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OFFICIAL ORGAN OF THE
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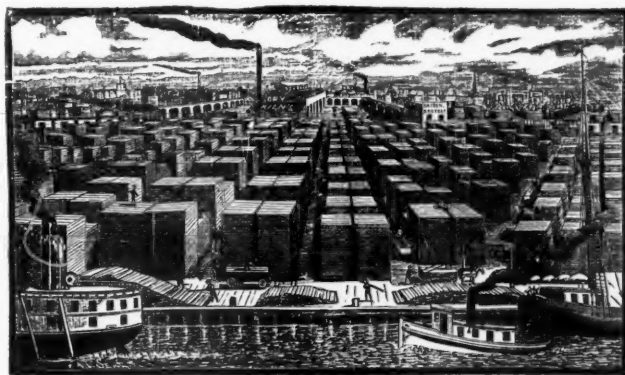
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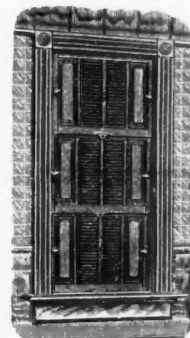
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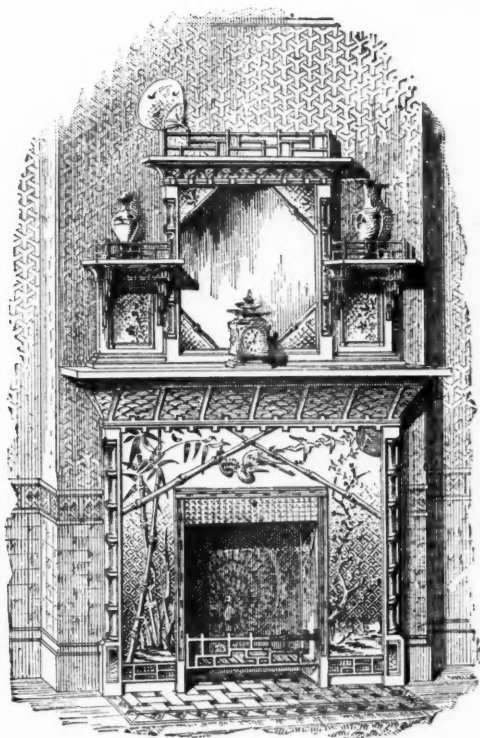
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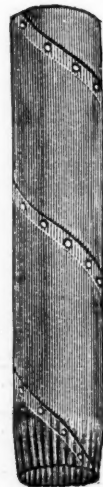
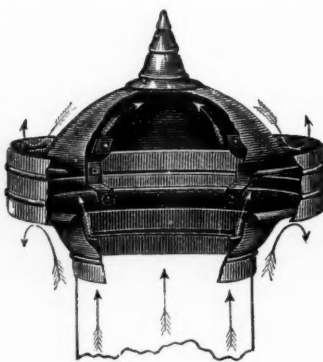
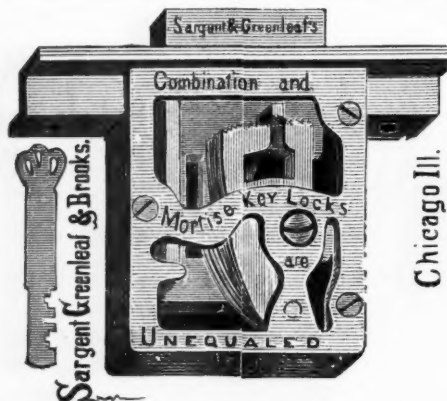
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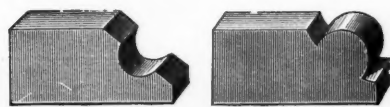
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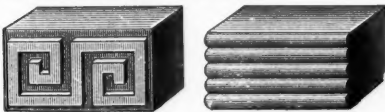
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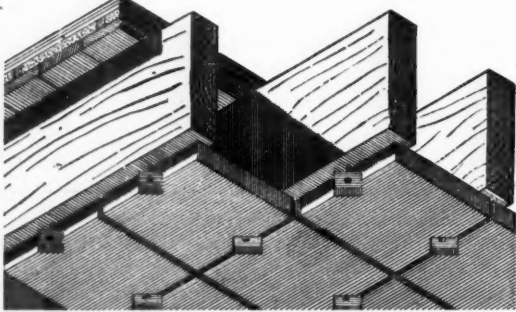
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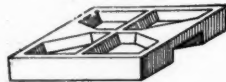
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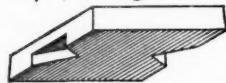
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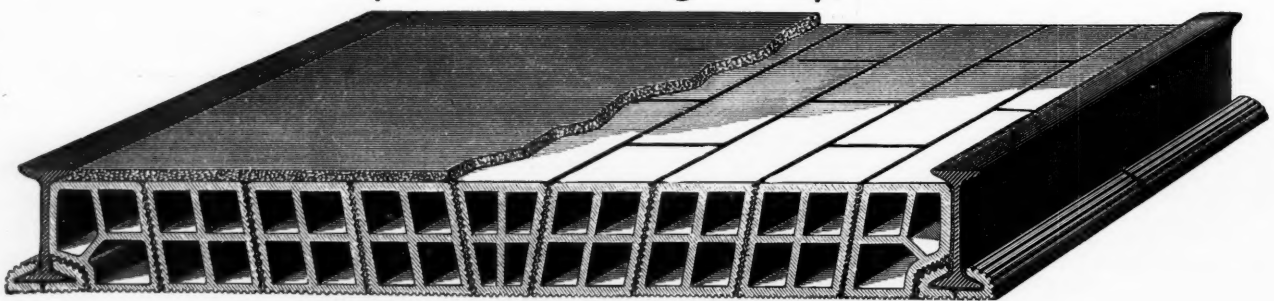
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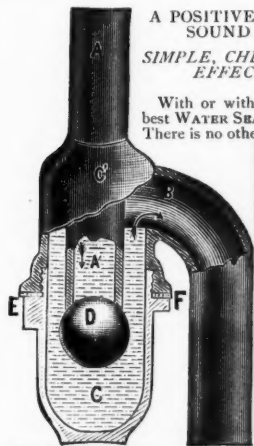
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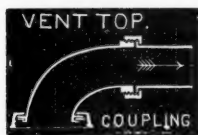
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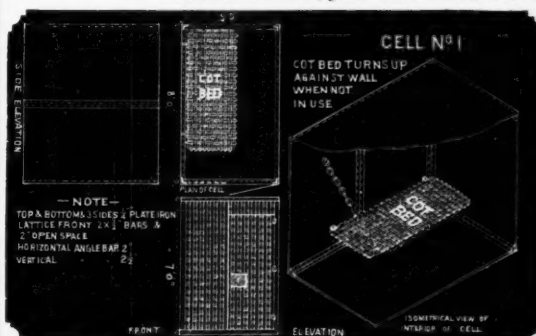
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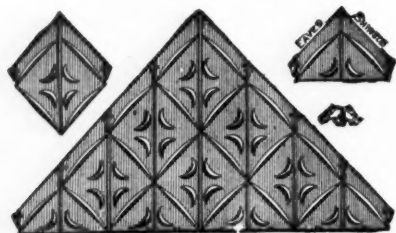
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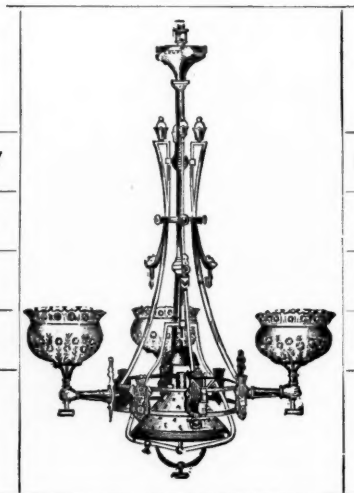
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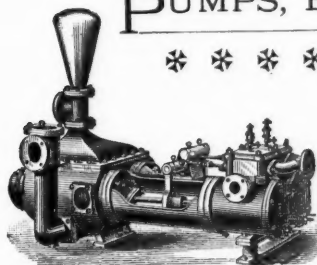
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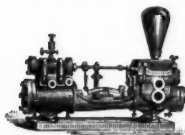


