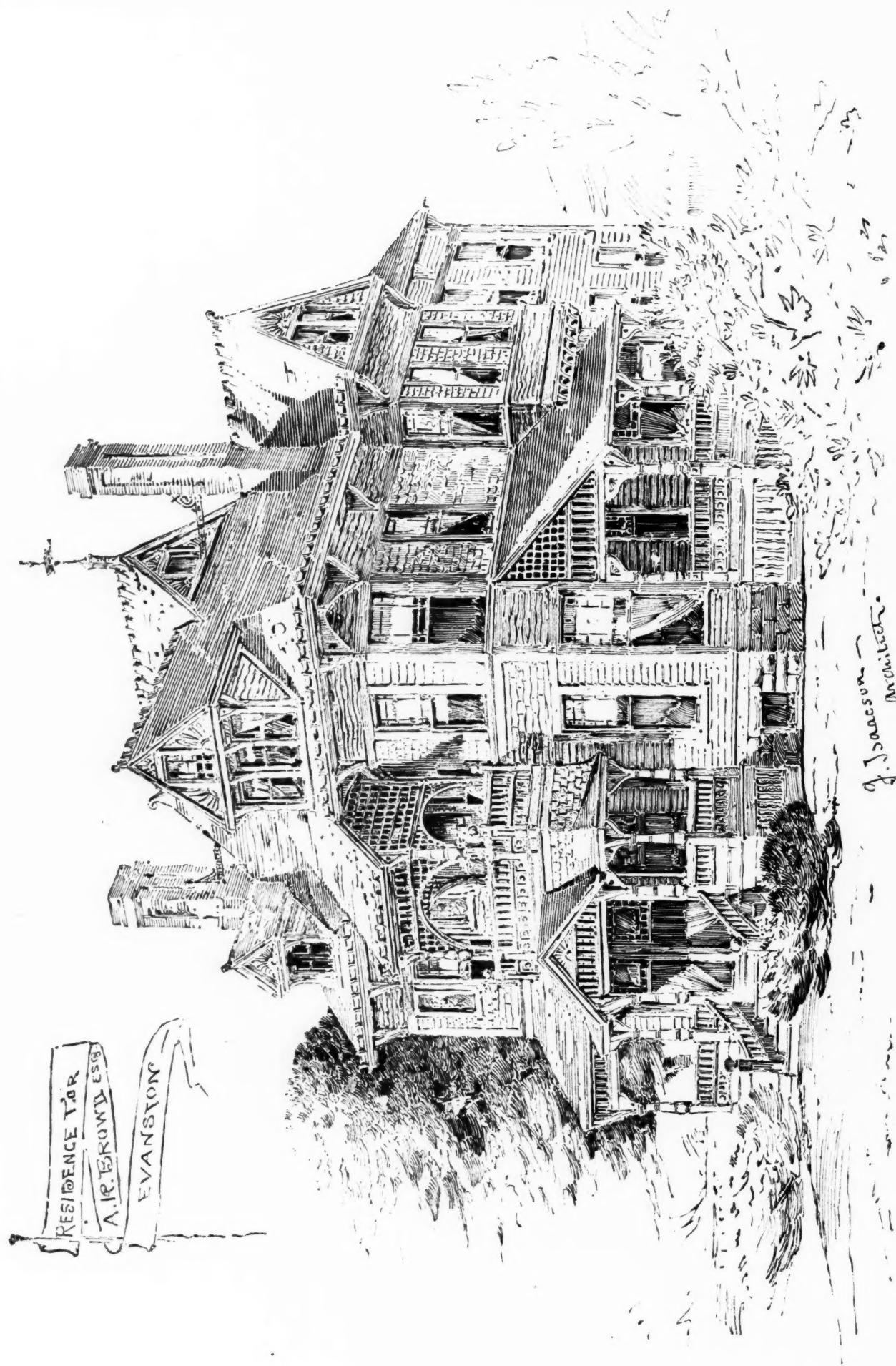
The board of management shall have the care of the property and management of the general welfare of this association, and shall report at each regular meeting. They shall have power to make assessments as needed to pay expenses, and to fill vacancies in their own membership or among the officers for the unexpired term.

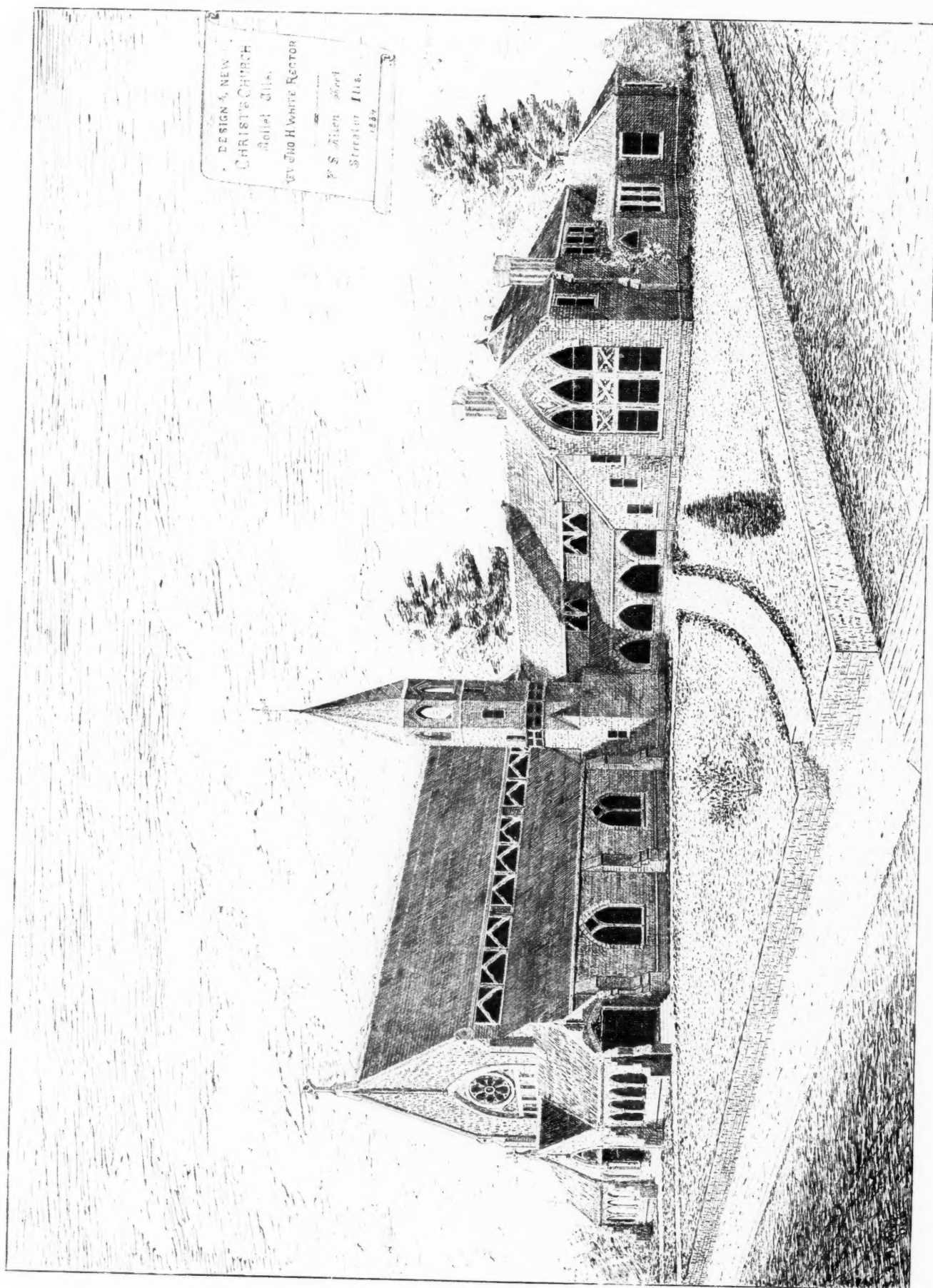
ARTICLE IV.

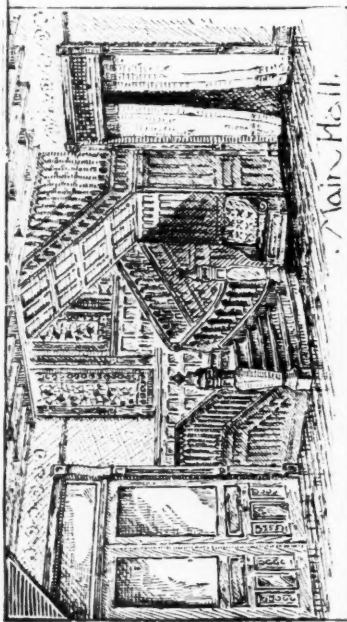
Candidates for membership as fellows of this association shall pay an initiation fee of three dollars. As associates, two dollars.

ARTICLE V.

All applicants for membership shall be referred to the board of management, who shall investigate their standing, and if found worthy, recommend them for election at the next regular meeting, and such candidates as shall receive three-quarters of the ballots cast shall forthwith (upon payment of the initiation fee), enjoy all the privileges of membership.

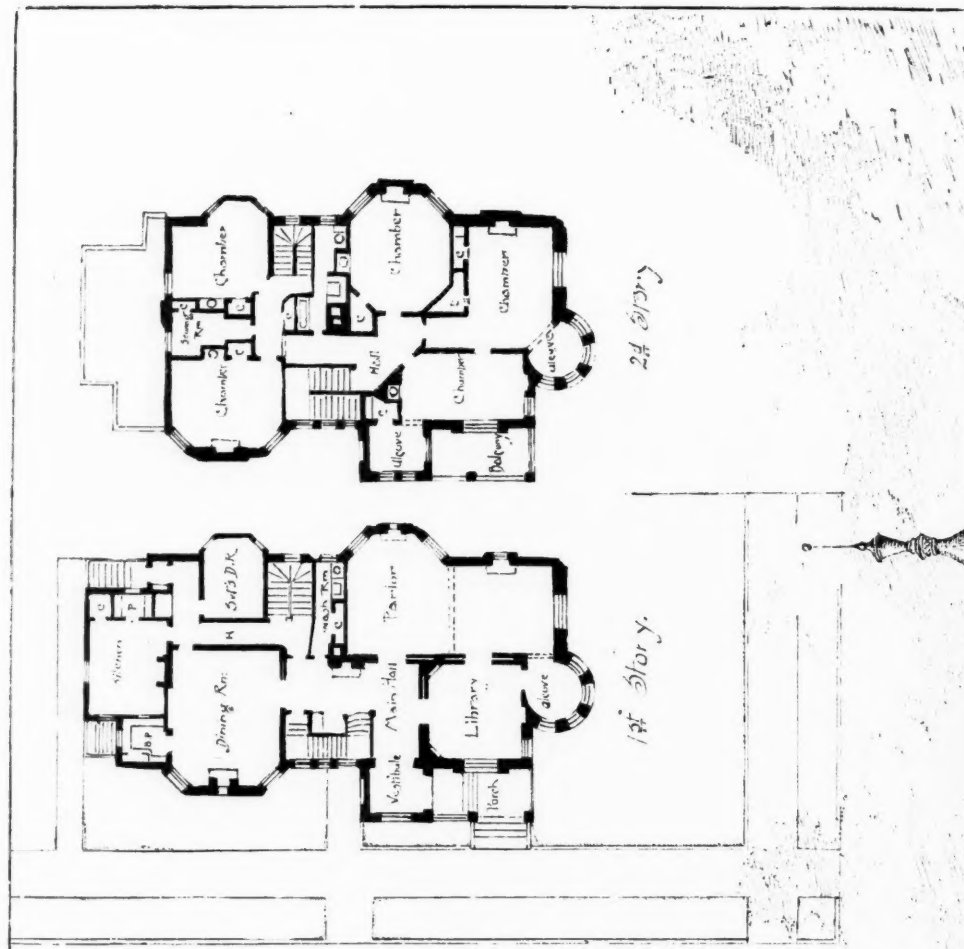


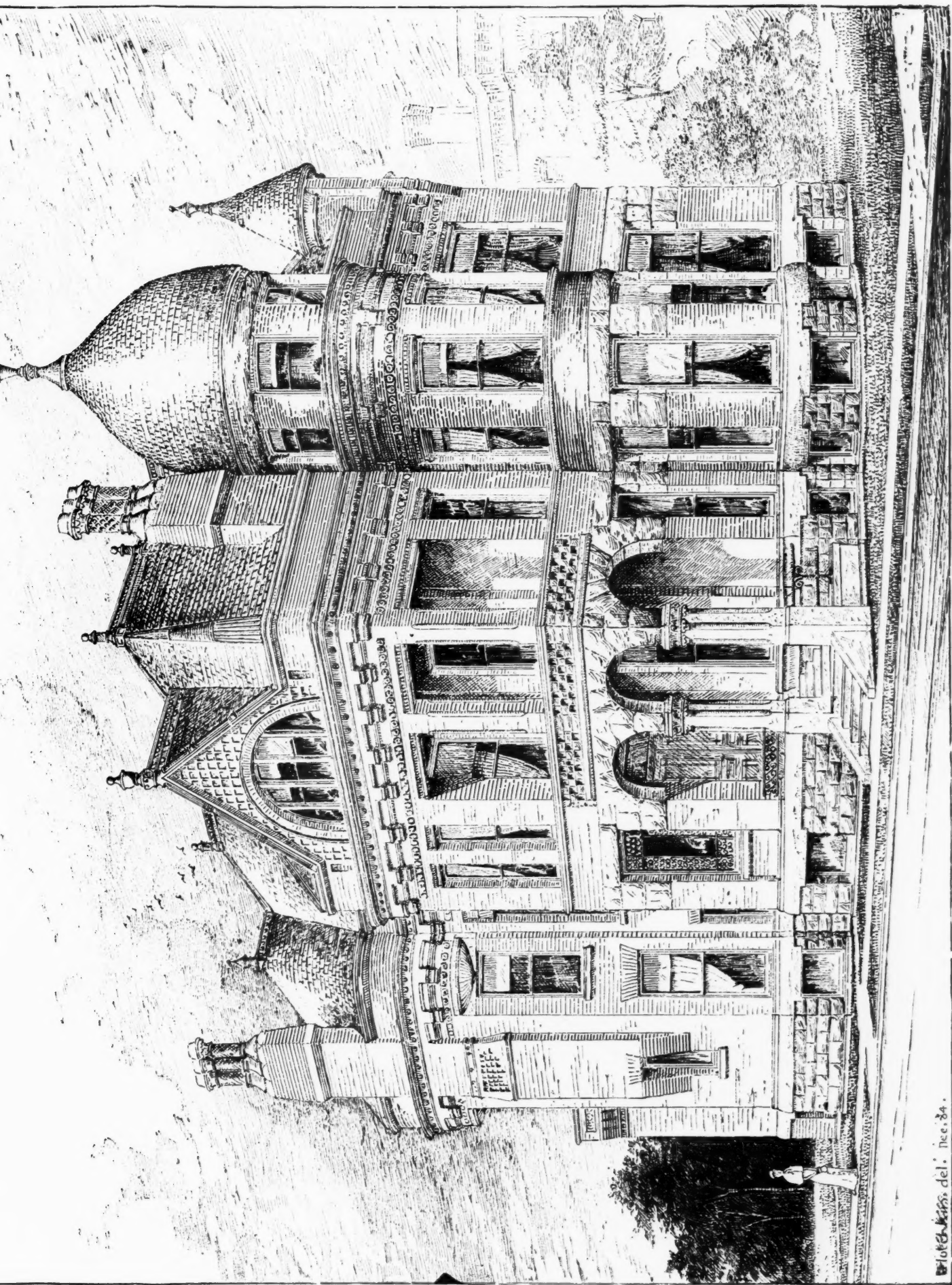




Residence for H. H. Kohlsaat Esq. *
Chicago, Ill.

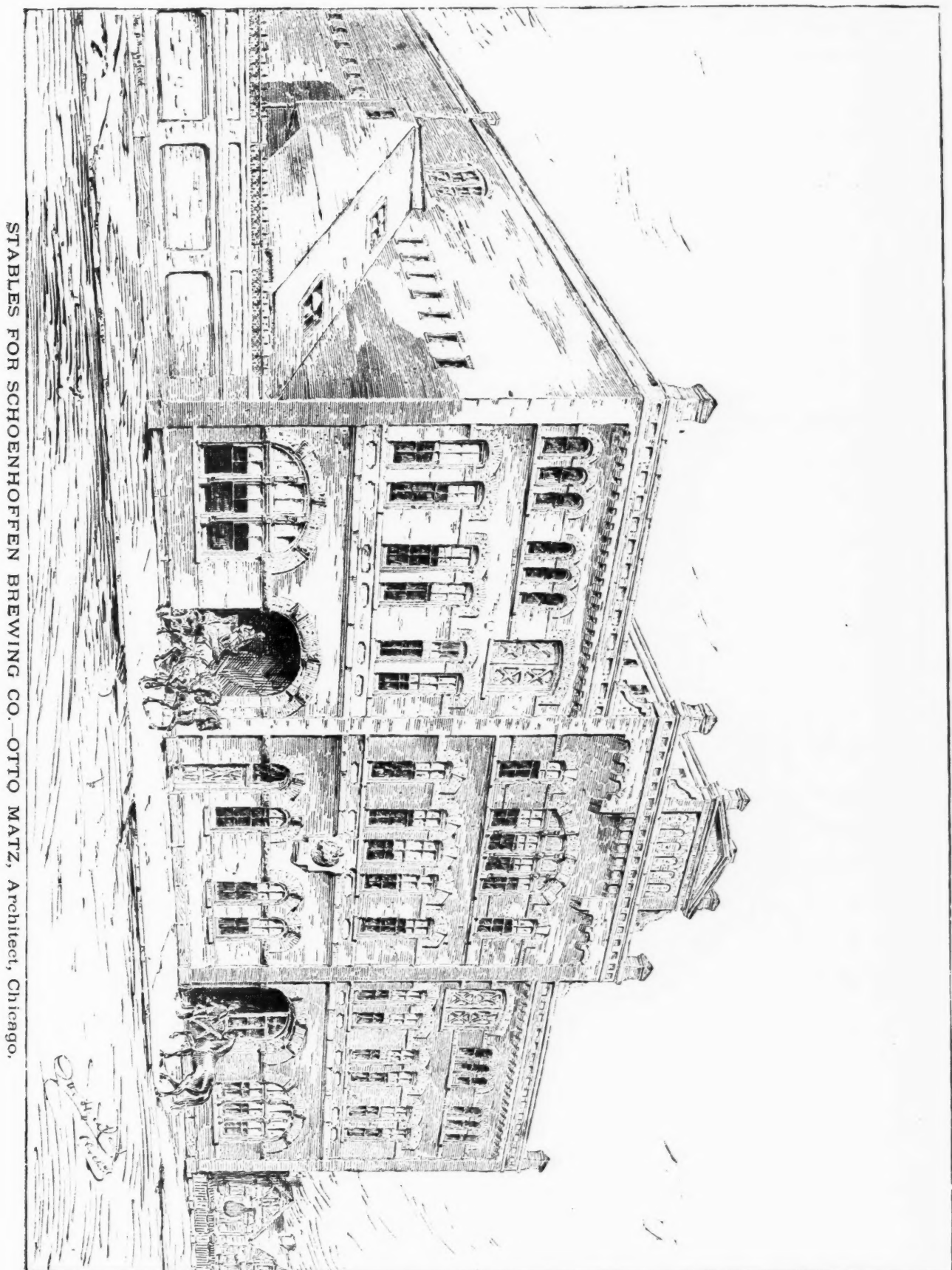
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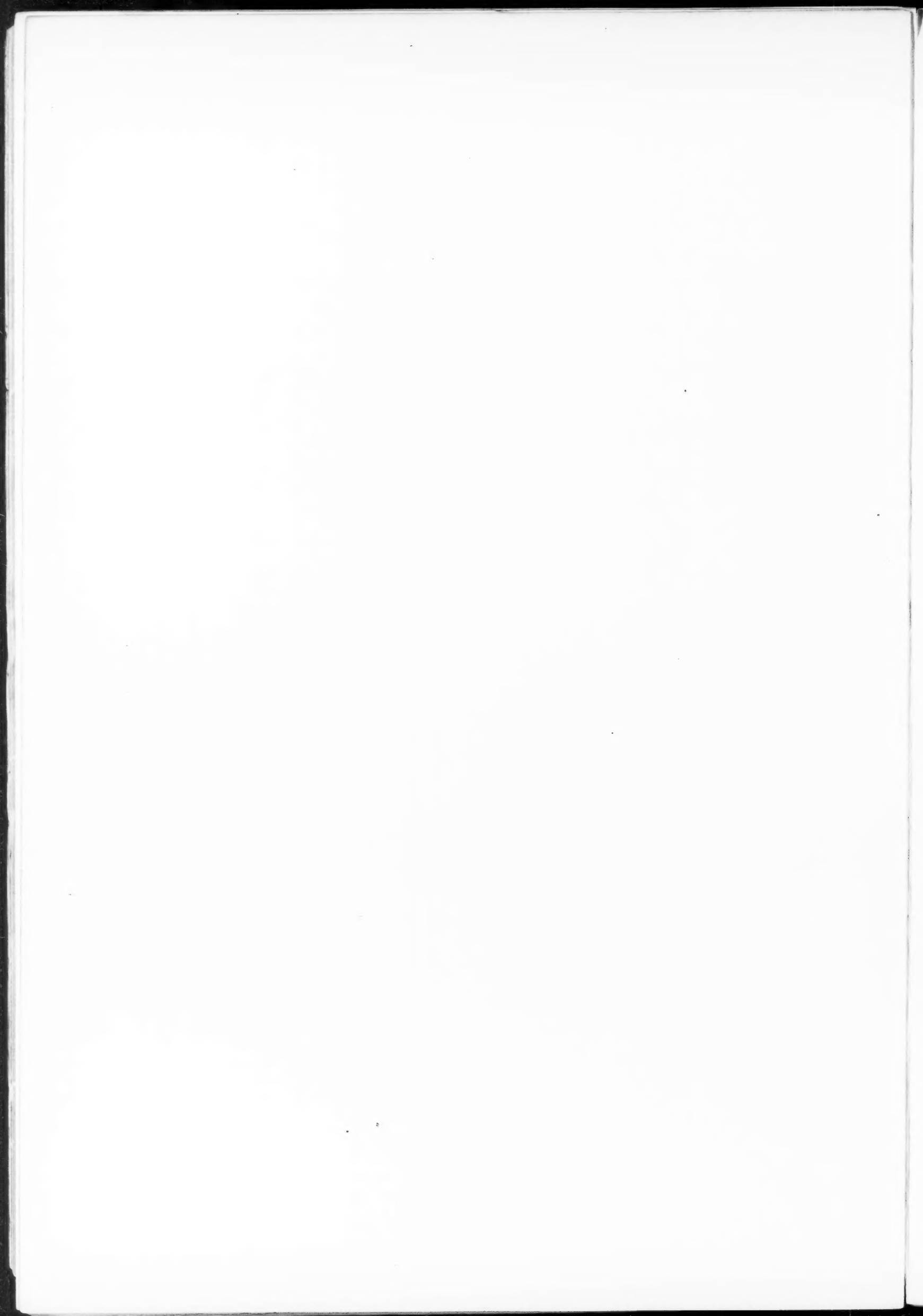


Wilton House, del. Dec. 24.

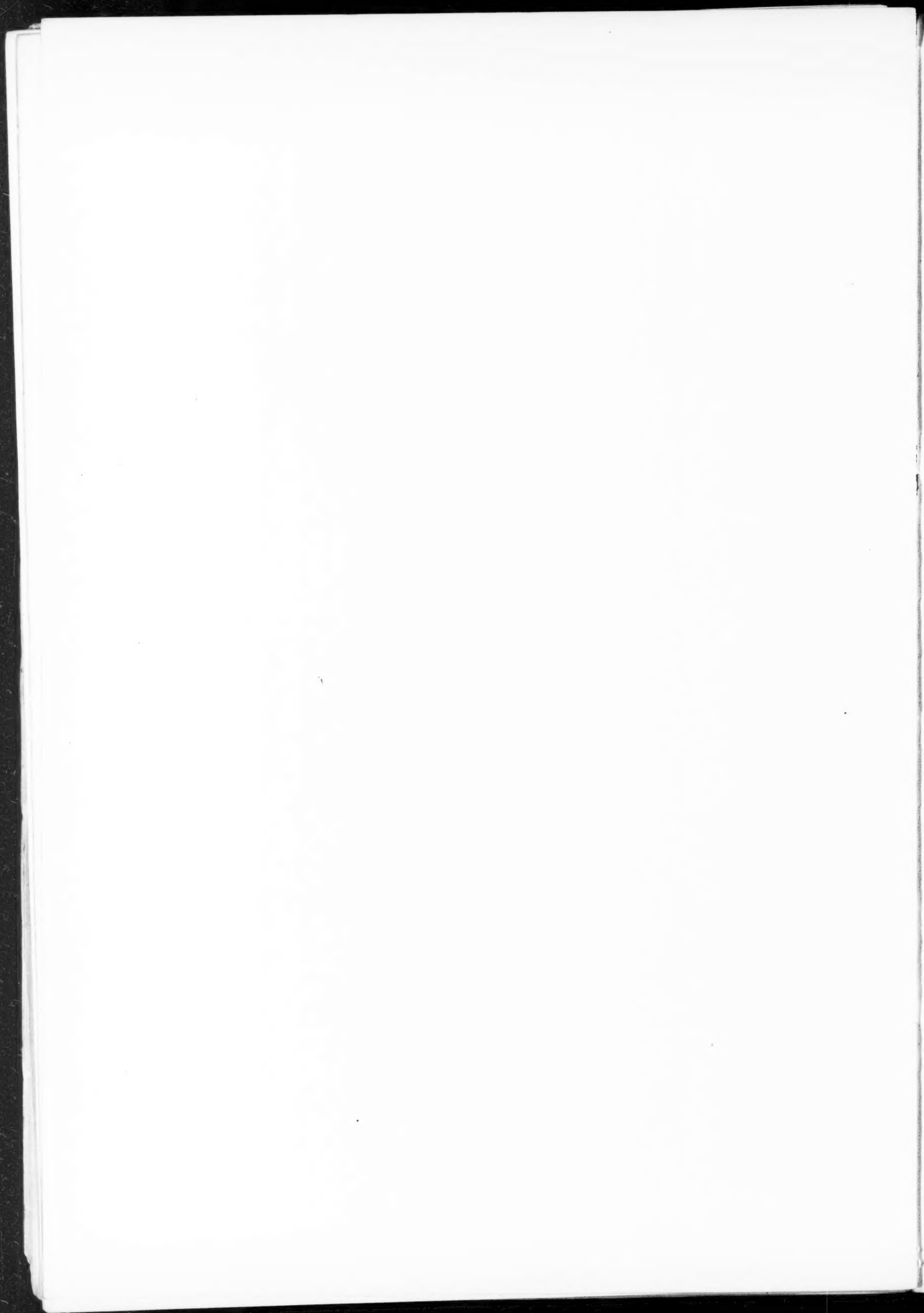




STABLES FOR SCHOENHOFFEN BREWING CO.—OTTO MATZ, Architect, Chicago.







ARTICLE VI.

Seven fellows shall constitute a quorum for the transaction of business.

ARTICLE VII.

Any by-law of this association may be temporarily suspended upon two-thirds vote of the fellows present.

ARTICLE VIII.

These by-laws may be amended at any regular meeting by a two-thirds vote of the fellows present.

The Architectural Association of Iowa wisely adopted the "Schedule of Charges and Professional Practice" (published elsewhere in this issue), arranged by the American Institute of Architects, and indorsed by the Western Association of Architects. This the Iowa association supplemented with the following resolution:

Resolved, That in case the cost of alterations, additions or repairs amounts to three-quarters or over of the value of the completed work, the commissions should be calculated upon the value of the completed work; but when the cost of alterations, additions or repairs amounts to less than three-quarters of the total value of the completed work, the commissions should be calculated on the cost of the improvements alone, and a reasonable charge added for surveys and measurements.

The Iowa association also indorsed the resolution on professional practice and competitions passed by the Western Association of Architects.

Continuing the proceedings, the board of managers was instructed to adopt a design and provide a seal for the association, and a committee was appointed on the revision of the statutory building laws. A committee, composed of W. F. Hackney, of Des Moines, E. S. Hammath, of Davenport, and W. A. Hawley, of Marshalltown, was also appointed to report at the next regular meeting a form of building contract, and also a form of contract between architect and client. As the probable yearly expenses could not be determined, the association decided not to fix the amount of initiation fee and dues until the next annual meeting, but to make assessments during the year for necessary expenses. The president and secretary were instructed to draft a memorial to Iowa senators and representatives in congress, praying them to endeavor to secure the passage of the Stockslager bill, regulating the work of the supervising architect's office.

The election of officers for the ensuing year resulted as follows: President, W. F. Hackney, Des Moines; vice-president, Wm. K. Ball, Creston; treasurer, W. A. Hawley, Marshalltown; secretary, W. L. Plack, Des Moines; additional member of board of management, J. S. Blake, Des Moines.

Article I, section 1, of by-laws was suspended, and the board of management instructed to select place for holding the August meeting, and report same to each member at least one month before meeting.

A recess was then taken, in which the Des Moines association took its guests in carriages, and driving over the city, visited places of interest, and gave a farewell dinner at the Kirkwood House.

After this a closing session was held, at which the visiting architects passed a vote of thanks to the association of Des Moines for their efforts for the organization, and all courtesies to them.

The convention then adjourned.

MINNESOTA.

The Western Association of Architects, and the state associations recently formed, were guided to a considerable degree in determining the best form of organization, rules of government, etc., by the "Minnesota idea," and they will be pleased to have the following most favorable report from their Minnesota associates:

St. Paul, Minn., January 9, 1885.

To the Editors of the *Inland Architect and Builder*:

DEAR SIRS,—The Architectural Association of Minnesota held its fourth annual meeting at 219 Nicollet avenue, Minneapolis, on Tuesday, January 6, 1885, at which the election of officers for the ensuing year resulted as follows:

President, Isaac Hodgson, of Minneapolis; vice-president, D. W. Millard, of St. Paul; secretary, H. S. Treherne, of St. Paul; treasurer, F. C. Corser, of Minneapolis.

Board of management: E. P. Bassford, of St. Paul; A. F. Gauger, of St. Paul; G. M. Goodwin, of Minneapolis, and W. C. Whitney, of Minneapolis.

After the meeting the members adjourned to the West Hotel, where they partook of the annual banquet.

The association is in a flourishing condition, there being forty-two members on the roll, twenty-five of whom have joined during the past year.

Yours sincerely,

H. S. TREHERNE, Secretary A. A. M.

From the report of the meeting the following interesting items are gleaned:

The secretary reported that, according to instructions given at the last meeting, he had prepared a form of certificate to be used by members wishing to avail themselves of the privilege of membership in the Western Association of Architects.

After some discussion, the form of certificate was adopted.

"Be it resolved," That this association do hereby and hereafter adopt as usual and proper the schedule of professional charges as indorsed by the

American Institute of Architects and the Western Association of Architects at their last annual convention." Carried.

"Be it resolved," That this association approves of the bill recently introduced into the national house of representatives, by Mr. Stockslager, of Indiana, defining the duties of the supervising architect and for other purposes, except as regards the compensation offered to outside architects. We do not think that the remuneration offered will induce to the best men to compete for public works, and would wish to see the rates allowed to be the same as for private work." Carried.

In his annual address President Hodgson makes a recommendation valuable to all architects. He says:

Presuming that you are well acquainted with the history and styles of architecture of every and all ages and nations, I prefer to briefly call your attention to the necessity of earnest work, work that will tell at every stroke; individual work and association work, neither neglecting one nor forgetting the other, and of always being ready and willing to impart useful information to your brethren of this association, and of the Western Association, of which you are now a legitimate branch, for by doing so you will not only help and encourage them, but you yourselves will be benefited to an extent perhaps far beyond your present conception, say nothing about the public good that shall be subserved, which to all true, patriotic men is worth more than much gold.

The work to which I allude is study, artistic and scientific sketching and designing, writing and reading of papers based on personal experience, or deduced from experimental works of unquestionable authority, relating to every physical subject, particularly materials entering into the composition of every structure and building whatever.

MISSOURI.

A meeting of St. Louis architects was held on January 19, to consult as to the formation of a state association of architects for Missouri.

After informal discussion and interchange of views, a motion was made and unanimously carried, that a committee of three be appointed with full authority to take the necessary preliminary steps and issue a call for a convention of all the architects of the state, to meet in St. Louis at an early date.

Messrs. Charles K. Ramsey, Arthur L. Smith and John W. Herthel were appointed.

On motion, the chairman of the meeting, C. E. Illsley, was added to this committee.

On motion, the meeting then adjourned *sine die*.

It is now proposed to hold the convention in the latter part of March, and the committee are seeking data to aid in effecting a state association.

Draughtsmen's Sketching Clubs.

THE leading draughtsmen in Chicago offices are contemplating the organization of a club for the purpose of increasing their knowledge of design and construction, their power of delineation, and for general sociability. The movement takes tangible form in a brief note received, which says:

Editors Inland Architect and Builder.—Will you please consider the proposition to invite the draughtsmen who desire to form a sketching club, to send their names directed, if you please, to yourselves, or to "T. Square," in care of your office? The intention is to commence at once. By giving this movement your consideration, you will oblige

THE DRAUGHTSMEN.

The idea is a good one, and if properly organized and conducted by the right parties, cannot but result in a permanent and increasing good.

Through the courtesy of a member of the profession in Des Moines, Iowa, the by-laws of a similar club, lately organized in that city, are given, that the Chicago draughtsmen may see what has already been done in this line.

BY-LAWS OF THE DES MOINES SKETCH CLUB.

ARTICLE I.—NAME.

This organization shall be known as the Des Moines Sketch Club.

ARTICLE II.—OBJECT.

The object of this club shall be the development of art culture among its members in particular and the public in general.

ARTICLE III.—METHODS.

The methods of culture shall be by pencil, pen and ink, crayon and charcoal drawing, oil and water color painting, wax and clay modeling, from the flat, casts, life, nature, etc., and any other branches of artistic work at command, and the giving of public exhibitions of work done by or in the possession of its members.

ARTICLE IV.—MEMBERSHIP.

SECTION 1. Active members shall be such persons, desirous of pursuing the studies set forth in Article III, as shall, upon nomination signed by two members and presented at not less than two previous meetings, receive a unanimous ballot vote, sign the by-laws and pay an initiation fee of five (\$5) dollars.