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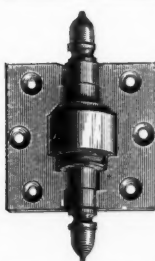
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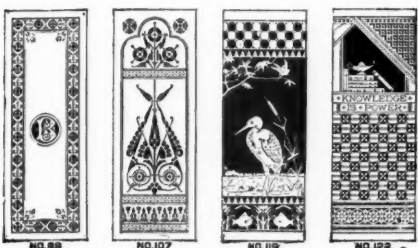
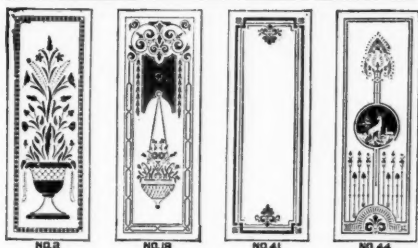
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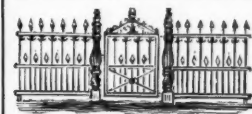
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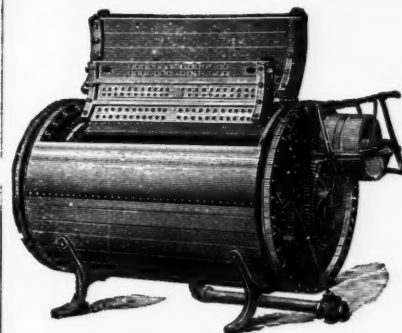


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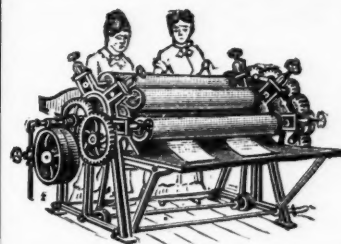
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Brickmason (Front)	5.00	5.00	5.00	4.50@5.00	10.00	4.50	5.00	4.50	3.50	4.50	4.00	4.50	4.00	4.00	4.00	4.50	4.50	4.50	5.00
Carpenter	2.50	2.50	2.50	2.50@2.75	3.50	2.50	2.75	2.50	1.50@1.62	2.00	3.00	2.25	2.50	3.00	2.25	2.50	2.50	2.50	3.00
Cabinetmaker					3.00	2.00		3.00	2.00					3.00	2.50	3.00	3.00	3.00	3.00
Finisher		3.00		3.00	3.50	3.00		3.50	1.75@2.00			2.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00
Gasfitter				2.50@3.00	3.25	3.25	2.50	3.00	2.00@2.50		3.50	3.00	3.00	3.00	3.00	3.00	4.00	4.00	3.50
Laborer	1.75	1.50	1.50	1.25@1.75	2.50	1.50	1.50	1.75	1.25		2.00	1.75	1.50	2.00	2.00	1.50	1.50	1.50	2.00
Painter	2.25	2.50		2.25@2.50	3.00	2.50	2.50	2.25	2.25		2.50	2.50	2.00	2.50	2.75	2.50	2.50	2.50	3.00
Glazier					3.50			2.25	2.25		2.50	2.50	2.00	3.00	3.00	3.00	3.00	3.00	3.00
Plasterer	2.50	3.50@4.00		3.50 hrs. 3.50	4.50	3.50	3.00	3.00	3.00@3.50		3.00	3.00	3.00	3.00	3.50	4.00	4.00	4.00	4.50
Plumber		2.50@3.00		3.50@4.00	4.00	3.50	3.00	3.00	3.00@3.50		3.00	3.00	3.00	3.00	3.50	4.00	4.00	4.00	4.50
Stonemason	3.00	3.50	2.50	4.00	4.00	3.50	3.50	3.50	3.25		3.50	3.00	3.00	3.00	3.00	3.00	3.50	3.50	4.00
Carver	5.00	5.00	4.00	4.50@5.00	5.00	5.00	5.00	5.00	5.00		5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Stonecutter	3.50	4.00	4.00	3.75@4.00	5.00	3.50	3.50	4.00	3.00@3.50		3.00	4.00	3.50	3.50	4.00	4.00	4.00	4.00	4.50
Stonesetter	3.50	3.50		4.00	4.00	4.00	4.00	4.00	3.25		3.00	3.00	3.00	3.50	4.00	4.00	4.00	4.00	4.50
Roofer (Tin)				2.75	3.75	3.25	2.75	3.50	2.00@2.75		3.00	3.00	3.00	2.50	2.75	3.00	3.00	3.00	3.50
Slatier				2.75	3.00	3.25	3.25	3.50	2.00@2.75		3.00	5.00	4.00	3.00	3.00	3.00	3.00	3.00	3.50
Stairbuilder		3.50		3.25@3.75	4.50	3.75	3.75	3.25	2.25@3.00		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.50
Steamfitter				3.50	3.50	2.50	3.50	3.25	2.00@2.50		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.50

PRICES OF BUILDING MATERIALS.

CHICAGO, September 10, 1885.

Common	6.50@7.00
Fronts:	
Chicago pressed (Anderson)	22.00@29.00
St. Louis pressed	27.00
Purinton Kimbell "Standard"	26.00
Indiana pressed	16.00@28.00
Philadelphia pressed	42.00@45.00
Milwaukee pressed	25.00
Tiffany Pressed	22.00@30.00
Trenton	38.00
Zanesville (Harris Bros.)	29.00
Perth Amboy Buff	50.00
" Mottled	50.00
Moulded:	
Chicago (Anderson)	65.00@300.00
St. Louis	50.00@125.00
Indiana	25.00@50.00
Tiffany	
Zanesville (Harris Bros.)	75.00
Enameled:	
Enameled edge	90.00
Enameled edge and end	105.00
Enameled (Harris Bros.)	80.00
CEMENT, LIME, ETC.	
Chicago Lime	65.00@75.00
Wisconsin	98.00@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.	20.00
Hair (goat), per bu.	40.00
Sand (lake shore), per yard	1.00@1.25
STONE.	
(Quotations furnished by J. S. F. Batches.)	
Limestone:	
Buff Bedford	50.00
Blue Bedford	65.00
Hoosier blue Bedford	65.00
" buff	50.00
Joliet	35.00
Lemont	40.00
Salem Oolitic	50.00
Foundation:	
Dimension	20.00
Rubble, per cord	8.00
Sidewalk	40.00
Planed	40.00
Sandstone:	
Hummelstown Brown Stone	1.50
Brown Connecticut	1.50
Amherst	60.00
Berea	65.00
Brown Potomac	55.00
Carbondell	1.10
Malone Blue	55.00
Long Meadow Brown Stone	65.00
" Red	65.00
New York bluestone	35.00
Marble:	
Italian, veined	4.00

Marble, continued:

Tennessee, red	2.50@5.00
Tennessee, Knoxville	3.00
Vermont, white	3.50@8.00
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, CAR LOTS.

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

Boards:	
Pine, 1st quality, clear	44.00@47.00
Pine, 2d quality	44.00@46.00
Pine, 3d quality	43.00
Common	12.50@13.00

Siding:

Pine	10.00@21.50
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Framing Timber:

Pine	11.50@16.00
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Laths:

Pine	1.75
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Shingles:

Pine (sawed)	2.00@2.45
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Miscellaneous:

Pickets, pine	8.00
Posts, cedar	9.00@21.00
Pine, yellow southern	30.00@35.00

HARDWOODS.

(Quotations furnished by The Holbrook Co.)