SEC. 2. Persons interested in the advancement of art may be admitted to the club as honorary members upon a two-thirds ballot vote.

ARTICLE V.—ASSESSMENTS.

The executive committee shall call for assessments from time to time, as needed for running expenses.

ARTICLE VI.—OFFICERS.

SECTION 1. The officers shall consist of a president, secretary and treasurer, elected annually by a majority ballot vote, on the first Tuesday of December, and their duties shall be in accordance with parliamentary practice.

Executive Committee.

SEC. 2. The above officers shall constitute the executive committee.

Instruction Committee.

SEC. 3. The president shall appoint two members to act with himself as the instruction committee.

ARTICLE VII.—CONDUCT.

Any member found guilty of improper conduct may be expelled by a majority vote, by ballot.

ARTICLE VIII.—ABSENCE.

Any member who shall be absent from two (2) consecutive meetings without a valid excuse, shall be dropped from the club.

ARTICLE IX.—MEETINGS.

The time and place of meetings, the work to be done, etc., shall be designated by the instruction committee.

ARTICLE X.—QUORUM.

Two-thirds of the membership shall constitute a quorum for the transaction of business.

ARTICLE XI.—AMENDMENTS.

These by-laws may be amended by a two-thirds vote at any regular meeting, notice of, and opportunity for discussing the proposed amendment having been given at two previous meetings.

ARTICLE XII.—AUTHORITY.

The business of this club shall be conducted in accordance with Roberts' Rules of Order in all cases to which they are applicable, and in which they are not inconsistent with these by-laws.

The movement is one that should receive the earnest support of every draughtsman; and by making it informal and social, as well as instructive, success is assured.

Professional Charges A. I. A. and W. A. A.

SCHEDULE OF CHARGES AND PROFESSIONAL PRACTICE OF ARCHITECTS, AS USUAL AND PROPER, AND INDORSED BY THE AMERICAN INSTITUTE OF ARCHITECTS, AND THE WESTERN ASSOCIATION OF ARCHITECTS.

For full professional services (including supervision), 5 per cent upon the cost of the work. In case of the abandonment of the work, the charge for partial service is as follows: Preliminary studies, 1 per cent; preliminary studies, general drawings and specifications, 2½ per cent; preliminary studies, general drawings, specifications and details, 3½ per cent.

For works that cost less than \$10,000, or for monumental and decorative work, and designs for furniture—a special rate in excess of the above.

For alterations and additions—an additional charge to be made for surveys and measurements.

An additional charge to be made for alterations or additions in contracts or plans, which will be valued in proportion to the additional time and services employed.

Necessary traveling expenses to be paid by the client.

Time spent by the architect in visiting for professional consultation, and in the accompanying travel, whether by day or night, will be charged for, whether or not any commission, either for office work or supervising work, is given.

The architects payments are successively due as his work is completed, in the order of the above classifications.

Until an actual estimate is received, the charges are based upon the proposed cost of the works, and the payments are received as installments of the entire fee, which is based upon the actual cost.

The architect bases his professional charge upon the entire cost, to the owner, of the building, when completed, including all the fixtures necessary to render it fit for occupation, and is entitled to additional compensation for furniture or other articles designed or purchased by the architect.

If any material or work used in the construction of the building be already upon the ground, or come into possession of the owner without expense to him, the value of said material or work is to be added to the sum actually expended upon the building before the architect's commission is computed.

Supervision of Works.—The supervision or superintendence of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk of the works) means such inspection by the architect, or his deputy, of a building or other work in process of erection, completion or alteration, as he finds necessary to ascertain whether it is being executed in conformity with his designs and specifications, or directions, and to enable him to decide when the successive installments or payments provided for in the contract or agreement are due or payable. He is to determine in constructive emergencies, to order necessary changes, and to define the true intent and meaning of the drawings and specifications, and he has authority to stop the progress of the work and order its removal when not in accordance with them.

Clerk of the Works.—On buildings where it is deemed necessary to employ a clerk of the works, the remuneration of said clerk is to be paid by the owner or owners, in addition to any commissions or fees due the architect. The selection or dismissal of the clerk of the works is to be subject to the approval of the architect.

Extra Services.—Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved, at the discretion of the architect.

None of the charges above enumerated cover professional or legal services connected with negotiations for site, disputed party walls, right of

light, measurement of work, or services incidental to arrangements consequent upon the failure of contractors during the performance of the work. When such services become necessary they shall be charged for according to the time and trouble involved.

Drawings and Specifications.—Drawings and specifications, as instruments of service, are the property of the architect.

Chicago Master Masons Association.

THIS association represents the master masons of Chicago, and is composed of fully nine-tenths of those engaged in this business in the city. They have decided to give a banquet each year to the representative men identified with building in Chicago. The first banquet was given on the 21st ult. The toasts, which were responded to by representative men in the different departments, were exceptionally well studied, and are full of information and instruction, and were listened to by about two hundred and fifty members of the representative building trades and architects. The toasts were announced, with appropriate remarks, by master mason George H. Fox, and responded to as follows: Architect E. Burling spoke, as the oldest architect present, upon early Chicago architecture, followed by architect W. W. Boyington in a continuation of the subject, followed by George C. Prussing; "The master masons of the olden time" was responded to by W. L. B. Jenney; "The master masons of today" was the subject of remarks by one of the most experienced of Chicago's builders, George Tapper; "Our relations with the architectural profession," architect D. H. Burnham; "Stone" was described by Mr. W. McGinnis; "Brick," D. V. Purrington; "Fireproof buildings and fireproof cities," P. B. Wight; "Soldier" was reduced to poetry by A. W. Murray. The toasts were all worthy of preservation. That of Mr. George C. Prussing is given because of its valuable historical quality; the speaker being not only a leading member of the Master Mason's Association, but the president of the Builders and Trader's Exchange, and one of Chicago's most active and enterprising builders. He said:

Mr. President and Gentlemen:

In all times men have associated themselves for the accomplishment of objects they could not as individuals attain. The necessity of cooperation and mutual support is the foundation of society—of all civilization—of all governments. Associations for the common good, which benefit the individual and wrong none, are laudable, and should be fostered and sustained. Among the organizations now existing in Chicago who recruit their members from the ranks of the "builders" I will mention in the order of their formation:

1. The Chicago Master Masons and Builders' Association, organized in January, 1880, composed exclusively of contracting masons. Reorganized I should say, rather, for an association by the same name and of almost the identical membership existed here in 1872-3.

2. The Master Plumbers' Association, organized April 1, 1881.

3. The Builders and Traders' Exchange, organized in January, 1884, and finally the Western Association of Architects, formed November 13, 1884. Members of the various bodies are among us and will perhaps embrace the opportunity to say a word, each for his own.

My subject this evening is the "Builders and Traders' Exchange," but before I enter upon this to me so pleasant task, I desire to mention briefly an organization which existed and flourished in this city when the majority of those present had never heard the name Chicago. It also was composed, principally, at least, of builders. All our old-time architects, masons, carpenters, and other builders, were on its rolls. I refer to the Chicago Mechanics' Institute. As early as 1837 a meeting was held at the Eagle Coffee House for the purpose of organizing a mechanics' institute, at which a committee was appointed to draft a constitution. On January 21, 1837, an organization under that name was effected and arrangements made for "a library and museum." In February, 1843, a charter was granted to the Institute, duly approved by Thomas Ford, Governor, and Lyman Trumbull, Secretary of State. I quote from section 2 of said charter:

"The objects of said association are to diffuse knowledge and information throughout the mechanical classes; to found lectures on natural, mechanical and chemical philosophy and other scientific subjects; to create a library and museum for the benefit of mechanics and others; to establish schools for the benefit of their youth, and to establish annual fairs."

For years, and until the war shook all existing institutions to their foundations, the Mechanics' Institute was the liberal society of Chicago. Its library was the library. Its lecture courses were the lecture courses. Its fairs were the fairs. Its hall, as I remember it at the corner of Clark and Washington streets, was the assembly-room, and its members were the prominent citizens of Chicago. In a new country the names of those who drop by the wayside are soon forgotten. The Chicago fire is responsible for the destruction of its records and almost its entire library. Among those still in our midst—a few of them with us tonight—who were prominent members of the institute, in the 40's and 50's, I recall the names of A. S. Sherman, John M. Van Osdel, Edward Burling, W. W. Boyington, Frederick Baumann, James Hollingsworth, John Wentworth, R. E. Moss, Cornelius Price, William Bross, Chas. M. Gray, N. S. Bouton, J. W. McGinness, Amos Grannis, Orrin Sherman, John Sollitt, Jonathan Clark, Archibald Campbell, J. M. Adsit, P. I. Warner, Bernard Heeney, William Baker and John McEwen.

Among those long dead, it is fitting that I mention the name of one of Chicago's early builders, a carpenter by trade. All buildings erected by him have been swept away by the flames; still, he has known how to erect

for himself an enduring monument in the appreciation of his fellow citizens and posterity. Many a prosperous master mechanic of today owes his first start in life, perhaps his only chance for an education, to this man's forethought and generosity. Through him, indigent mechanics and apprentices have for years, and do today, receive instruction in all branches of knowledge necessary for advancement in life free of charge. In this city of selfish money-making and keeping, his name should be often spoken to encourage emulation in others of the noble example set at an early day by Azel Peck, Esq. Since the fire, the Institute has confined itself to carrying out the intentions of Mr. Peck. Instruction has been given, in accordance with the provisions of his will, to the indigent. Today, sixty-three scholars receive instruction at the Athenaeum, paid for by the Mechanics' Institute, out of rents from property left for that purpose by Azel Peck.

Times have changed! From a village, Chicago has grown to be a metropolitan city. The large scope of work intended to be covered by the Institute has been divided and re-subdivided, and is now carried forward by a number of younger, vigorous organizations. Among these is the Builders and Traders' Exchange. Founded but a year ago, it has today a membership of four hundred and forty-six firms, all representative men in their various vocations. So rapid growth proves the necessity of its existence and sympathy with its objects. It was formed "for the purpose of furnishing and regulating suitable rooms for daily meetings of said Exchange in the city of Chicago; to promote mechanical and industrial interests; to inculcate just and equitable principles of trade; to establish and maintain uniformity in commercial usages by rules and regulations; to acquire and disseminate valuable business information; to adjust differences and settle disputes between members and others, and for other purposes conducive to the interest of its members."

You will admit that this is comprehensive. There is scarcely a limit to the field. Anything and everything which benefits its members may be done. Much has been accomplished already, with the assistance of the earnest men, who, in their capacity of directors, so ably seconded the efforts of its executive officers. Still, much more remains to be done. I think I see the time not far distant when its present quarters will have proved too small to hold the daily throng, and a building of its own shall be erected, with ample halls and accommodations for every respectable mechanic and dealer in building materials and appliances, all of whom will be enrolled, and not only enrolled, but frequent visitors of the Exchange; when its library will contain all books of reference and authority in special sciences and general information, and lectures on applied science and other useful subjects will fill its halls in the evening; when the Builders' Exchange will indeed be the *headquarters and home* of Chicago mechanics.

The foundation has been laid successfully, and with your good will, gentlemen of the architectural profession, and with your active cooperation and assistance, fellow-artisans, dealers and manufacturers, the superstructure will be reared, and, when completed, let it be a landmark in Chicago.

Chicago Builders' and Traders' Exchange.

THE annual election of this body took place on the 19th ult. This association is but a year old, and yet numbers four hundred and thirty-four representative Chicago building and building-material firms. It is the most progressive, although the youngest, association in the United States, and is already exercising a strong and beneficial influence upon Chicago building. The officers elected for the following year are:

President, Geo. C. Prussing; first vice-president, L. W. Fick; second vice-president, E. Baggot; secretary, F. C. Schoenthaler; treasurer, Amos Grannis; board of directors (for two years), Geo. Tapper, F. S. Wright, A. J. Weckler, Wm. Grace, E. P. Wilce; inspectors of election for 1886, J. A. Miller, Geo. H. Fox, J. Y. Macomb.

Although the by-laws, as originally adopted, have been found singularly fortunate, and little disposition is found to change any of the rules governing the association, the following were passed, and provide for a new departure in the work of the exchange:

The secretary will endeavor to collect accounts past due, left with him for collection, whether against members or others.

Accounts left with the secretary for collection shall be entered in a book kept for that purpose, and countersigned by maker of bill.

Notice will be sent to postoffice address of firm or person against whom bill is made out, requesting them to call and settle within five days. Should no reply be received, a personal interview will be had, if possible.

In case of disputed accounts the maker will be notified and afforded an opportunity to correct, withdraw or reassert and prove the claim.

The name of any firm or person who refuses to pay a just bill when notified by the secretary, or who neglects to discharge such indebtedness, within ten days, except good and sufficient cause be shown, shall be posted at exchange, together with collateral facts.

All members will be furnished with copies of names posted on delinquent list of exchange, upon application.

The secretary will charge in all cases to maker of claim, the actual cost of collection, estimating his time at \$1 per hour, said charge to be paid into the treasury of exchange.

Addition to Article III: The secretary shall furnish, upon application, the best information obtainable as to the financial standing of any party or parties about to build.

Resolved, That a library, containing the standard works of reference, be purchased by this exchange.

Resolved, That a committee of three be appointed to report the purchase price of such books, as in its judgment are necessary, together with suggestions for storing and preserving them.

This resolution is an enterprise worthy of a much older society, and should be aided by not only the members but by contributions of books from every one who is interested in building or the increase of knowledge upon building subjects. The committee appointed were Alexander W. Murray, P. B. Wight and R. C. McLean.

ARIZONA has 1,000,000,000 feet of pine lumber in a forest near its center. A single concern has cut 36,000,000 feet in the last year.

Obituary.

William Price, one of Chicago's oldest settlers, and a well known contractor and builder died on the 31st ult., at the residence of his son, No. 190 Center avenue, of paralysis.

The deceased was born in New York City in 1821. In 1836 the family came to Chicago, there being in the family, besides the parents, five boys and two girls. The elder Mr. Price was a builder and taught the trade to his sons, all of whom have been prominently identified with the development of the city during many years past. In 1847 the deceased formed a partnership in the building business with his brother Cornelius, continuing in the same until March, 1857, when he was appointed postmaster of Chicago, succeeding Isaac Cook. He retained the position until the March following. Mr. Price was an ardent admirer and strong supporter of Stephen A. Douglas. Political differences between President Buchanan and Douglas arose, and Mr. Price's predecessor now became his successor. All through the celebrated stumping tour between Lincoln and Douglas Mr. Price accompanied his friend. He also attended the Charleston and Baltimore conventions in 1860. The deceased was for two years part proprietor of the Chicago Times, having in 1858, with the late James W. Sheahan, purchased the paper. They retained control until 1860, when they sold out to the late Cyrus H. McCormick. Mr. Price then removed to Libertyville, Lake County, where, with the exception of a year or so after the fire of 1871, he resided on the old family homestead, founded by his father over forty years ago. In 1879 he was elected a member of the Legislature. For a number of years he was also supervisor of his town. Two years ago he was a candidate for congress. Except while occupying the position of postmaster he was in active business as a builder, and as such his name is associated with the old Tremont House rebuilt in 1849, The Transit House at the Stock Yards, the Rock Island shops, the American Express Building, and many other structures of more or less note.

Correspondence.

TIFFIN, Ohio, Jan. 18, 1885.

Editors *Inland Architect and Builder*:

I would like to submit a question for your decision, an actual case I have on hand. Having contracted to furnish drawings and superintend construction of a building, for a certain per cent on cost of same, I spend my time and money in going to a distant city to consult with parties who had been decided on to furnish heating apparatus, from whom I received suggestions, etc., and thereby made drawings showing their wants and requirements, and now claim I am entitled to percentage on entire cost of building. Am I right?

Another point I would like to have you decide, is as follows: I contract with parties to furnish drawings and superintend construction of a building which was to be completed and ready for occupancy at a certain date. Through insufficient force and delay of contractor, building was not completed until ninety days after specified time, thereby obliging me to visit the works once a day for that period of time longer than I had contracted for. Am I entitled to extra compensation? Please answer in next issue.

F. K. HEWITT.

By custom, by the rules of the American Institute of Architects, and the Western Association of Architects, and by court decisions, you are entitled to full commission upon all work, including the steam heating that is done in connection with the building you have contracted to furnish drawings for and superintend, the fact of your having received suggestions, etc., in regard to the steam heating, cutting no figure in the matter.

In regard to extra time spent upon a building because of the contractor's delay, you are not entitled to extra pay, as you take that risk when you take the contract. In the same way, if you completed the work before the specified time, you would be that much ahead.—EDITORS INLAND ARCHITECT AND BUILDER.

Lumber Notes.

CAREFUL estimates place the Flint river log product at 55,000,000 feet.

TRADE is reviving in some of the southern states in a very gratifying manner.

THE lumber trade of Portland, Oregon, for 1884, is estimated at \$2,000,000.

TENNESSEE has 16,000 square miles of timber land which is, as yet, practically untouched.

AU SABLE river is set down, on a careful estimate, for 120,000,000 feet of logs this winter.

FOURTEEN million six hundred and seventy-six thousand and sixty-six dollars worth of wood and lumber was imported into the United States during the fiscal year ending June 30, 1884. On the other hand, our exports of wood and lumber for the same year amounted to \$24,275,128.

THE cut of the Duluth mills for 1884 is put at 114,000,000 feet of lumber, 16,595,000 lath and 26,600,000 shingles, a decrease from the year 1883; and of outside mills at 89,900,000 feet of lumber, 1,915,000 lath, and 26,800,000 shingles, an increase of 30,000,000 feet of lumber and a decrease of lath and shingles. The total cut for the district is 203,000,000 feet of lumber, 30,510,000 lath and 53,400,000 shingles, an increase of 21,000,000 feet of lumber and a decrease of lath and shingles. The estimated log cut is 98,500,000 against a cut of 144,400,000 last year. The stock of lumber on hand is 126,412,882 feet. Almost the whole record of the year is one of improvement over 1883.

CALIFORNIA redwood lumber is used to an extent that is realized by few even among lumbermen. Over 2,000,000 feet have been shipped to England, and the principal dealer in this material east of California, Charles B. Crombie & Co., dealers of Chicago, have just shipped two car loads to Toronto, Canada, to be worked into interior finish. This is the first shipment of California redwood that has been made to Canada.

THE report of the secretary of the Chicago Lumberman's Exchange shows the following as the stocks on hand January 1, 1885, including a comparison with the figures of a year ago:

	1885	1884
Lumber, ft.....	623,910,097	636,348,561
Shingles, No.....	332,533,611	461,030,496
Lath, No.....	88,160,599	65,981,140
Pickets, No.....	2,528,738	1,529,287
Posts, No.....	397,825	397,832

These figures show an increase during the year of 22,179,459 lath and 999,451 pickets, and a decrease of 11,438,464 feet of lumber and 129,390,885 shingles.

New Publications.

REPORT OF COMMISSIONERS OF THE STATE BUREAU OF LABOR STATISTICS on the Industrial, Social and Economic Conditions of Pullman, Ill., September, 1884.

This pamphlet as its title indicates is the compiled report of the state bureau of labor statistics of the model city of Pullman, Ill. It takes up in order the general history of the city, its site, surface drainage, deep sewers, the model farm, buildings, etc., industries, population, wages, rents, and living expenses, schools, churches, amusements, etc., health, accidents, etc., moral influence, general considerations, etc. The report is compiled with considerable care, and is brief, analytic, and to the point, and will do much in the way of solving the labor problems of the day.

OUR HOMES AND HOW TO HEAT THEM. THE SMITH & ANTHONY STOVE COMPANY, Publishers, Boston, Mass., 1885.

An attractive book; one of the handsomest little volumes we have seen this season is from the enterprising manufacturers of the "Hub Stoves and Furnaces." It is entitled "Our Homes; How to Heat and Ventilate Them," and contains 72 pages of interesting information, besides illustrations of some of the finest residences in the country. It is a complete manual on the subject of sanitary heating and ventilation, and it also shows specimens of the latest work of some of our prominent architects. We advise such of our readers as have houses to heat and ventilate, to possess one of these books. It will be sent free to anyone on receipt of 4 cents in stamps.

THE IRONMONGER. THE IRONMONGER PUBLISHING CO., Publishers, New York and Chicago.

The artistic in trade journalism is becoming a large factor in the arrangement of the periodical publications of the present day. This is affecting all classes, so that a journal to succeed must needs be not only well printed and attractively arranged, but be artistic as well as mechanical from cover to cover. It is the cover of this journal, the first monthly edition of which is placed before manufacturers for favorable notice and patronage, that first attracts the eye and the artistic sensibilities of the reader. The central figure is an ironworker in the leathern costume of his craft, standing hand on hip while his iron heats. The pages are replete with sketchy, newsy, illustrated talks, the daily gossip of the craft, with much that is valuable and practical interspersed. It fills a long neglected field in an unpretentious, quiet, pleasing and complete manner, and its Chicago editor, Mr. Frederick B. DeBerard, has stamped it with his own personality in its artistic arrangement. As in matters of this kind his judgment is always good, his success is as assured as his knowledge of the needs of his patrons is perfect; each is beyond question. It is pleasing in these days of publications, that ask for all a patron can give, and return as little as is possible, to see a journal of this character opening its leaves not alone for patronage, but to contribute knowledge.

MANUAL illustrating a few patterns for architectural iron work, together with useful information and tables appertaining to the use of cast and wrought iron, for engineers, architects and builders. Edited by C. W. TROWBRIDGE, engineer. The Union Foundry and Pullman Car Wheel Works, publishers, Chicago.

In seeking to not only give some practical illustration of the range of work executed by this great foundry, but to make a manual that would be in itself valuable, Mr. Trowbridge has been singularly successful, and has given to the public much information not to be found in type elsewhere. The manual has been compiled with great care from the latest publications upon wrought iron, and formulas compiled from the best authorities, coupled with the writer's practical experience, and such as are justified by the latest experiments. The first fifty pages are devoted to the illustration of some of the patterns for architectural iron work the company have on hand, and is followed by sectional views of I beams, channels and deck beams, and tables of strength and deflections, etc. Tables covering the use of all classes of cast and wrought iron, galvanized iron, etc., are given, and are very valuable, as their accuracy does not depend upon a theoretical computation, but are made from practical experience and experiment. It is noticed that the factor of safety is increased in large castings disproportionately, as the liability of imperfections is greater. Two tables are wholly new and original with the compiler. They are for coupled and trebled I-beam girders. The author gives some valuable data upon the tables, and also goes quite thoroughly into the subjects of cast iron under transverse strain, sound castings, factors of safety, etc., that materially add to the value of the manual. It will be sent free to architects, engineers, etc., upon application, and should be inspected by every one in the profession interested in the subject matter.

FROM H. L. HEATON, of Indianapolis, Ind., comes a small pamphlet filled with testimonials from architects, engineers and builders of the highest respectability concerning the merits of certain door and window locks invented and patented by Mr. Heaton. The absence of springs, the simplicity of mechanism, reliability and durability of these locks are the points of advantage upon which great stress is laid by the many eminent authorities who recommend them.

The Year 1884.

IN summing up the aggregate amount of money which passed through the hands of architects, contractors and builders for labor and material upon buildings in the larger cities of the West, great care has been taken to present nothing fictitious. In some cases not even the delusive "permit" record was available (as notably in the case of Cleveland, Ohio), and the statistician was obliged to secure his information from the individual architects and builders. In some cases the mayor of the city gave substantial aid, again the fire marshal or the city engineer from their many pressing and imperative duties took time to solve the problem of what had been done. These gentlemen are invariably intelligent and public-spirited, and to their intelligence the building profession owe much of its success.

This report, which is one of the most, if not the most, accurate and comprehensive of building yet published, has been compiled with an incalculable amount of detail work, owing to the fact that it is the exception rather than the rule where a city is found to keep an official record of its building.

An endless amount of detail might be published in regard to each report, but in giving the figures as they stand the object is served.

Ann Arbor, Mich.—Brick residences, 5; cost \$26,000. Brick and stone residences, 4; cost \$20,000. Frame residences, 27; cost \$67,000. Brick business blocks, 2; cost \$8,000. The Alpha Delta Phi Society, stone building; cost \$18,000. Catholic school building, foundations laid; cost \$20,000. Miscellaneous buildings, repairs, etc.; cost \$285,875. Total \$444,875.

Anoka, Minn.—The following buildings have been erected in the burnt district since the great fire, August 16, 1884: Business blocks, 30; cost \$209,000. Lincoln flour mill, cost \$140,000. Total \$349,000. The buildings are not all completed, work on many of them being suspended for the winter.

Ashland, Wis.—Number of buildings, 238; cost, \$210,000; improvements cost, \$65,000. Total, \$275,000.

Atlanta, Ga.—Business blocks and store buildings, 9; cost \$86,000. Residences, 44; cost \$268,000. Miscellaneous buildings, cost \$282,000. Total \$636,000.

Austin, Tex.—Brick residences, 20; cost \$45,000. Frame residences, 25; cost \$75,000. Brick and stone business blocks, 16; cost \$156,000. Miscellaneous buildings, 8; cost \$146,000. Total \$422,000.

Bloomington, Ill.—Store buildings, 10; cost \$45,700. Brick residences, cost \$35,500. Frame residences, cost \$30,000. Miscellaneous buildings, cost \$85,850. Additions, repairs, etc., cost \$31,218. Total \$228,268.

Cedar Rapids, Ia.—Residences, 184; cost \$290,911. Miscellaneous buildings, repairs, additions, etc., cost \$636,669. Total \$927,580.

Charleston, S. C.—Brick residences, 11; cost \$30,000. Frame residences, 233; cost \$171,075. Brick stores and warehouses, 12; cost \$142,000. Miscellaneous buildings, improved, 216; cost \$141,480. Total, \$484,555. In addition to above about \$100,000 have been expended on public buildings, schools and other property not taxable.

Chattanooga, Tenn.—Brick residences, 11; cost \$48,300. Brick and stone residences, 3; cost \$24,500. Frame residences, 92; cost \$133,850. Brick business blocks, 20; cost \$96,750. Brick and stone business blocks, 3; cost \$12,800. Brick schoolhouse, 1; cost \$14,000. Brick church, 1; cost \$30,000. Frame churches, 2; cost \$3,000. Miscellaneous buildings, cost \$41,500. Total \$404,700. Above does not include brick churches, 2; cost \$75,000; stone church, 1; cost \$40,000; frame church, 1; cost \$6,000. Total \$121,000; all now in course of construction, making a grand total of \$525,700.

Cheyenne, Wyo.—Brick residences, 4; cost \$64,000. Frame residences, 25; cost \$50,000. Brick business blocks, 4; cost \$116,000. Brick and stone business blocks, 2; cost \$70,000. Miscellaneous buildings, cost \$10,000. Total \$310,000.

Chicago, Ill.—Stores, 82; stores and dwellings, 521; dwellings, 2,931; manufactories, 83; churches, 13; public and office buildings, 57; barns and stables, 162; miscellaneous buildings, 320; basements and additions, 309. Buildings erected on West side, 2,457. Total feet, street frontage, 56,252. North side buildings, 625; feet frontage, 16,873. South side, buildings, 1,087; feet frontage, 25,657. Grand total number of buildings, 4,169; feet frontage, 89,782; cost \$20,689,600. This statement is the amount as given by the owners to the city authorities.

Clinton, Ia.—Brick residences, 10; cost \$35,000. Frame residences, 200; cost \$200,000. Brick business block, 1; cost \$2,500. Miscellaneous buildings, 25; cost \$100,000. Repairs, etc., cost \$31,300. Total \$368,800.

Council Bluffs, Ia.—Brick residences, 3; cost \$3,000. Frame residences, 50; cost \$100,000. Brick business blocks, 12; cost \$105,000. Brick and stone business blocks, 3; cost \$28,000. Miscellaneous buildings, 10; cost \$127,000. Total \$363,000.

Denver, Col.—Brick buildings, 259; cost \$1,171,120. Brick stores and business blocks, 140; cost \$487,418. Frame dwellings, 120; cost \$87,700. Miscellaneous brick buildings, 70; cost \$163,188. Total \$1,909,426.

Des Moines, Ia.—Residences, 751; cost \$968,063. Brick business blocks and stores, 30; cost \$388,000. Stone business block, 1; cost \$40,000. Miscellaneous buildings, additions, repairs, etc., cost \$1,434,611. Total \$2,830,674.

Detroit, Mich.—New buildings, cost \$3,188,737. Additions and repairs, cost \$487,490. Total \$3,676,227.

Dubuque, Ia.—Brick residences, 60; cost \$81,060. Frame residences, 66; cost \$56,890. Brick business blocks, 30; cost \$71,875. Miscellaneous buildings, 17; cost \$66,718. Repairs, etc., cost \$50,000. Total \$276,543.

Duluth, Minn.—Residences, 199; total number of buildings, 330; miscellaneous buildings and improvements, \$602,000. Total, \$1,142,900.

Eau Claire, Wis.—Brick veneer residences, 2; cost \$55,000. Frame residences, 232; cost \$498,000. Brick veneer business blocks, 15; cost \$75,000. Schoolhouses, 3; cost \$16,000. Brick hotel and store building, 1; cost \$25,000. Brick jail building, 1; cost \$20,000. Total \$689,000. Above does not include Congregational church, just commenced, cost \$40,000.

Emporia, Kan.—Brick residences, 10; cost \$60,000. Brick business blocks, 15; cost \$60,000. Total (frame residences and miscellaneous buildings not included) \$120,000.

Evansville, Ind.—Brick residences, 38; cost \$114,565. Frame residences, 222; cost \$177,600. Brick business blocks, 3; cost \$40,000. Brick store rooms, 6; cost \$25,000. Factories and warehouses, 13; cost \$40,000. Stone church, 1; cost \$30,000. Schoolhouse, 1; cost \$35,000. Parsonages, 2; cost \$11,000. Frame churches, 2; cost \$5,000. Willard Library, completed, cost \$60,000. Miscellaneous buildings, cost \$30,000. Total \$568,165.

Fergus Falls, Minn.—Residences cost, \$85,000; business blocks cost, \$25,000; churches cost, \$10,000. Total, \$320,000.

Fort Wayne, Ind.—Brick residences, 10; cost, \$28,000. Brick and stone residences, 8; cost, \$42,000. Frame residences, 11; cost, \$34,000. Brick business blocks, 6; cost, \$18,000. Brick and stone business blocks, 6; cost, \$50,000. Miscellaneous buildings, 7; cost, \$88,000. Total cost, \$260,000.

Fort Worth, Tex.—Brick residences, 2; cost \$16,000. Frame residences, 50; cost \$100,000. Brick business blocks, 3; cost \$25,000. Brick and stone business blocks, 2; cost \$40,000. Stone oil mill, 1; cost \$25,000. Total \$206,000.

Galena, Ill.—Frame residences, 14; cost \$20,000. Brick store building, 1; cost \$4,000. Miscellaneous buildings, repairs, etc., \$7,000. Total \$31,000.

Green Bay, Wis.—Frame residences, 9; cost \$33,000. Brick business blocks, 4; cost \$28,000. Miscellaneous buildings, 6; cost \$18,500. School building, 1; cost \$16,000. Additions and repairs, cost \$15,000. Total \$110,500.

Huron, Dak.—Total cost of building and improvements during 1884, \$146,475.

Janesville, Wis.—The total cost of buildings and improvements during 1884 is \$200,000, against \$438,000 for 1883.

Joliet, Ill.—Brick residences, 2; cost \$8,000. Frame residences, 130; cost \$150,000. Brick business blocks, 3; cost \$15,000. Brick and stone business blocks, 1; cost \$7,000. Factory buildings, 4; cost \$35,000. Miscellaneous buildings, 30; cost \$10,000. Total \$225,000.

Kalamazoo, Mich.—Residences, 227; cost \$313,750. Churches, 2; cost \$50,000. Court house, 1; cost \$60,000. Miscellaneous buildings, 4; cost \$43,000. Total \$366,750. Above does not include repairs, additions, etc.

Kansas City, Mo.—Business buildings, cost \$1,505,674. Residences, cost \$1,391,973. Public buildings, cost \$1,255,000. Frame buildings within fire limits, cost \$193,094. Miscellaneous buildings, repairs and improvements, cost \$107,904. Brick buildings, 797; frame buildings, 1,325. Total \$4,453,735. In addition to above, \$2,226,867 have been expended within the city and outside municipal limits, making a grand total of \$6,680,602.

Keokuk, Ia.—Frame residences, 30; cost \$51,900. Brick business blocks, 8; cost \$40,000. Miscellaneous buildings, remodeling, etc., cost \$18,500. Total \$110,400.

Knoxville, Tenn.—Residences, 241; cost \$342,600. Brick business blocks and stores, 33; cost \$285,200. Miscellaneous buildings, 39; cost \$261,600. Additions, repairs, etc., cost \$102,400. Total \$991,800.

La Salle, Ill.—Frame residences, 35; cost \$35,000. Brick business blocks, 2; cost \$12,000. Miscellaneous buildings, cost \$20,000. Total \$67,000.

Lawrence, Kan.—Brick residences, 3; cost \$15,000. Frame residences, 50; cost \$50,000. Brick business blocks, 2; cost \$10,000. Miscellaneous buildings, 45; cost \$25,000. Total \$100,000.

Leavenworth, Kan.—Brick residences, 16; cost \$115,500. Frame residences, 226; cost \$266,200. Brick business blocks, 33; cost \$360,900. Miscellaneous buildings cost \$176,300. Total \$954,500.

Los Angeles, Cal.—Residences, 70; cost \$398,450. Business blocks, 21; cost \$400,700. Churches, 6; cost \$66,000. Schoolhouses, 6; cost \$45,000. College buildings, 2; cost \$77,000. Miscellaneous buildings, 2; cost \$9,000. Additions, etc., cost \$152,500. Total, \$1,219,650. A number of buildings costing under \$4,000 each are not included in the above report. *The Daily Times* estimates the total value of building improvements during 1883-84 at \$5,250,000.

Louisville, Ky.—Brick buildings, 311; cost \$1,011,122. Frame buildings, 819; cost \$396,730. Brick buildings altered, etc., 120; cost \$96,588. Frame buildings altered, etc., 184; cost \$33,553. Total \$1,537,993.

Milwaukee, Wis.—Residences, 21; cost \$248,500. Brick business blocks and stores, 9; cost \$393,500. Miscellaneous buildings cost, \$1,431,531. It is estimated that buildings to the value of \$500,000 were constructed without the aid of local architects, and that the work of other architects not mentioned above aggregates \$500,000, making a grand total of \$3,063,531.