Walnut, 1st & 2d, 1 in.	75.00@80.00
1 1/2 in. and up.	80.00@100.00
Walnut, counter top.	15.00
Ash, 1st & 2d, 1 in.	30.00@32.00
1 1/2 in. and up.	33.00@36.00
Maple, 1st & 2d, 1 in.	25.00@35.00
1 1/2 in. and up.	35.00@40.00
Oak, white, 1st & 2d, 1 in.	30.00@35.00
1 1/2 in. and up.	35.00@40.00
Oak, red, 1st & 2d, 1 in.	30.00@35.00
1 1/2 in. and up.	35.00@40.00
Oak, quarter sawed.	40.00@50.00
Cherry, 1st & 2d, 1 in.	80.00@85.00
1 1/2 in. and up.	85.00@100.00
Beech, Red, 1st & 2d, 1 in.	25.00@30.00
Whiteoak, 1st & 2d, 1 in.	26.00@30.00
2 1/2, 3 & 4 in.	32.00@38.00
Birch, red, 1st & 2d, 1 in.	35.00@40.00
Butternut, 1st & 2d, 1 in.	50.00@55.00
1 1/2 in. and up.	55.00@60.00
Sycamore, 1st & 2d, 1 in.	20.00@25.00
Gum, red, 1st & 2d, 1 in.	25.00@30.00
1 1/2 in. and up.	35.00@40.00

FINISHING WOODS.

Mahogany, Mexican, per lb.	15.00
Mahogany, St. Domingo, per lb.	20.00

Finishing Woods, continued:

Mahogany, Cuba, per lb.	12.00
Rosewood, per lb.	5.00

CALIFORNIA WOODS, ETC.

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

Redwood lumber	60.00@65.00
Redwood shingles—square, sexagon, round, diamond and octagon, small quantities	6.50@7.00
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, 1/2 in.	18.00@21.00
3/8 in.	26.00@30.00
1/2 in.	33.00@36.00

Step plank:

1st & 2d clear 1 1/2, 1 1/2 & 2 in.	33.00@35.00
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Georgia Cypress:

Lumber, 1st & 2d clear	35.00@40.00
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Shingles:

3 7/8 in.	4.25
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Frame Oak Lumber and Timber:

Plank	23.00@25.00
Timber	24.00@30.00

PAINT, ETC.

White lead (American)	6.00
Zinc, white (American)	8.00@10.00
Red, Venetian	2.00
Red, Vermilion	20.00@40.00
Red, Indian (English)	12.00
Yellow, Ochre	2.00
Yellow, Chrome	18.00
Green, Chrome	12.00
Green, Paris	20.00
Black, lamp	8.00
Blue, ultramarine	16.00
Putty	3.00
Whiting (dry)	1.00
Paris white (English)	2.00
Litharge (American)	6.00
Sienna, burnt	9.00
Umber, burnt	7.00
Oil, linseed (raw), per gal.	43.00
Oil, linseed (boiled)	46.00
Turpentine	38.00
Varnish, coach	1.25@2.00
Varnish, shellac	3.25@4.00

HARDWARE.

Nails:	
Spikes, wrought	Per Keg. \$3.75
Tennepenny, common	2.40
Shingle, 4 s.	3.15
Lath, 3 s. fine	5.40
Steel nails, 10's to 60's	2.55
For steel nails add 15 c. per keg.	
For finishing-nails add \$1.50 per keg.	
For casing-nails add 75 c. per keg.	

ZANE & CO'S PATENT "THE SANITARY" WATER CLOSET.

With Offset or Straight Outlet.

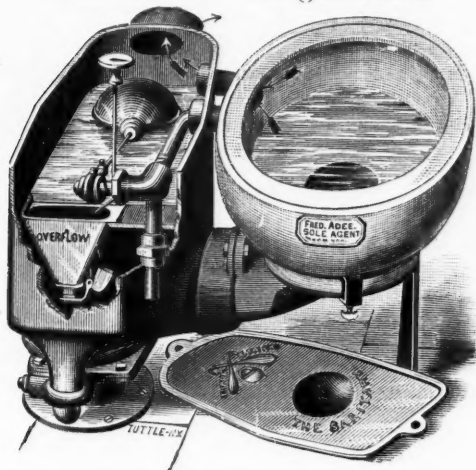


FIG. 1. STRAIGHT OUTLET.

With Painted or Enameled Reservoir.

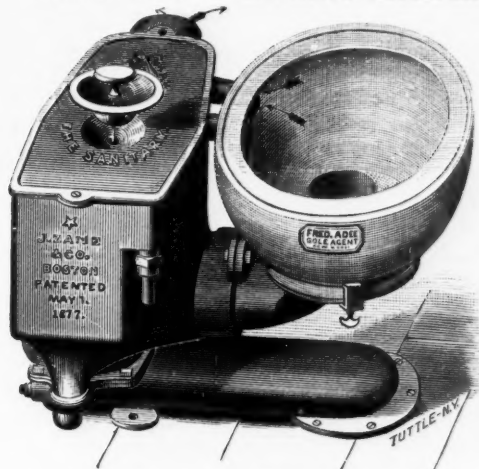


FIG. 2. WITH OFFSET.

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.

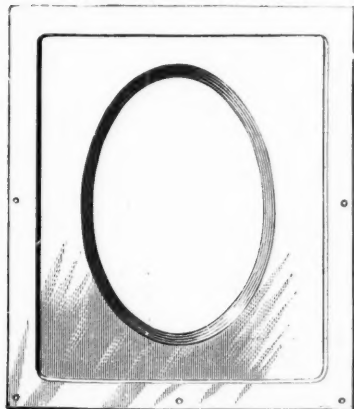
Price with Painted Reservoir,	-	-	-	-	\$32 00	} Box and cartage extra.
" Enameled Reservoir,	-	-	-	-	36 00	

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.

FRED ADEE & CO.



FRED ADEE'S
PATENTED

ENAMELED DRIP TRAYS

Made from stamped sheet iron, of such size and form as to be adaptable to most of the Water Closets and Hoppers now in use, and enameled on both sides. They are very thin and do not perceptibly increase the height of seat; have no raised edges to be let into the wood (requiring the services of a carpenter), but can readily be put in place by the plumber. They are to a certain extent flexible, are very light—not liable to be broken, and while presenting a much better appearance are in every respect superior to those made of cast iron, which can only be enameled on top, leaving the underside to rust and become foul.

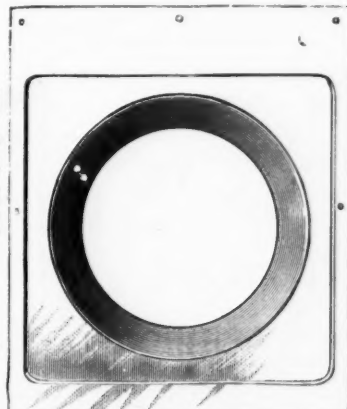
Price, Plain White,	-	-	-	-	\$2 50 each.
" Decorated,	-	-	-	-	from \$5 00 to 7 50 "

In ordering please state what Water Closet or Hopper they are to fit.

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THE INLAND ARCHITECT AND BUILDER.

Vol. VI.

No. 2

SEPTEMBER, 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.)

PRICE \$2.00 PER YEAR.

L. MULLER, Jr., Manager. R. C. McLEAN, Managing Editor.
C. E. ILLSLEY, Associate Editor.

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St. Louis Convention Meets November 18, 1885.

THERE is a discrepancy between the date of the St. Louis convention of Western Association of Architects as given at the close of our published report of the first convention of the W. A. A., and the date in the By-Laws published in the same report. The By-Laws give the correct date, and the convention will accordingly be held at St. Louis Wednesday, November 18, 1885, and not November 11, as heretofore published, and the directors will meet November 16 and 17.

To Those Who Wish to Join the W. A. A.

THE Board of Directors of the W. A. A., at its last meeting directed the following resolution to be published, viz.: As the work of the Board of Directors will be entirely absorbed by onerous duties, later in the season, architects who wish to become members of the Western Association are respectfully asked to send in their applications on or before October 10, in order to allow time for the board to properly investigate and prepare report in each case. After that date it will be impossible to take up new applications.

WE learn that the American Institute of Architects will hold its next annual convention in the city of Nashville, Tenn., October 21 and 22 of this year. We beg to offer them our heartiest congratulations and best wishes. Nothing pleases western people better than to have their eastern friends come out to see them. The Master Plumbers thought it was the best move they ever made when they brought their convention out to St. Louis, and we hope the eastern architects will be equally pleased with their trip to Nashville.

WHILE THE INLAND ARCHITECT is the official organ of the Western Association, and the American Institute is ably represented by the *American Architect*, and needs no outside assistance, we consider the meetings of the American Institute as scarcely less important to our readers than those of their own association, and we shall observe its proceedings with the utmost interest and sympathy. The Western Association is in no sense a rival of the A. I. A., but distinctly

recognizes it in its constitution by a provision admitting to membership, without the usual initiation fee, any duly accredited fellow of the American Institute. The hope of the architectural profession in this country rests now in the growth and prosperity of these associations. We believe it to be the duty and privilege of every capable architect to attend these conventions and to allow no ordinary obstacle to interfere. There is a vast amount of work to be done among architects themselves, with the general public, with legislatures and with congress, which can be best accomplished through these conventions.

IOWA architects are much elated at the results of their late state convention, of which full official proceedings appear in this issue of the INLAND ARCHITECT. The Iowa State Association, which was first organized last January, holds its conventions semi-annually. Naturally a small attendance is expected at the summer conventions, because with many architects this is a very busy time, and moreover, Iowa being a large state rather sparsely settled and with no large city, a considerable amount of travel and time is necessary to get many architects together in any one place. Nevertheless, out of a total membership of twenty-four there were but ten absentees. This is a remarkably good record. The meeting was harmonious throughout, the papers read by architects Hawley, Josselyn, Ward, Taylor and Lee, were of great interest and merit, and the discussions were lively and practical. The effect of the convention has been most encouraging to all its members, and on dispersing to their several homes each seemed animated by a new inspiration to plan and to work for the advancement of his calling, aided by the suggestions and sustained by the sympathy of his brethren in the profession. We heartily commend the zeal and public spirit of these Iowa architects and their well-earned success, to their professional brethren in other states. Will they not all and everywhere be stimulated and encouraged to similar undertakings at home? The bow of promise to American architects rises from these associations and conventions. Their success and the enthusiasm they have aroused are full of hope to every one who laments the present low estate of architecture in this country. But they must be followed up. *Nulla vestigia retrorsum.* And further, architects in every other state must hasten to take up the same work and give to this great movement the irresistible weight of their united voice and example. The directors of the Western Association have sent out invitations to *nine hundred architects* west of the Alleghenies to attend the St. Louis convention, Nov. 11, 1885. What a grand convention there would be were each of the nine hundred *simply to make up his mind to come!*

THE remarks of Mr. J. S. Blake, architect, of Des Moines, Iowa, in a short speech at the state convention, on the subject of competitions are so true and pertinent that we repeat them here for readers who may not find time for the full proceedings. "Young men who have a lifetime before them want to teach their clients and the public in general that they are just as honorable and just as deserving as any other professional men. The quicker we do that, the quicker we shall be recognized, and we won't be expected to go around in droves like grasshoppers with competition sketches and plans for residences or anything else. If a man wants to build, and you are known as an architect who understands his business and he wants your services he will come for them, and he will be willing to pay for them. But

if you solicit his work, *your services don't amount to much, and he don't expect to pay much.*" That puts the case neatly and most "true to nature." Turn to the proceedings on another page and read them through.