Minneapolis, Minn.—Brick and stone business buildings, 144; cost \$1,340,200. Frame business buildings, 111; cost \$189,500. Residences, 1,960; cost \$3,459,300. Miscellaneous buildings, 126; cost \$2,383,050. Additions, improvements, etc., cost \$250,500. Total \$7,621,950. At Lake Minnetonka improvements were made on the shores of the lake as follows: Excelsior, \$50,525; Wayzata, \$8,225; Island Park, \$4,000; Lake Park, \$23,600; Northwood, \$7,100; Minnetonka Beach, \$8,300; Cottage Wood, \$8,100; Spring Park, \$12,000; Maplewood, \$17,600; Upper Lake, \$19,900; Fairview, \$1,900; Miscellaneous, \$12,800. Total \$174,100.

Nashville, Tenn.—Brick residences, 133; cost \$551,585. Frame residences, 175; cost \$161,476. This report dates from October 1, 1883, to October 1, 1884.

New Orleans, La.—Brick residences, 9; cost \$134,646. Frame residences, 839; cost \$863,278. Brick business blocks, 33; cost \$367,641. Iron front business blocks, 8; cost \$217,125. Miscellaneous buildings, 43; cost \$17,414. Total \$1,600,104.

Omaha, Neb.—Brick residences, 34; cost \$279,600. Stone residence, 1; cost \$20,000. Frame residences, tenements, etc., 401; cost \$903,500. Brick business blocks and store buildings, 78; cost \$957,700. Court House, 1; cost \$275,000. Churches, 10; cost \$155,000. Frame store buildings, 47; cost \$93,600. College building, 1; cost \$25,000. School buildings, 8; cost \$64,700. Brick hotels, 2; cost \$50,000. Miscellaneous buildings, cost \$612,140. Additions, repairs, etc., 120; cost, \$249,660. Total \$3,687,400. The above does not include Union Stock Yards packing-houses, dwellings, etc., at South Omaha, which together represent an expenditure of \$420,000, making a grand total of \$4,107,400.

Oshkosh, Wis.—Total cost of buildings and improvements during 1884, \$737,000.

Ottumwa, Ia.—Brick residences, 7; cost \$17,600. Frame residences, 18; cost \$27,000. Business blocks, 5; cost \$13,000. Miscellaneous buildings, 9; cost \$52,000. Total \$109,600.

Peoria, Ill.—Brick residences, 9; cost \$123,000. Frame residences, 95; cost \$182,500. Brick business blocks, 13; cost \$171,500. Miscellaneous buildings, 15; cost \$182,500. Above does not include work done on the government building. The walls are now completed, but work has been suspended to await the action of congress in reference to the proposed third story. In case of success in this the cost of the building will be about \$250,000. Additions and repairs are also omitted in above report.

Portland, Ore.—Frame residences, 95; cost \$349,500. Brick business blocks and stores, 29; cost \$569,700. Frame business blocks and stores, 14; cost \$52,700. Miscellaneous buildings, 41; cost \$711,700. Total \$1,683,600. Besides buildings erected in East Portland, cost \$341,700; making a grand total of \$2,025,300.

Quincy, Ill.—Brick and stone residences, 76; cost \$325,500. Frame residences, 21; cost \$188,700. Brick and stone business blocks, 9; cost \$515,500. Miscellaneous buildings, 19; cost \$103,000. Total \$1,132,700.

Red Wing, Minn.—The total amount expended in building and improvements during the year 1884 was \$231,625.

Rock Island, Ill.—Brick residence, 1; cost \$13,000. Frame residences, 28; cost \$36,100. Miscellaneous buildings, repairs, etc., cost \$20,700. Total \$69,800.

San Antonio, Tex.—Brick residences and store buildings, 13. Frame residences and store buildings, 732. Stone residences and store buildings, 53. Miscellaneous buildings, 55. Total \$798,060.

Sedalia, Mo.—Brick residences, 5; cost \$22,000. Frame residences, 175; cost \$192,500. Brick business blocks, 36; cost \$306,000. Miscellaneous buildings, 61; cost \$113,000. Court House, 1; cost \$150,000. Railroad buildings, 3; cost \$15,000. Total \$798,500.

Sioux City, Ia.—Brick residence, 1; cost \$10,000. Frame residences, 237; cost \$225,797. Brick business blocks, 16; cost \$140,000. Frame business blocks; cost \$23,000. Factory and miscellaneous buildings, cost \$150,000. Total \$548,797. The above does not include repairs, improvements, etc., cost \$431,203; making a grand total of \$980,000.

South Bend, Ind.—Brick residences, 17; cost \$69,200. Frame residences, 400; cost \$240,000. Brick business blocks, 9; cost \$185,000. Miscellaneous buildings, 8; cost \$20,000. Total \$298,200.

Stillwater, Minn.—Residences, 70; cost \$98,900. Miscellaneous buildings, additions, repairs, etc., cost \$247,290. Repairs on penitentiary; cost \$67,663. Total \$413,853.

St. Louis, Mo.—Brick buildings, 1,989; cost, \$6,393,655. Frame buildings, 620; cost, \$371,136. Total \$6,764,791.

St. Paul, Minn.—Brick business buildings, 219; cost \$1,889,600. Frame business buildings, 114; cost \$170,700. Residences, 1,920; cost \$3,216,600. Miscellaneous buildings, 130; cost \$1,739,577. Additions, improvements, etc., cost \$250,000. Total \$7,266,477. Suburban not included in above: Merriam Park, \$111,000; Union Park, \$6,700; Minnesota Transfer, \$76,000; Hamline, \$38,000. Other suburbs, \$77,700. Total \$284,700.

Streator, Ill.—Brick church building, 1; cost \$15,000. Brick and stone residence, 1; cost \$3,000. Frame residences, 250; cost \$125,000. Brick business blocks, 8; cost \$28,000. Brick factory building, 1; cost \$8,000. Total \$179,000.

Terre Haute, Ind.—Brick residences, 62; cost \$108,000. Frame residences, 302; cost \$188,206. Business block, 1; cost \$12,000. Total \$308,206.

Toledo, O.—Brick residences, 63; frame residences, 907; brick business blocks, 43; frame business blocks, 37; total, 1,119. Total cost \$2,083,531.

Topeka, Kan.—Brick residences, 22; cost \$46,794. Brick and stone residences, 4; cost \$19,750. Frame residences, 400; cost \$307,841. Brick business blocks, 11; cost \$11,188. Brick and stone business blocks, 24; cost \$66,875. Miscellaneous buildings, 205; cost \$61,616. Total \$514,064.

Winona, Minn.—The total cost of buildings and improvements during 1884 is \$450,000.

Zanesville, O.—Brick residences, 25; cost \$125,000. Brick and stone residences, 2; cost \$15,000. Frame residences, 110; cost \$165,000. Miscellaneous buildings, 25; cost \$35,000. Total \$340,000. In addition to above, repairs on levee, cost \$25,000, and two county bridges, cost \$100,000. Making a grand total of \$465,000.

Synopsis of Building News.

Abilene, Kan.—Architect L. Vanscoyoc, for T. C. Henry & Co., bank building, corner Buckeye avenue and Second street, two-stories, cost \$10,000; Paul & Jacobs, contractors. For County Infirmary, two-story frame, 40 by 40 feet, cost \$4,000; Speer & Hoffman, contractors. For Henry, Reed & Hodge, two-story brick, cost \$6,000; Paul & Jacobs, contractors. For Meek, Hughes & Co., store building, brick, two stories, cost \$6,000; Krueger & Thompson contractors. For Shaller and King, store building, brick, two stories, fixtures of ash and black walnut, cost \$7,500; Paul & Jacobs, contractors. For G. W. C. Rohrer, residence, cost \$3,500; Krueger & Thompson, contractors. For A. H. Paul, residence, steam heat, cost about \$7,000; Paul & Jacobs, contractors. For B. B. Jacobs, residence, cost about \$6,500; Paul & Jacobs, contractors.

Ashland, Wis.—An expenditure of \$10,000 in additions and improvements of the Chequamegon Hotel is proposed; also a union depot for the four railroads, to cost \$52,000.

Austin, Tex.—Architects J. N. Preston & Son report: Plans of Architect F. E. Ruffine just adopted for Blanco county court-house, two stories, stone, tin roof, to cost \$25,000; contract not let. For Dr. W. H. Tobin, two-story frame residence, cost \$4,000; R. J. Loving, contractor.

Bloomington, Ind.—Architect J. Link Nichols reports: Outlook far better than a few weeks ago. Work will commence as soon as weather will permit. For J. D. Showers, two-story frame residence, Queen Anne style, with hardwood finish, steam heat, 40 by 48 feet, cost \$8,000; and a house just like it for Wm. N. Showers, same cost. For Frank R. Wooley, one-story frame residence, 34 by 41 feet, cost \$5,000. For Isaac Storm, two-story frame residence, 40 by 37 feet, cost \$4,000. All out for bids.

Canton, Dak.—A new court-house, to cost \$40,000, is under contemplation.

Cedar Rapids, Ia.—Architects Smith & Fulkerson report: There is considerable talk of building here this year, but it is doubtful if all projects will be carried out. The outlook is not flattering. For Messrs. Dows, Waller, Simmons, Pope and Greene, store and office building on corner of Third avenue and Third street, three-story and mansard, walls of pressed brick and terra cotta trimmings, 90 by 140 feet, cost \$40,000; under way. For Mrs. Margaret Ure, two-story frame residence, 26 by 40 feet; J. M. Mull, contractor. For F. M. Howson, two-story frame residence, 30 by 40 feet, cost \$5,000; J. M. Null, contractor. For Mrs. Gariel Carpenter, two-story veneered, pressed brick residence, 40 by 45 feet, cost \$6,000; M. M. Hall, contractor. For A. T. Averill, two-story residence, pressed brick, 51 by 62 feet, cost \$15,000; foundation in; contracts for superstructure not let; and barn, two stories, veneered with pressed brick, 32 by 46 feet, cost \$2,000; finished; M. M. Hall, contractor. For Emery Brown, two-story frame tenement, 40 by 40 feet, cost \$3,000; under way; J. C. McClelland, contractor. For Hon. Milo P. Smith, two-story frame residence, 35 by 48 feet, cost \$4,000; projected. For W. A. Fulkerson, residence, first story veneered with pressed brick, second story and tower frame, 30 by 40 feet, cost \$3,500; under way.

Chicago, Ill.—Very little of the customary dullness of this season has been noticeable during the past month, although the weather has been exceptionally cold, and an unusual amount of snow has fallen. In the architects' offices much prospective sketching and figuring has been done. The material men in their several lines have been busy in preparation for the spring work that promises to be fully up to, if not to exceed in volume, that of last year.

Those most conservative at the beginning of the year are expressing themselves much more hopefully, and the general expression which is borne out by the facts stated is that "there will be plenty of business for architects and builders this year." Another indication of the increasing work "on the boards" is the demand for draughtsmen, the number of applications for first-class designers increasing daily.

The prices of building material are in general lower than last year, though this is but an extension of the falling prices that marked 1884. Last year the material men reported as much, and in some cases more business than in 1883, but at lower rates, and consequent smaller profits. In hardwood lumber the rate will remain the same as at the close of last season, with a prospective rise in April or May. The lumbermen over-produced in 1883 and in 1884, the city yards accumulated large stocks, so that the material, though increasing in use, will remain cheap until this over-supply is exhausted.

Pressed brick has become the prevailing material for facing all classes of structures, and from one firm the business has extended until six or eight firms are supplying pressed brick from as many different localities, ranging from St. Louis, Mo., to Zanesville, O., and a considerable market for Philadelphia and Trenton brick is found. In this line the prices have ranged high, thirty-five dollars being the price for two of the best brands, and it is noticeable that the Chicago agent for the manufacturers of one of these, the St. Louis Hydraulic Pressed Brick Company, has dropped the price of their best brand to twenty-seven dollars. This is the most noticeable change that has occurred in the past month, and shows that the demand for low prices is going to rule even among the best and most sought for materials.

Rumors of large office buildings to be commenced during the coming summer are afloat, but though our knowledge may extend further, it is safe to say that it is quite probable that at least three large structures will be figured on, but nothing further will be done until it is seen how the new buildings already erected in the board of trade district and elsewhere are filled with tenants. This, however, is almost a certainty, for though the rents are higher, their advantages are so great over the older buildings, that it would not be surprising to see a perfect exodus from those too numerous buildings that can lay little claim to possessing "all the modern improvements." It will at least give the owners of the buildings of this description, thus left vacant, a chance to remodel and equip them according to modern ideas.

The spirit of association and the uniting in social intercourse between those of kindred interests, is stronger than ever before noticeable in the building field. During the month we have had the convention of Illinois architects, resulting in the formation of a state association of architects; the first annual meeting and election of officers of the Builders' and Traders' Exchange; the banquet given by the Master Masons' Association to their friends, including the architects of the city; the annual meeting of, and the banquet given by the Chicago Real Estate Board, the largest, most thoroughly organized and beneficial association of real estate men in the United States, besides the frequent meetings and earnest work of the Master Plumbers' Association, all of which is noticed in as complete a manner as space would allow in another column, the entire movement showing that the tendency is to exchange ideas and meet competitors upon a plane of friendship, where all differences are forgotten.

The Exposition Building is again being prepared by Architects Adler & Sullivan; this time for the Mapleson opera season, which will begin about April 1, and will be one of the largest and most important events of the kind this country has ever seen. The north half of the building will be constructed so that the acoustic properties will be as perfect as possible. In this respect, success is assured, as the auditorium fitted by these architects in this building for the national conventions, a year ago, were very successful, and the arrangements will now be upon a much more perfect scale. The stage will be 80 by 120 feet. The seating capacity of the main floor, including sixty boxes in two tiers,

will be about 6,000, while a gallery, so arranged as to give a good view of the stage and perfect hearing, will seat 2,000, this gallery being intended to provide for an admission at \$1 a ticket, a lower rate than the same talent has ever been available before. This gallery will be reached by a staircase thirty feet wide. The system of sounding-boards is much the same as used on previous occasions. The entire auditorium will be inclosed, and this, as well as the immense space devoted to dressing rooms, etc., behind the stage, will be heated. It is estimated that 2,000,000 feet of lumber will be consumed in this construction.

The public buildings of Chicago are a continual annoyance and expense to the public for whom they have been constructed, and though none of them are more than a dozen years old, or rather since their foundations were laid they are continually falling to pieces. The custom house, with its settlements, cracked walls, etc., has been spoken of; the public need not be told of the tiling of the floor being loose, and rattling as it is walked upon; but it is to the serious disintegration of the limestone of which the cornice of the new county court house is composed that the special attention of the public is directed, lives being endangered by large masses of stone dropping to the pavement. At present a committee of architects has been appointed, consisting of Fred Bauman, C. O. Hansen and William Thomas, to investigate the building thoroughly and report upon its condition with recommendations. The stormy weather has prevented this work from being accomplished up to the present time, meanwhile, the main entrances of the building have been fenced in to prevent accidents.

A "competition" which has excited considerable local comment, beside the personal interest of the nine contestants involved has resulted in the awarding to G. Isaacson, head draughtsman in Architect Cochran's office, the erection of a \$30,000 church for the Congregational society at Evanston. Mr. Isaacson has for some time past been planning buildings upon his own account, and has proved his ability for larger work, and now that he goes into business for himself, the architectural profession receives a member who will creditably represent his profession.

Architect L. G. Hallberg is now elaborating plans for a four-story and cellar pressed brick building, 50 by 80 feet in size, for the Woman's Medical College, of Chicago, to be erected on Lincoln street, immediately opposite the County Hospital, on the site partially occupied by the present college structure. The basement of the building will be of rock-faced brownstone, and the upper outside walls will be entirely of plain and ornamental pressed brick. In the cellar will be the heating apparatus, laundry, etc., of the building. The ground floor will be divided up into a dispensary 14 by 20 feet, a large waiting-room, five doctors' rooms, each 12 by 14 feet, janitor's room, and instrument closets. The next floor above will contain a large reception-room, general offices, doctors' rooms, and in the southwest corner a lecture-room, capable of accommodating two hundred students. Beneath this will be the students' rooms, so arranged that there will be plenty of light, all of which will be shed upon the backs of the audience. On the next floor will be the chemical laboratory, clinic rooms, Professor of Chemistry's room, and directly over the lecture-room, already described, is another room of the same character, containing an amphitheater running through to the roof, with a seating capacity of 200. The upper floor will be devoted to the museum and the dissecting-room. The building on the lot to be occupied by the new college, which is of brick and three stories in height, will be removed to the north end of the lot, and will probably be used as a hospital in connection with the college. Work on the improvement will be commenced immediately, and when completed it will cost \$25,000.

Architect O. J. Pierce reports: For J. G. Hill, one-story brick, 20 by 102 feet, under way; P. Yung, contractor. For Ann M. Parker, two-story and mansard, Peerless brick, brown stone, terra cotta, red slate, etc., 22 by 64 feet, cost about \$8,000; under way; W. H. Iliff, contractor. Besides a number of stores, flats and other buildings in and out of the city, projected.

Architect Otto H. Matz reports: For Ulrich Busch, four flats, two stories and cellars, on Orchard street, 28 by 44 each, cost \$6,000, projected.

Architect Aug. Bessler reports: For Mrs. Pauline Martin, on Hermitage avenue, near Taylor street, double dwelling, 45 by 60 feet, Anderson pressed brick, with Lemont stone trimmings, cost \$7,000; projected; contract not let. For August Gauske, store building on Twenty-first street, near Hoyne avenue, two stories, Indiana brick, with Lemont stone trimmings, 24½ by 75 feet, cost \$5,000; contract not let.

Architects Adler & Sullivan report: For Mrs. B. Wenders, Lakeside Club House, three stories, brick walls, gravel roof, iron girders and columns, 32½ by 70 feet, cost \$6,500. For H. Stern, residence on Prairie avenue, between Rae and Gano streets, 25 by 80 feet, cost \$1,200. For J. H. McVicker, new proscenium and boxes in theater, two stories added to office building, elevators, steam heat, electric lights and new decorations, cost \$7,500. Fitting up Exposition building for Mapleson's Opera Company, proscenium opening 60 by 40 feet, 50 boxes, auditorium 140 by 250 feet, stage 78 by 115 feet, body of house 4,000 seats, gallery 2,000 seats, cost \$2,500. All projected.

Architects Wilson & Moody report: For W. H. Thomas, three-story brick and stone apartment building, 56 by 60 feet, cost \$15,000; under way. For W. H. Pruyn, two-story dwelling, 22 by 50 feet, cost \$4,000. For Wallace Heckman, two-story residence at Kenwood, Ill., 22 by 40 feet, cost \$4,000. For Jno. O. Laughlin, two-story residence at Twentieth street and Ashland avenue, 22 by 50 feet, cost \$2,500. For J. J. Holman, two flats, 22 by 60 feet, cost \$5,000; and one cottage for same, cost \$1,000.

Architect J. J. Flanders reports: For O. Sands, seven residences, three stories and cellar, 150 by 70 feet, cost \$45,000; projected. For Montefiore school building, nine rooms, 40 by 116 feet, Indiana pressed brick, cost \$28,000; projected. A six-room addition to old King school building, 40 by 80 feet, Indiana pressed brick, cost \$20,000; projected.

Architects Wheelock & Clay report: For A. H. Lowden, two houses, two stories and slated dwarf mansards, pressed brick, each 22 by 55 feet, cost \$10,000; under way; A. H. Lowden, builder.

Cincinnati, O.—Architect S. E. Des Jardins reports the following projected: For W. W. Watts, at Richmond, Ky., brick residence, slate roof, trimmings, Bowling Green stone and wood, cost about \$30,000. For Wm. H. Blymyer, Walnut Hills, Cincinnati, residence, limestone walls, slate roof, cost about \$18,000. For William Harvey, Walnut Hill, brick residence, cost about \$13,000. For Seventh Presbyterian church, East Walnut Hills, limestone walls, slate roof, audience room to seat 400 persons, lecture room, infant class room, parlors, etc., cost about \$34,000. Mission chapel, West Walnut Hills, frame building, cost about \$50,000. For Diehl & Johnson, manufacturers of fire works, near Reading, O., twenty-six frame buildings of various dimensions, to cost about \$5,000. For Florence Enneking, Cincinnati, frame dwelling, to cost about \$3,500.

Architect Geo. W. Rapp reports: Present condition fair; outlook very good for building. For Joseph Daller, Vine street, five-story brick building, freestone front 18½ by 70 feet, cost \$10,000; projected. For Richard Wooley, on May street, opposite Crown, Walnut Hills, 2½-story dwelling, cost \$11,000; under way; S. Richards, contractor. German Protestant Orphan Asylum, addition and alterations to present building on Highland avenue, Mt. Auburn, cost \$4,000; projected. For W. W. Scarbrough, remodeling Allen building, Fifth and Main streets, cost \$17,000; under way; Jas. Griffiths & Sons, contractors. For Wm. Strunk, frame dwelling, two stories, on Lane street, Walnut Hills, 26 by 48 feet, cost \$4,025; under way; S. Richards, contractor. For Louis Ballouf, double brick dwelling, 2½ stories, on Ingleside Place, Walnut Hills, 50 by 58 feet, cost \$8,000; under way; Kemme & Rosenstiel, contractors. For F. Kairmann, 3½-story brick building, on northwest corner Dayton and Linn streets, 25 by 98 feet, cost \$11,000; under way; J. W. & T. G. Robinson, contractors. For C. Moerlein Brewing Co., addition to brewery, 78 by 164 feet, \$20,000; proposed.

Canton, Ohio.—A school building is projected, to cost between \$60,000 and \$70,000, preparatory work for which will begin at once.

Clinton, Iowa.—Architects E. T. Mix & Co., of Milwaukee, for G. W. Curtis, residence, cost \$20,000. County has directed a tax levy for new jail, to cost \$17,000.

Clinton, Mo.—Architect Harry Kemp, for Hecker Hotel, plans for additional story, mansard.

Colorado Springs, Col.—Architect C. S. Wright reports: Supervising house for H. V. Ballou, of Colorado Springs, after plans by Architects Palliser & Co., to cost \$6,500. Also plans for J. J. Hagerman, stone house, to cost \$32,000, and several smaller structures for other people.

Detroit.—Building permits issued: R. Nelson, two brick houses, Fourth street, cost \$5,500. W. B. Wesson, brick hotel, Woodbridge street, cost \$13,000. C. C. Hodges, residence, cor. Woodward and Bradshaw avenues, cost \$7,200. D. Brooks, brick mill, cor. Warren avenue and Fifteenth street, cost \$6,000. John Waterfall, brick house, No. 507 Cass avenue, cost \$7,500. N. Mitchell, five-story brick block, Woodbridge street, cost \$20,000. Donaldson & Meur, architects, brick building for American News Co., cost \$15,000. Brick residence for Mrs. Green, Joy street, cost \$9,000. Brick residence for T. A. Wadsworth, McDougall avenue, cost \$7,000. J. Waterfall & Son, three houses, Cass avenue, cost \$20,000. Mrs. Jacober, two brick stores, Gratiot avenue, cost \$5,000. Mrs. N. Williams, brick house, Larned street, cost \$5,000. Schmidt &

Co., block two-story brick dwellings, Eighth street, cost \$12,000. Mrs. Dudley, two brick houses, Second street, cost \$11,000. Thomas Manning, brick house, Miami avenue, cost \$6,000.

Dowagiac, Wis.—Architect D. S. Hopkins, of Grand Rapids, for Frank D. Lyle, residence, cost \$5,000.

Architect J. E. Andrew, for Mrs. S. A. Andrew, dwelling, cost \$2,500; Monk Judd, contractor.

Architect B. R. Soules, for Towle & Guthail, skating rink, 150 by 50 feet, cost \$3,500.

Devil's Lake, Dak.—\$85,165 was the cost of buildings and improvements last year.

Eureka, Kan.—A college is projected, 15 acres donated to it, and citizens are raising funds for the erection of building, \$12,000 of which was subscribed as a start.

Fargo, Dak.—The re-building of the Continental Hotel is under consideration. The new structure is to be 100 by 104 feet, four stories, with hotel office and several store rooms on first floor.

Fort Wayne, Ind.—Architect H. W. Matson reports for E. Wiser, brick dwelling, cost \$3,500. For Fred Spiegl, frame dwelling, cost \$2,000. For William Geiseking, brick country residence, cost \$5,000.

Fort Worth, Tex.—Architect J. J. Kane reports: The present outlook for building is good in this section, and I believe will be good all over the state this year. For Daniel Waggoner, two-story frame residence, 46 by 80 feet, cost \$40,000, under way; Ayers & Bergman, contractors. For Thos. Stevens, two-story frame residence, 38 by 65 feet, cost \$21,000, contract not let. For K. M. Vanzandt, two-story frame residence, 44 by 68 feet, cost \$15,000, contract not let. For K. M. Vanzandt, two-story brick and stone residence, 52 by 70 feet, cost \$14,000, contract not let. For Weatherford City, two-story stone schoolhouse, 68 by 90 feet, cost \$25,000, contract not let. For Montague City, Tex., two-story stone and iron court-house, 84 by 88 feet, cost \$44,000, under way, Thos. Janall, contractor.

Frankfort, Ind.—Architect J. W. Hammond reports: For Hugh Hamilton, two-story brick country dwelling, slate roof, 38 by 63 feet, cost \$6,000; under way; Jesse Sweet, contractor. Peter Felter, frame cottage, two and one-half stories, 34 by 43 feet, cost \$2,000; projected. Addition to schoolhouse, Colfax, Ind., brick, two stories, cost \$3,000; projected.

Gallatin, Mo.—Architects Echlin & Mann, of St. Joseph, for T. B. Yates, J. J. Engart, W. H. Hamilton, and J. W. Alexander, hotel, brick, cost \$10,000; Howard & Witt, contractors.

Hannibal, Mo.—Architect James Oliver Hogg reports: Am making a number of drawings for spring work. Outlook exceedingly good. For H. L. Penfield, one-story cottage, 28 by 44 feet, cost, \$1,500; not let.

Indianapolis, Ind.—Architects Hodgson, Wallingford & Stem report: Prospects brightening somewhat. For A. L. Wright, store, cost \$6,000; projected. For James M. Kerr, Tippecanoe City, O., residence, cost 5,000; projected. For J. C. Elston, Crawfordsville, Ind., store, cost, \$4,000.

A three-story addition to the insane asylum, recently erected, under direction of architect E. H. Ketcham, was burned January 27, involving a loss of \$75,000. Fire started in engine room, and destruction of building resulted from an inadequate supply of water.

Kansas City, Mo.—Building permits: Landis & Moulton, livery stable on Amateer street, between Eighth and Ninth streets, to cost \$10,000. Craig & Daniels, a \$3,700 brick residence at Dundee Place.

Knoxville, Tenn.—Architect J. F. Baumann reports: Present condition quite dull; outlook not very encouraging. Buildings under way: For J. R. & J. D. McCallum, four-story brick, stone trimmings, 30 by 130 feet, cost \$26,000. Catholic church, brick with stone trimmings, 54 by 104 feet, cost \$30,000. Cumberland Presbyterian church, brick, galvanized iron cornice, 40 by 70 feet, cost \$9,500. Knox county court-house, brick and stone and terra cotta trimmings, cost \$86,000. For R. S. Payne, frame out-building, \$2,400. For Knoxville street railway, two-story frame, cost \$1,200. Projected the following: For Dr. R. M. Rhea, frame dwelling, cost \$7,000. J. T. McTeer, frame dwelling, cost \$6,500. B. A. Jenkins, two frame dwellings, cost \$3,500. Hope & Thomas, two frame dwellings, cost \$4,000. M. L. Patterson, three brick stores and livery stable, two stories, cost \$10,000. P. Kern, one-story frame cottage, \$1,600.

La Harpe, Ill.—Architect Charles Randall reports: The present outlook is not very flattering. Do not know of any building under contract in this vicinity at present. Some few are making preparations to build next season. For J. J. McVey, a two-story frame dwelling, 30 by 48 feet, cost \$1,800; nearly finished. For Thomas Cooper, Terre Haute, Ill., two-story frame dwelling, 30 by 30 feet, cost \$2,000; finished. Also small frame dwelling for Thomas Walker, cost \$600. Chas. Randall contractor of all.

Lexington, Ky.—Architect P. L. Lundin reports: For Alexander Gibbons, one-story brick dwelling, 34 by 48 feet, cost \$2,150; nearly completed. F. F. Farrell, two-story building, brick and stone, 19 by 60 feet, cost \$2,375; under contract. Gus Straus, two and one-half-story residence, 37 by 59 feet, cost \$5,250; foundation laid. L. Straus, residence of same kind, size and cost of one last mentioned; foundation laid. J. W. Davis, Paris, Ky., two-story brick residence, 36 by 54 feet, cost \$4,000; under contract. Chas. Durand, at Nicholasville, Ky., two stories, two and one-half stories, 44½ by 72 feet, cost \$3,800; projected. J. J. Bronaugh, at Nicholasville, Ky., one-story frame dwelling, 36 by 44 feet, cost \$2,100; under contract. James Jewell, improvement, brick residence; cost \$2,000, under contract. Architect I. R. Carrigan reports: Four brick residences, cost \$16,000. Two frame residences, cost \$7,000. One brick business block, cost \$45,000. One brick and stone business block, cost \$3,500.

Mackinac Island, Lake Superior.—A new hotel, three stories, to accommodate 600 guests, to cost \$50,000, is under way.

Marshall, Tex.—The Marshall Car and Foundry Co., foundry, 78 by 263 feet. W. Foulard, contractor. Corgile & Malone, store building, brick, two stories; J. Heggins, contractor.

Milwaukee, Wis.—\$50,000 appropriated for normal school building will be disbursed as follows: \$12,500 for site; \$160, taxes; \$32,235, contract price of building; \$1,067, plumbing; \$700, architects fees; \$950, inspection; \$100, electric bells; \$500, gymnasium; total, \$48,212.

Minneapolis, Minn.—The year's work indicates a falling off in the number of residences and a gain in business blocks, and also a gain in fine residences. Materials were from fifteen to twenty-five per cent cheaper, and this, with the depression in manufactures, leads to the investment of large sums in building. The figures given represent the actual outlay as near as carefully prepared statistics can. The improvement in general architectural design is noticeable both in this city and St. Paul, and may be largely attributed to the workings of the Architectural Association and the exchange of ideas and friendly competition, the public being meanwhile better served and to the benefit of the city generally. Lake Minnetonka has developed beyond precedent during the year and is surrounded by summer resorts of the first class.

The following are some of the principal permits recently issued: P. G. Lamereaux, a two-story frame saw mill, southwest corner Water street and Tenth avenue north-east, cost \$20,000. P. G. Lamereaux, three two-and-a-half-story frame dwellings, fourteen rooms each, west side First avenue south, between Thirty-second and Thirty-third streets, cost \$19,500. E. B. Cooper, double two-story dwellings, ten rooms each, west side Portland place between Twenty-second and Twenty-third streets south, cost \$4,000. John Paulson, three-story brick veneered manufactory, Riverside avenue, cost \$6,000. John Stene, double two-story stores, corner Cedar and Riverside avenues, cost \$4,000. For H. O. Hamlin, five-and-one-half-story frame dwelling, Second avenue, between Tenth and Eleventh streets north, cost \$4,000. For C. Hase, two-and-one-half-story double frame dwelling, Second avenue, between Seventeenth and Eighteenth streets south, cost \$5,000. For P. C. Richardson, two-story frame dwelling, Sixth avenue, between Twenty-fifth and Twenty-sixth streets south, cost \$4,000. For P. C. Richardson, two-story frame dwelling, southeast corner Twenty-ninth street and Tenth avenue south, cost \$2,000. For John Paulson, three-story brick veneered manufactory, Riverside avenue, cost \$6,000. For Jeremiah Spear, two-and-one-half-story brick veneer dwelling, Third street, between Tenth and Eleventh avenues southeast, cost \$12,000.

The following are proposed: P. C. Richardson, a two-story frame dwelling on the corner of Twenty-fifth avenue and Twenty-sixth street, cost \$4,000. Z. P. Mullen, residence on Seventeenth street, between Nicollet and Hennipen avenues, cost \$6,000.

Monticello, Ill.—Architect R. R. Meredith reports: The present outlook for the summer is good, and I think that if money matters are fair our town will make a good report the coming season. For H. Sackiter, store building, two stories and cellar, brick, tin roof, 20 by 80 feet, cost \$3,500, under way; R. R. Meredith, contractor. For

H. D. Peters, business house, two stories and cellar, brick, tin roof, 20 by 80 feet, cost \$2,500; Hoffman Bros., contractors. For Dr. Farra & Son, store building, brick, two stories, tin roof, 20 by 75 feet, cost \$3,200; R. R. Meredith, contractor. For C. A. Tatum, store building, two stories, brick, tin roof, 20 by 75 feet, cost \$3,000; R. R. Meredith, contractor.

New Corporations.—Licenses for the incorporation of the following, issued since last report: The South Halsted Street Iron Works, of Chicago; capital, \$50,000; incorporators, Marinus Vanderkloot, Adrian Vanderkloot and Mathias R. Vanderkloot. The Jasper County Creamery Association, of Newton, Ill.; capital, \$10,000; incorporators, H. L. Bridges, J. W. Honey, E. T. Martin and others.

The Ogden Avenue Hall Association, of Chicago; capital, \$10,000; incorporators, Elbridge S. Pratt, William P. Fitzpatrick, Charles C. Nardin and others.

The Galesburg, Lake Washington and Highland Park Street Railroad Company, of Galesburg, Ill.; capital, \$20,000; incorporators, George W. Brown, B. F. Arnold, Joseph Pine and others.

The College City Street Railway Company, of Galesburg, Ill.; capital, \$40,000; incorporators, E. E. Fosdick, Wm. Kellogg and C. C. Allen.

The National Electric Supply Company, at Chicago; capital stock, \$100,000; incorporators, George A. King, Albert Parker, Enos Slosson, Charles H. Kutz and L. F. Cummings.

The Fruin-Bambrick Construction Company, of St. Louis, have been incorporated, with a capital stock of \$105,000, the shares being divided equally among the incorporators, Jeremiah Fruin, Patrick Bambrick and Wm. H. Swift.

Norwood, Minn.—Architects B. F. Long & Co., two-room schoolhouse, 40 by 50 feet, cost \$8,000.

Pensacola, Fla.—Architect W. W. Myers reports: The outlook for the year is not very bright, but hope for an early improvement. Have had rain incessantly for the past month. Plans for F. C. Brent, two-story frame residence, slate roof, 62 by 84 feet, cost \$20,000. Escambia county, schoolhouse, two-story frame, 84 by 72 feet, cost \$15,000. Presbyterian parsonage, two-story frame, 44 by 62 feet, cost \$2,500. Contracts not let for any of foregoing. Catholic church, Gothic style, brick, slate roof, 64 by 152 feet, cost \$30,000; J. F. Kehoe, contractor. Louis Knowles, two-story frame residence, 44 by 66 feet, cost \$7,500; contractor, J. Coleman.