MR. W. F. Hackney, President of the Iowa State Association of Architects, made some forcible and very practical remarks at their late convention concerning the desirability of adopting a uniform style of specification on all points where general practice was alike, for the sake, among other things, of avoiding mistakes by contractors and disputes with them. He says: "So many contractors have come into my office and read my specification, and then gone off and done work entirely different, and if I say 'this won't do; I must have this done thus and so,' they say 'Oh, no! that is not according to specification.' Then when I turn to the specification and point it out they reply, 'Well now, my goodness, I never heard of such a thing as that. I have done work for Mr. B. and Mr. P., and I never heard of their specifying such a thing as that. They have always specified thus and so.'" Of course, in the plan and design uniformity is neither possible nor desirable, but in the routine of stipulations about the mechanical processes of construction, as framing, masonry, bricklaying, plastering, there is a good deal which is simply descriptive of good workmanship, and as such is always required on every job. Here it would be a great advantage to have one uniform mode adopted everywhere, even though there might sometimes be several methods equally good in themselves. When work is always done in the same way the mechanics work together better and accomplish more in a day, while in the work itself a precision results, which is gratifying to owner and architect. Moreover, where the same general specification is used by everybody the men soon become used to it, know where to turn at once for anything they wish to refer to, they are not so apt to get parts of different specifications mixed in their minds, and they soon come to learn the general parts by heart almost. Then there will be no more excuses—"I never saw that kind of specification before." In all this a lesson may be learned from the army and navy regulations. It is possible that in many regards some other mode than that prescribed in the government ordinance manual might answer quite as well, perhaps, if generally adopted, or even better; but the advantage of absolute uniformity throughout the service overbalances any such possible benefits. In such directions a mild infusion of military regulation and precision would be an excellent innovation in architecture. It could best be secured by the general adoption of a good printed specification and adhering to it in all cases, even where at times some different form might be somewhat more convenient.

IN the late state capitol competition, at Denver, Colorado, Mr. E. E. Myers, architect, of Detroit, Michigan, received the first prize of \$1,500. The second prize, \$1,000, was awarded to F. E. Edbrooke & Co., and the third, \$800, to Mr. H. B. Seeley, both Denver firms. There were twenty-one competitors. Of the three relatively successful ones the first is to plan and superintend a million dollar building, whose construction is to extend over a period of five years, for just one-half the regular commission; the next has made plans for the foundation, sub-basement, basement, first, second and third stories, roof and section, longitudinal and transverse sections, front, rear and end elevations, dome plan, with section and construction from base to summit, with some details, all for one-tenth the value of a preliminary study; the third gets twenty per cent less pay than the second, and the remaining eighteen professional and

artistic gentlemen got for an equal amount of service rendered by each one just nothing apiece, and were left to pay the return expressage on their drawings, besides their traveling and hotel bills. The "Notice to Architects" calls for a building three hundred feet long, whose "breadth, height, and general form must be in such proportion to its length as to constitute a symmetrical building." We are informed that the austere tribunal charged with the critical discrimination of these twenty-one designs, as to their symmetry and their harmonious proportions, and accurately to determine from the orthographic projections just what would be the effect of the finished structure, consisted of nine members of the legislature, eight of whom were cattlemen, summoned fresh from their ranches, good business men, probably, but hardly the proper judges of what constitutes good architecture. We are not surprised, therefore, to read farther in the "Notice" that the plans must provide steam heating, drainage, lighting and ventilating in the most approved manner, and particularly that "The laws of acoustics must be carefully observed." Naturally a committee on architecture, consisting eight-ninths of cattlemen would be punctilious about acoustics, and any architect who would present before such a jury any plans not embodying the latest "improvements" in acoustic arrangement, simply did so "at his own risk." The occasion further suggests congratulatory remarks to the present and future generations of the great and growing state of Colorado on the happy choice of a committee whose critical taste has thus been intrusted with the architectural character of a structure "that shall stand for centuries, that shall be an appropriate model of architectural beauty, that shall continue to present an appearance of dignity, elegance and refinement in keeping with the demands of the people of the state."

WE are pained to record the sudden death, on the 26th of August, of Major Francis D. Lee, architect, of St. Louis, Mo., who was prostrated by apoplexy while away from home on a summer jaunt in Minnesota. Major Lee, a direct descendant of the South Carolina Lees of revolutionary fame, was born in Charleston, S. C., January 12, 1826. At an early age he showed marked talent for mathematical studies which distinguished him throughout his collegiate course. Graduating with honors from Charleston College in his twentieth year, he immediately entered the office of Mr. Edward Jones, the leading architect in Charleston. At the end of the first year he was admitted junior partner, and a few years later he began business for himself. Among the monuments of his early skill in his native city are the Unitarian church, St. Luke's church, Globe street church, the St. James Methodist and Westminster churches and the Holy Communion. He also remodeled the Charleston Orphan Asylum and laid out the grounds of Magnolia cemetery. During the war he turned his attention to military engineering, became Gen. Beauregard's chief assistant, planned and directed the numerous fortifications of Charleston harbor and made many improvements in the system of submarine torpedo defense. He was invited by Napoleon III. to visit Paris at the close of the war to explain his plans and inventions in torpedo practice, had several interviews with the emperor, and was dismissed with a substantial honorarium for his counsel. After traveling through the principal cities of Europe Major Lee settled in St. Louis in 1867, where he has since been actively employed as an architect. Among other buildings of note which have been designed by him are the St. Louis Chamber of Commerce, the Third National Bank, the Safe Deposit building, the Gay building, the Bedford block, the Post Graduate Medical College, the Grand Avenue Presbyterian Church, numerous residences, and the Roe

building now in process of erection. Major Lee was one of the five architects invited to submit plans for the proposed Odd-Fellows' building at the corner of Olive and Ninth streets. While Major Lee's preference was for Gothic architecture, some of his happiest efforts have been in classic styles. Personally, he was a man of the highest integrity of character, a useful and honored citizen, and an architect who, in example and precept, in the dignity of his bearing and in his constant regard for high principle, was an honor to the profession of which he was a conspicuous member. As soon as the intelligence of his death was received the St. Louis architects held a meeting, at which resolutions of regard and condolence were unanimously adopted, and they decided, in token of their respect for the deceased, to attend the funeral in a body.

Associations.*

BY E. H. TAYLOR, ARCHITECT.

EVERY thinking practitioner of our profession, and therefore one who takes pride in his work and desires the advancement, perfection and endurance of this art, which he must feel is vitally connected with the health and happiness of all, and with unsurpassed possibilities for the ennoblement of humanity, cannot but admit and regret the present deplorable situation and be ready to do sturdy and persistent work for its improvement, difficult though the task may appear.

To come down to particulars, what is the situation?

When it comes to a magnificent palace or a stately cathedral, the architect's success is acknowledged, his art appreciated, and he commands respect. But our work is chiefly in a humbler field of design, where the idea too often prevails that an architect is simply a picture maker; almost a superfluous citizen; even a grade lower than the "practical" builder, and can be dispensed with in much work that the employment of his faithful and conscientious services would in many ways prove a lasting benefit and profitable investment. In this field are many utterly without training or appreciation of the art, who aspire to the name of architect. Together with these are too often men unworthy of the name, since they follow principles inconsistent with the maxim which they never regard, that the highest compliment that can be paid is, "That is architectural."

The sordid strife for present gain in work and money blinds many, and their shortsightedness prevents their seeing how to obey the commendable ambition to advance so as to endure. Wire-pulling and all scheming at command to gain private ends and defeat co-workers are resorted to, to the disregard of merit, professional ability and etiquette and the rights of others. Our poor, weak, human nature is afflicted with a selfishness that prompts to back-biting, jealousy, the calling attention to another's mistakes, failures and faults and the ignoring of his merits. It is so much easier to criticise than to create. The trouble is in our own ranks, at our own door. We must accept the situation and set about the cure.

To command the respect of others, self-respect is necessary with the profession as well as with the individual. First, then, the profession must show itself worthy of respect. Every fair, right-minded man will not increase his own self-respect by breaches of good breeding just noticed, nor will adverse criticism raise respect for the critic in the mind of his auditor, while the opposite practice will pretty surely produce desirable results.

"Let him that is without sin cast the first stone!" Turn a deaf ear to all that disparages. Remember that while you are criticising your brother, he may in turn be scoring you, and there are plenty of patrons who will turn it to their own account. Each should rejoice in and acknowledge good work by whomsoever done—there will be a reflex action to his own help.

It does not follow that because you praise another's work you thereby alone increase his and lessen your own chances for future commissions. To say all you can that is favorable, if heard by him, will inspire a friendly feeling and impulse to reciprocate; while esteem will increase on all hands. Try it and see if self and brotherly respect is not thereby exalted! The public will in time see this, and look upon us more as we desire and will then deserve.

Now, as in union alone is strength, and but little can be accomplished without concert of action, *associations are an imperative necessity.*

Let me repeat what the *American Architect and Building News* so well says of the "Advantages of Associations:"

"In no profession are the advantages of mutual acquaintance and interchange of ideas so great as in that of architecture. Speaking of the practice of the art merely as a business, the establishment in any place of

a strong professional society soon transforms the prevailing spirit among the active architects in that place from a jealous and not too magnanimous rivalry into mutual respect and support.

"The misunderstandings and bickerings, which degrade the profession as much as they profit the laymen wily enough to take advantage of them, disappear as soon as those who suffer from them are brought together with friendly intent, jealous detraction gives place, as soon as mutual regard has put self-interest in the background, to generous appreciation, and in the frank discussion of professional topics frequent occasions arise in which each member lends more or less of his influence to protect an associate against imposition or fraud, and is supported in the same way in his turn.

"Even where an architect is placed by circumstances beyond the need of the assistance of his fellows in matters of business, he has still much to gain by association with them. If he cares for enduring reputation, he must gain it by compelling his professional rivals to acknowledge his superiority, and this he can only do through his acquaintance with them and theirs with him. If this acquaintance should show his powers to be plainly greater than theirs, his fame is safe; and if not, the way will at least have been pointed out to him for renewed exertion and success.

"Considered from a higher standpoint, as a means for professional instruction and progress, too much cannot be said in favor of the influence of local societies.

"Through the discussions, the individual conferences and special debates for which such associations furnish the means, each member is put in possession of all the information available concerning the work of the day, and questions which a single person could never answer satisfactorily or with any authority, are, through consideration in common, decided with a full appreciation of their merits, and in a manner which renders the decision respected.