Phoenix, Ariz.—Architect J. M. Creighton: For J. T. Sims, residence, cost \$5,000. For H. H. Linwell, residence, cost \$10,000.

Savannah, Ga.—An architect who failed to attach his signature reports: Present outlook dull, but it is too early to make predictions. The season may prove much better than we have now reason to expect, as was the case the last two years. For R. D. Bogart, two-story frame, tin roof, 45 by 70 feet, cost \$6,500; finished; Matthew Hogan, contractor. For W. G. Cooper, two-story frame, tin roof, 40 by 56 feet, cost \$5,800; finished; H. Bartlett, contractor. For J. P. Hammond, two-story frame, tin roof, 44 by 62 feet, cost \$6,000; finished; T. L. Blackwell, contractor. For T. H. McMillan, two-story and basement, brick, tin roof, 30 by 60 feet, cost \$6,000; finished; T. L. Blackwell & Nuegayer, contractors. For C. H. Dorsett, two-story frame, tin roof, 40 by 60 feet, cost \$5,700; projected. For T. Holcombe, two-story frame, tin roof, 37 by 63 feet, cost \$5,400; T. L. Blackwell, contractor.

Streator, Ill.—Architect F. S. Allen reports: Prospects for the year fair, but not so good as '84; business may improve as the season advances. For city of Streator, city hall, jail, engine and firemen's rooms, two stories, 45 by 90 feet, cost \$10,000; foundation laid; P. Schlachter, contractor. For Christ Church, Joliet, chapel, church and rectory, all stone, with tile roof, 102 by 146 feet, cost \$25,000; chapel completed, church walls up; Wm. Stage, contractor. For F. S. Allen, two-story residence, stone and terra cotta, 32 by 40 feet, cost \$5,100; nearly completed. For James Sexton, two-story frame residence, 39 by 51 feet, cost \$5,000; R. Myers, contractor. For Immaculate Conception Roman Catholic Church, brick building, Italian Romanesque, 33 by 122 feet, cost \$17,000; nearly finished. For skating rink, frame building 75 by 185 feet, cost \$6,000; in progress. Later report: For Christ Church Society of Streator, church, chapel and rectory, two stories of Joliet stone, 100 by 95 feet, cost \$15,000; projected. For Roman Catholic Church at Princeton, brick and stone church, one-story, 46 by 100 feet, cost \$10,000; projected. For Rev. O. Callaghan, Wapella, Ill., frame rectory, 27 by 46 feet, cost \$2,000. For Geo. Hunt, Streator, frame cottage, 24 by 30 feet, cost \$2,000; projected.

St. Cloud, Minn.—Catholic cathedral, nearly finished, has seating capacity of 900, seats of carved ash and cherry, building finished in hardwood, cost \$40,000; chimneys in place, and weigh 1,035, 1,056 and 3,637 pounds respectively.

St. Louis, Mo.—Architect J. B. Legg sends information of handsome building for skating rink, brick, in Renaissance and Romanesque style, cut stone, galvanized iron and terra cotta trimmings, 130 by 171 feet; skating parlor will be 80 by 109 feet, floor to be of pulverized granite and Portland cement, reception-room will be 76½ by 90 feet, with hardwood finish, communicating with vestibule, general office, skateroom, restaurant, confectionery, commodious toilet-rooms and parlors; in second story will be an elegant lodgeroom, 48 by 60 feet, connecting with banquet-room; boiler-house, engine and dynamo rooms, for steam heating and electric lights, are located in rear of lobby; estimated cost \$50,000, to be completed by June 1, 1885.

Architect Maximilian T. Allard reports: For W. J. West, Taylors, Miss., plantation house, frame, cost \$4,000; under way. For T. E. Gray, St. Louis, Mo., two brick dwellings, pressed brick, terra cotta trimmings, cost \$6,500; projected. For H. A. Bachmann, Salem, Ill., frame dwelling, cost \$3,500; under way. For Nic. Jaeger, at Perryville, Mo., fine brick residence, cost \$7,000; just completed. For E. C. Robbins, St. Louis, Eastlake brick dwelling, step roof, reception hall and staircase in oak, open ceiling, molded oak joists, cost \$12,000; completed. For R. Haydarak, on South Twenty-fifth street, St. Louis, store and tenement building, brick, cost \$3,400.

Architect Isaac Taylor: A row of houses on Argyle avenue, cost \$9,000.

Architects George I. Barnett & Son: For Mr. Chas. Slevin, at 1702 Pine street, extensive alterations, cost \$10,000.

Architects J. B. McElfrick & Sons: For J. B. Cella, store and office building, Fifteenth and Chestnut streets, cost about \$7,000; G. D. Fitzgibbons, contractor.

Architects Peabody & Stearns: For J. W. Morton, Vandeventer Place and Cabanne avenue, two-story dwelling, cost \$22,000; Sam'l Marsden, contractor.

Architect J. H. McNamara: For Hild & Guhman, two-story brick dwelling, cost \$5,600; J. H. Keely, contractor.

Architects Aug. Beinke & Co.: For C. Hackmeir, two-story brick dwelling, cost \$8,000.

Architect Koenig: For A. Fenner, two adjacent two-story brick dwellings, cost \$3,000; A. Fenner, builder.

Important building permits issued: A. R. Ennis, two-story brick dwelling, cost \$4,000; Ennis & Swope, contractors. Wm. Stutz, four two-story dwellings, cost \$8,000; Hermann & Schumacher, contractors. M. S. Gray, two-story brick dwelling, cost \$8,500; John Mahor, contractor. W. Patterson, two-story brick dwelling, cost \$5,500. W. Patterson, two-story brick dwelling, cost \$5,500. John Quinn, two-story brick dwelling, cost \$5,000. Alex. McKechnie, five adjacent two-story brick stores and dwellings, cost \$8,000; Alex. McKechnie, contractor. Mrs. Halstead Burnett, two-story brick dwelling, cost \$4,500; J. B. Lindley & Son, contractors. Mrs. Halstead Burnett, two-story brick dwelling, cost \$4,500; J. B. Lindley & Son, contractors. Mrs. L. Riechmann, two adjacent two-story brick dwellings, cost \$5,000; Bissler Bros., contractors. Mrs. L. Riechmann, two-story brick dwelling, cost \$—; Mrs. M. Curtis, two-story brick store and tenement, cost \$5,500; J. W. Barnes & Co., contractors. F. Fischer, two-story brick store and offices, cost \$7,000; C. Schwartzkopf, contractor. J. B. Cella, three-story store and offices, cost \$7,000; G. D. Fitzgibbons, contractor. J. W. Morton, two-story brick dwelling, cost \$22,000; Peabody & Stearns, architects; Samuel Morrison, contractor.

St. Paul, Minn.—Beside the large amount of building noticed, the park system and the river improvements are large additions to the public work that has occupied the year. While the aggregate amount of money expended in building is a little less than that of Minneapolis, the nearness of the tie indicates the strong and active march of both cities towards metropolitan positions, in which they keep even pace, and a healthy and beneficial rivalry.

Architect W. C. Casner: For Minnesota Club, club house, cost \$25,000. Railway station at Sedalia, Mo., 26 by 60 feet, cost \$27,000. For A. P. Wilks, three tenements on Goodwin avenue, cost \$25,000. For Wm. Foulke, on Lincoln avenue, near Oakland, dwelling 33 by 43 feet, cost \$35,000. For W. H. H. Johnston, two-story frame double dwelling, 40 by 40 feet, west side of Floral street, between Summit and Grand streets, cost \$5,000. For William Byrne, two-story frame dwelling-house, north side of Martin street, between Mackubin and Arundel streets, cost \$4,000.

Zoyler, Tex.—Architect E. H. Wills is superintending the construction of a Baptist church, to cost about \$30,000.

PRICES OF LABOR.

	Akron, O.	Austin, Tex.	Bloomington, Ind.	Chicago, Ill.	Cheyenne, W. T.	Cincinnati, O.	Dubuque, Ia.	Des Moines, Ia.	Detroit, Mich.	Evansville, Ind.	Fargo, D. T.	Hastings, Neb.	Joliet, Ill.	Kansas City, Mo.	Minneapolis, Minn.	Omaha, Neb.	Sioux City, Ia.	St. Louis, Mo.	Toledo, O.
Bricklayer	\$3 00	\$4 00	\$4 00	3 50@4 00	\$6 00	\$4 50	\$4 00	\$4 00	\$3 00	\$3 75	\$3 50	\$4 00	\$3 00	\$4 00	\$4 00	\$4 00	\$3 50	\$4 75	\$4 50
Brickmason (Front)	5 00	5 00	5 00	4 50@5 00	10 00	4 50	5 00	4 50	4 00	4 50	4 00	4 50	4 00	5 00	6 00	5 00	3 75	5 00	6 00
Carpenter	2 50	2 50	2 50	2 50@2 75	3 50	2 75	2 75	2 50	1 50	2 00	3 00	2 25	2 50	3 00	2 50	2 50	2 50	2 75	3 00
Cabinetmaker					3 00			3 00	2 00					3 00	3 00	3 00	2 50	3 00	3 00
Finisher		3 00		3 00	3 50	3 00	3 00	2 50	3 00			2 50		3 00	3 00	3 00	2 75	3 00	3 00
Gasfitter				2 50@3 00	3 25	3 25	2 50	2 50	3 00	3 50	3 00	2 50	2 50	3 00	3 00	3 00	4 00	3 25	3 50
Laborer	1 75	1 50	1 50	1 25@1 50	2 50	1 50	1 50	1 75	1 00	2 00	1 75	1 50	1 75	2 00	2 00	2 00	1 50	2 00	2 00
Painter	2 00@2 25	2 50		2 25@2 50	3 00	2 50	2 50	2 25	3 00	2 50	2 50	2 00	2 50	3 00	2 50	2 50	2 50	2 00	2 50
Glazier					3 50			2 25	3 00	3 50	3 00	3 00	3 00	3 50	3 00	3 00	4 50	3 00	3 50
Plasterer	2 50	3 50@4 00	3 50	8 hrs. 3 50	4 50	3 50	3 00	3 50	3 00	2 50	3 00	3 00	3 00	3 50	3 00	3 00	2 75	3 75	5 00
Plumber		2 50@3 00		4 00	4 00	3 00	3 00	3 50	3 00	2 50	3 00	3 00	3 00	3 00	3 00	3 00	3 00	3 25	4 00
Stonemason	3 00	3 50	2 50	3 50@4 00	5 00	3 50	3 50	5 00	4 00	5 00	4 00	5 00	4 00	5 00	4 00	5 00	3 00	3 00	6 00
Carver	5 00	5 00	4 00	4 50@5 00	4 50	5 50	5 00	5 00	4 00	5 00	4 00	5 00	4 00	5 00	4 00	5 00	4 00	5 00	4 00
Stonemason	3 50	4 00	4 00	4 00	4 00	5 00	3 50	4 00	2 00	3 00	4 00	3 00	3 00	3 00	3 00	4 00	3 00	4 00	4 00
Stonesetter	3 50	3 50	3 50	4 00	4 00	5 00	3 50	4 00	2 00	3 00	4 00	3 00	3 00	3 00	3 00	4 00	3 00	4 00	4 00
Roofer (Tin)			2 75	2 75	2 25	2 75	2 50	2 00	2 50	3 00	3 00	3 00	2 50	2 75	4 00	3 00	2 75	2 50	2 50
Slat			2 75	3 00	2 25	3 25	3 50	3 00	2 00	3 00	3 00	3 00	2 50	2 50	3 00	3 00	2 75	2 50	2 50
Steamfitter		3 50	3 00	2 50@3 75	4 50	2 75	3 00	3 00	3 00	3 00	5 00	4 00	4 00	3 00	3 00	5 00	2 75	2 75	5 00

PRICES OF BUILDING MATERIALS.

CHICAGO, FEBRUARY 10, 1885.

BRICK. Per M.

Common \$ 8 25@ 8 75

Fronts:

Chicago pressed (Anderson)..... 22 00@35 00

St. Louis pressed..... 27 00

Purinton Kimbell "Standard"..... 26 00

Indiana pressed..... 16 00@28 00

Philadelphia pressed..... 40 00@45 00

Milwaukee pressed..... 25 00

Trenton..... 38 00

Zanesville (Harris Bros.)..... 33 00

Perth Amboy Buff..... 50 00

" " Mottled..... 50 00

Moulded:

Chicago (Anderson)..... \$65 00@300 00

St. Louis..... 50 00@125 00

Indiana..... 50 00

Zanesville (Harris Bros.)..... 75 00

Enamelled:

Enamelled edge..... 90 00

Enamelled edge and end..... 105 00

Enamelled (Harris Bros.)..... 90 00

CEMENT, LIME, ETC.

Per Cask.

Chicago..... \$ 0 65@ 75

Wisconsin..... 96@ 1 00

Milwaukee, Utica, Louisville, Akron..... 1 00@ 1 25

Portland..... 3 25@ 3 50

Keene's coarse..... 7 50@ 9 00

Keene's fine..... 11 00@12 50

Plaster of Paris..... 1 75@ 2 00

Hair (cattle), per bu..... 20@ 25

Hair (goat), per bu..... 20@ 25

Sand (lake shore), per yard..... 1 00@ 1 25

STONE.

(Quotations furnished by J. S. F. Balchen.)

Limestone:

Per cubic foot.

Buff Bedford..... \$ 50

Blue Bedford..... 65

Hoosier blue Bedford..... 65

" buff..... 50

Joliet..... 35@ 50

Lemont..... 40@ 50

New York bluestone..... 1 35@ 1 40

Foundation:

Dimension..... 20@ 25

Rubble, per cord..... 8 00

Sidewalk..... 40@ 1 00

Planed..... 40@ 1 00

Sandstone:

Hummelstown Brown Stone..... 1 50

Brown Connecticut..... 1 50

Amherst..... 60@ 75

Berea..... 55@ 65

Brown Potomac..... 1 25

Carbondell..... 1 10

Marble:

Italian, veined..... 4 00

Tennessee, red..... 2 50@ 5 00

Tennessee, Knoxville..... 3 00

Vermont, white..... 3 50@ 8 00

Marble, continued:

Ophite..... 4 50@ 5 00

Armodite..... 1 50

Slate:

Roofing, Vermont, per square:

Green..... 6 50

Purple..... 6 50

Red..... 13 50

Black, Lehigh..... 5 75@ 6 75

Black, Chapman's..... 7 30@ 8 00

Black, Bangor..... 5 50@ 5 80

LUMBER.

(Lumbermen's Exchange, 250 So. Water St.)

Boards:

(Ordinary Dimensions.)

Pine, 1st quality, clear..... \$44 00@48 00

Pine, 2d quality..... 44 00@46 00

Pine, 3d quality..... 40 00

Common..... 12 00

Siding:

Pine..... 9 00@21 00

Framing Timber:

Pine..... 10 00@14 00

Laths:

Pine..... 1 90

Skingles:

Pine (sawed)..... 2 00@ 2 60

Miscellaneous:

Pickets, pine..... 8@ 21

Posts, cedar..... 9 00@21 00

Pine, yellow southern..... 30 00@35 00

HARDWOODS.

(Quotations furnished by Geo. E. White & Co.)

Walnut, 1st & 2d, 1 in..... \$ 80 00@ 90 00

Walnut, 1 1/2 and up..... 85 00@ 100 00

Walnut, countertop..... 150 00@ 200 00

Ash, 1st & 2d, 1 in..... 30 00@ 35 00

Maple, 1 1/2 & up..... 35 00@ 40 00

Oak, white, 1st & 2d, 1 in..... 30 00@ 35 00

Oak, 1 1/2 & up..... 35 00@ 40 00

Oak, red, 1st & 2d, 1 in..... 30 00@ 35 00

Oak, 1 1/2 & up..... 35 00@ 40 00

Oak, quarter sawed..... 40 00@ 45 00

Cherry, 1st & 2d, 1 in..... 85 00@ 90 00

1 1/2, 1 1/2 & 2 in..... 90 00@ 95 00

2 1/2, 3 & 4 in..... 95 00@ 100 00

Beech, Red, 1st & 2d..... 30 00@ 35 00

Whitewood, 1st & 2d, 1, 1 1/2, 1 1/2 & 2 in..... 30 00@ 35 00

2 1/2, 3 & 4 in..... 35 00@ 40 00

Birch, red, 1st & 2d..... 30 00@ 35 00

Butternut, 1st & 2d, 1 in..... 55 00@ 60 00

1 1/2 & up..... 60 00@ 70 00

Sycamore, 1st & 2d..... 30 00@ 35 00

Gum, red, 1st & 2d, 1 in..... 30 00@ 35 00

1 1/2 & up..... 35 00@ 40 00

FINISHING WOODS.

Mahogany, Mexican..... 200 00@250 00

Mahogany, St. Domingo..... 250 00@300 00

Mahogany, Cuba..... 150 00@250 00

Rosewood, per lb..... 5@ 15

CALIFORNIA WOODS, ETC.

(Quotations furnished by Charles B. Crombie & Co.)

Redwood lumber..... \$60 00@65 00

Redwood shingles—square, hexagon, round, diamond and octagon, small quantities..... 6 50@ 7 25

Mexican Spanish cedar..... 150 00@300 00

California pine..... 65 00@ 75 00

Georgia Yellow Pine:

Flooring:

1st & 2d clear, 4 in..... 35 00

1st & 2d clear, 6 in..... 35 00

Boards, D 1 s..... 33 00@ 35 00

Beaded Ceiling:

1st & 2d clear, 1 1/2 in..... 18 00@ 21 00

5/8 in..... 26 00@ 30 00

3/4 in..... 33 00@ 36 00

Step plank:

1st & 2d clear 1 1/4, 1 1/2 & 2 in..... 33 00@ 35 00

Georgia Cypress:

Lumber, 1st & 2d clear..... 35 00@ 40 00

Shingles..... 3 75@ 4 25

Frame Oak Lumber and Timber:

Plank..... 23 00@ 25 00

Timber..... 24 00@ 30 00

PAINT, ETC.

Per lb.

White lead (American)..... \$ 5 1/2

Zinc, white (American)..... 8@10 10@ 12

Red, Venetian..... 20@ 6@ 12

Red, Vermilion..... 20@50 40@100

Red, Indian (English)..... 12@ 22

Yellow, Ochre..... 18@ 25

Yellow, Chrome..... 18@ 25

Green, Chrome..... 12@ 20

Green, Paris..... 20@ 35

Black, lamp..... 8@ 30

Blue, ultramarine..... 16@ 35

Putty..... 35

Whiting (dry)..... 1@ 2

Paris white (English)..... 2@ 3

Litharge (American)..... 6@ 10

Sienna, burnt..... 9@ 16

Umber, burnt..... 7@ 16

Oil, linseed (raw), per gal..... 50

Oil, linseed (boiled)..... 53

Turpentine..... 34

Varnish, coach, " "..... 1 25@ 2 00

Varnish, shellac, " "..... 3 25@ 4 00

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Per Keg.

Spikes, wrought..... \$3 40

Tenpenny, common..... 2 30

Shingle, 4 s..... 3 05

Lath, 3 s fine..... 5 40

Steel nails, 10's to 60's..... 2 40

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For casing-nails add 75 c. per keg.

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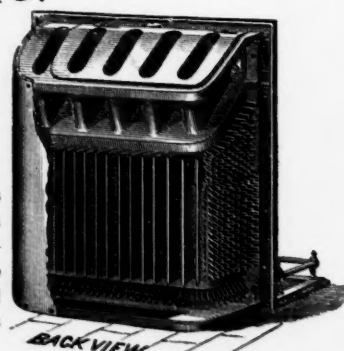
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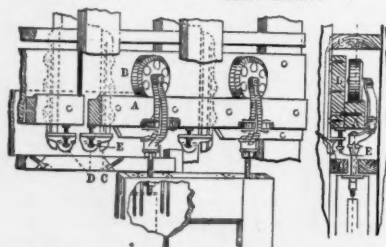
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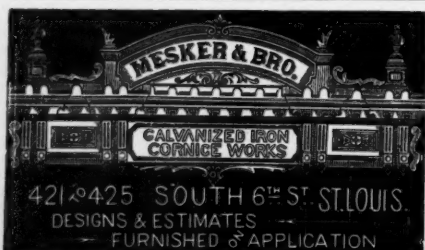
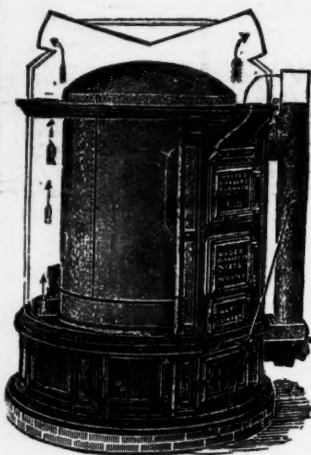
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PROPOSALS.

LABOR AND MATERIALS.

[At Greensborough, N. C.]
OFFICE OF SUPERVISING ARCHITECT,
TREASURY DEPARTMENT,
WASHINGTON, D. C., January 19, 1885.

Sealed proposals will be received at this office until 2 p.m., on the 24th day of February, 1885, for all the labor and materials, excavating, etc., concrete foundations, brick, stone and ironwork, wood floors, partitions and roof-framing, slate and galvanized ironwork required for the basement and superstructure of the court house, post-office, etc., at Greensborough, N. C., in accordance with drawings and specification, copies of which and any additional information may be had on application at this office or the office of the superintendent.

Bids must be accompanied by a certified check, and those received after the time of opening will not be considered.
M. E. BELL,
Supervising Architect.

LABOR AND MATERIALS.

[At Harrisonburg, Va.]
OFFICE OF SUPERVISING ARCHITECT,
TREASURY DEPARTMENT,
WASHINGTON, D. C., January 10, 1885.

Sealed proposals will be received at this office until 2 o'clock p.m., on the 24th day of February, 1885, for furnishing all the labor and materials, including stone, bricks, woodwork, etc., required for the construction of the court house, etc., building at Harrisonburg, Va., in accordance with drawings and specifications, copies of which, and any additional information may be obtained on application at this office, or the office of the superintendent, on and after January 23, 1885.

Bids must be accompanied by a certified check, and those received after the time of opening will not be considered.
M. E. BELL,
Supervising Architect.

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[At Washington, D. C.]
OFFICE OF BUILDING FOR STATE, WAR AND
NAVY DEPARTMENTS,
WASHINGTON, D. C., January 22, 1885.

Separate sealed proposals for furnishing and delivering the rolled-iron beams and sixteen plate girders required for four floors of the west and centre wings of the Building for the State, War and Navy Departments in this city will be received at this office until 12 m., on February 17, 1885, and opened immediately thereafter, in presence of bidders.

Specifications, general instructions to bidders, and blank forms of proposal, for either the beams or the girders, will be furnished to established manufacturers on application to this office.
THOS. LINCOLN CASEY,
Colonel, Corps of Engineers.

STONE AND BRICK WORK.

[At Lynchburg, Va.]
OFFICE OF SUPERVISING ARCHITECT,
TREASURY DEPARTMENT,
WASHINGTON, D. C., January 27, 1885.

Sealed proposals will be received at this office until 2 p.m., on the 20th day of February, 1885, for furnishing the labor and material, bricks, terra-cotta, stone, mortar, etc., and building complete, the masonry of the walls of basement and superstructure of the court house, postoffice, etc., building at Lynchburg, Va., in accordance with drawings and specifications, copies of which may be seen and any additional information obtained on application at this office or the office of the superintendent.

Bids must be accompanied by a certified check, and those received after the time of opening will not be considered.
M. E. BELL,
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NOTICE TO CONTRACTORS.

For Steam Heating and Iron Furniture Furnishing, the Will County Court House, Joliet, Ill.

The building committee will examine plans for steam heating and styles of iron book racks and cherry office desk, and receive bids for the same up to June 1, 1885. Parties desiring to bid on above work must visit the building, make their own plans and specifications, and fully explain what and how they propose to do, and they can do so at any time. The secretary can be found at any time to give any information required.

J. D. PAIGE, Secretary, Joliet, Ill.

JAIL.

[At Scranton, Pa.]
OFFICE OF THE COMMISSIONERS OF LACKAWANNA
COUNTY,
SCRANTON, Pa., January 24, 1885.

Sealed proposals for the erection and completion of a county jail for Lackawanna county, to be located on the corner of Washington avenue and New York street, in the city of Scranton, Pa., will be received by the undersigned Commissioners of said county, at their office, until Thursday, February 20, 1885, at 10 o'clock in the forenoon. Plans and specifications will be on file at the court house, in the city of Scranton, on and after Tuesday, January 27, 1885. The builder to whom the contract shall be awarded will be required to enter into bonds with at least two approved sureties for the sum of \$20,000, for the faithful performance of the contract. Work to be commenced within thirty days after the awarding of the contract, and to be finished on or before April 1, 1887.

The Commissioners reserve the right to reject any or all bids.

WM. FRANZ,
H. L. HALSTEAD,
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County Commissioners.

Attest: D. W. POWELL, Clerk.

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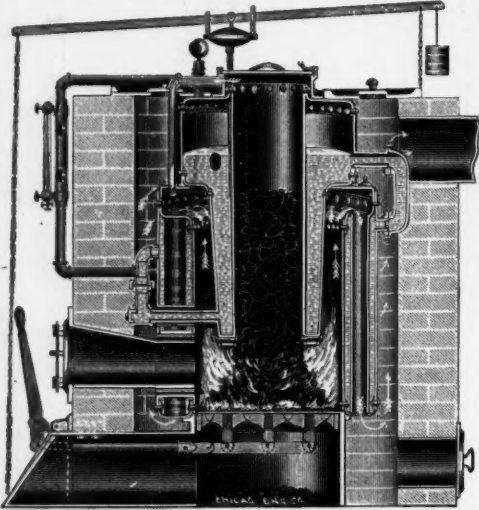
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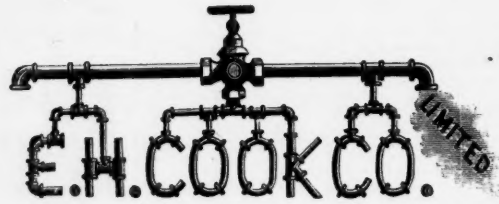
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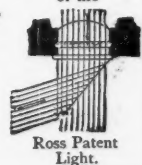
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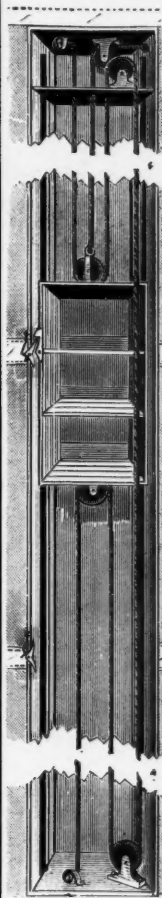
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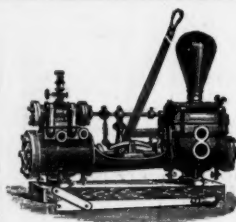
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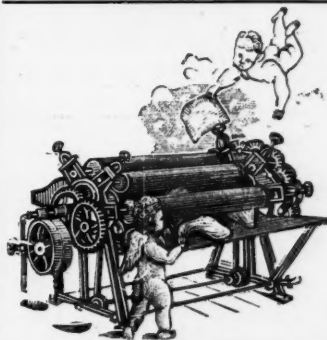
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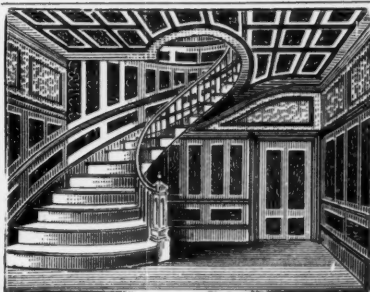
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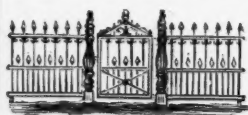
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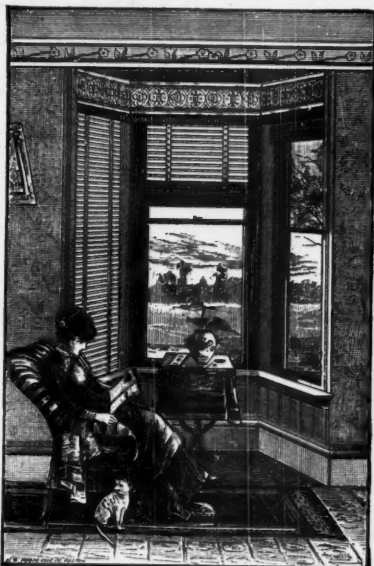
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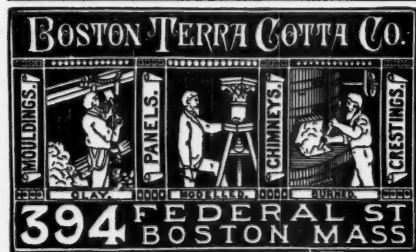
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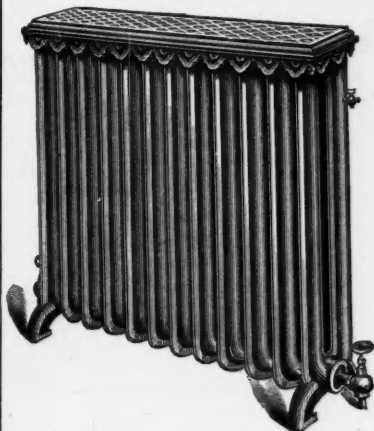
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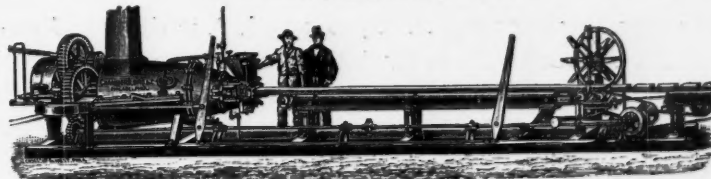
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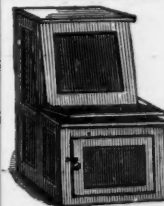
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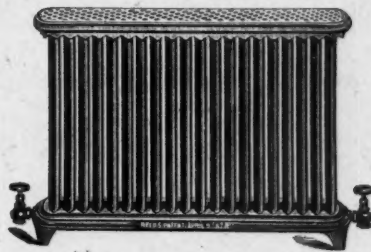
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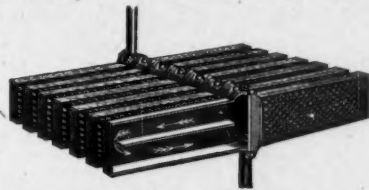
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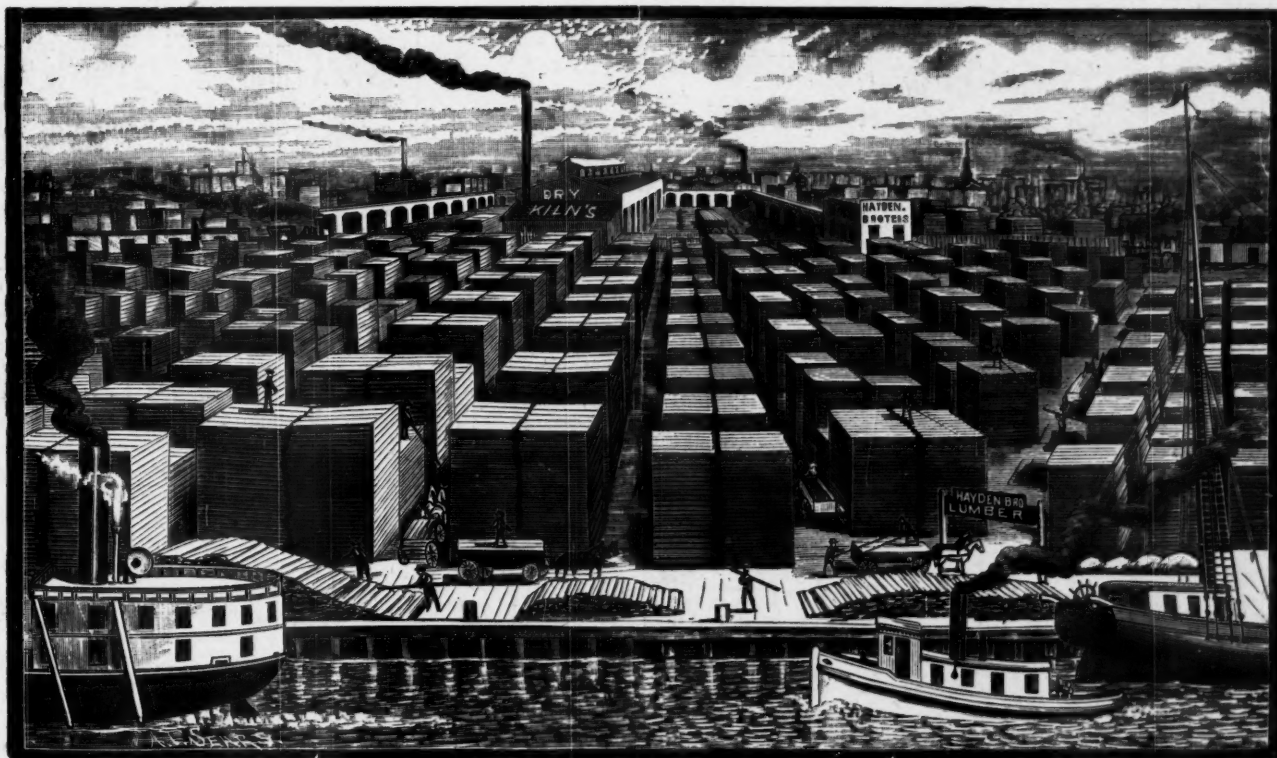
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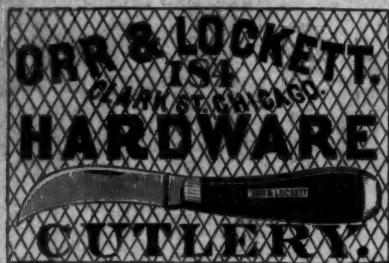
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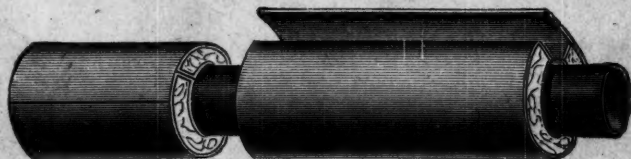
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