"Lastly, it should not be forgotten that associations of architects always set the example, and lead the way, for those junior associations of draughtsmen and assistants which do so much for the profession in another way.

"Ambition and imitation are strong in the young, and the discussions which, with the elders, turn mostly upon the matters of practice which lie nearest their thoughts take the form, in the draughtsmen's societies or sketch-clubs, competitions for designs adapted to a given programme, drawing-classes, lectures on technical topics, and so on, to the immense advantage of the art and of all those who devote their lives to it."

But an association means *work*. Nothing is worth having that does not cost in self-denial, sacrifice and labor. To thrive, the association must demand of the individual members in its undertakings, and it has the right to ask each one to consider this a part of his private business. Neither will the national nor state associations, with their limited meetings, be able to do the work that can be done by the local ones. Then it is too much to urge the forgetting of personal grievances and the associating with those you may, even possibly, feel indisposed to recognize as your equal? Form an association, if but two or three compose it; work in harmony on a common level, and that level will rise and expand. You will, if you seek, find some good in the other fellow, and that he is not as bad as others or your own fancy pictured him. This has been tried with success, and can be again by others.

The Des Moines Association has, for over a year, kept up its fortnightly meetings with but little interruption, to the enjoyment and profit of each of its five members. It might have done, and in the future will do more and better work, but what has been accomplished has been good compensation for the outlay.

Think of what could be done by a chain of societies stretching all over the state and coöperating! Let no one say "I can take care of myself. I believe in the survival of the fittest and do not care to give away my ideas to my professional brethren!" Out on such narrow-mindedness! No one holds a copyright on *all* the ideas. Each can learn something from the humblest, and will be no loser in the long run by helping others.

Every good design prepared and executed benefits not only its author and his brother artists, but none can tell how many others. Every poor one injures in the same way. Is it not then proper and desirable that associations, in every way possible, help on the former and prevent the latter? Lines of work and topics for consideration will suggest themselves. Perplexities in practice, bits of experience with their failures and successes, methods of construction, the studying together of existing work, of published designs, of projected compositions, are samples.

Is not the suggestion of our president that designs be presented for discussion at our next meeting well worthy of compliance? Cannot associations bring about a better understanding and feeling between the architects and the mechanics, who execute their designs, to their mutual advantage? This is a most perplexing and omnipresent problem, yet there must, in the fitness of things, be a solution.

In the practice of our art only such things can be called "architectural" as can reveal a good reason for their being.

Have not enough valid reasons been given for the existence and maintenance of architectural associations?

The architects of Iowa have a splendid building site; the ground has been broken, the eyes of many are upon them as they go on with the solid foundation of the enduring pyramid they may and should build! They must not lag nor wait to see what others are going to do, but with malice toward none and charity to all *advance!*

* A paper read before the Architectural Association of Iowa, at its semi-annual meeting, August 12, 1885.

Building Laws.*

BY C. H. LEE, ARCHITECT.

WHEN in the course of human events it became necessary for men to build houses for shelter, shops for work, and marts for trade, and as the higher faculties of man were developed and his social qualities given freer play; and as man is by nature a cumulative being, and will not long remain isolated from his fellows, unless through fear or treachery, but will become sociable, will even combine interests in business ventures for the transaction of such enterprises as can best and most economically be done by such combination or association; and when human events were further developed it came to pass that commerce concentrated itself in certain places, it was found that the successful transaction of similar enterprises was benefited by the close proximity of one to the other. Man is quick to observe the causes that affect the material prosperity of his individual transactions. And as society is made up of individuals its observations and conclusions are very similar to those of the individual. Aggregations of men are quick to observe the things which hasten or delay their material prosperity and were not long in determining that it was better to be near each other than far removed. First, for mutual and common defense. Second, for mutual benefit to themselves individually. Third, the general good to the whole body. As to the various ways the cumulative good affected a society I will leave to a political economist to solve. Men were benefited by nearness together.

This nearness together was found to be of such value that frequently two or more persons desired to occupy the same piece of ground at the same time. As this was impossible, the parties disputing the right to occupy settled it as seemed best to them. Sometimes, perhaps, with the club, dagger, or sword, or any other method that might seem good and just.

A man's measure of justice is determined by the measure of his understanding, and is in proportion to the largeness of his manhood. But manhood does not mean the development of the same characteristics among all men, but rises with the social development of the community in which the standard is set up.

In the earlier stages of human advancement the individual was the law unto himself; he produced what he wanted and settled his differences with the other fellow. Increased intelligence soon taught that individuals could be benefited by the exchange of products for the satisfaction of desire; in like manner it was soon discovered that the settlement of differences could be better accomplished by exchange, that is, by reference to some third party.

One step more and the community employed some one or more of its members whose penetration of thought and deep insight into the affairs of men especially recommended him as the best calculated to justly settle such differences.

The next step in the development of human affairs was the adoption of certain fixed rules for the guidance of those whose especial duties were to measure justice and mete to each as the merits of the case seemed to require. This step became necessary for the reason that incorruptible men could not always be secured who would give to each his just deserts.

Money and other valuable considerations were, doubtless, used to thwart, distort and otherwise mar the face of the blind goddess, so that I say it became necessary for the best interests of the body politic to adopt certain prescribed rules and regulations for the guidance of those sitting in judgment on the material disputes among men.

These fixed rules and regulations were termed statutory law. And as these rules not only serve to guide the decisions of the judge but also to mark out the pathway wherein walk, or should walk, the whole community, they become the lode-star of our destiny. True these rules can be changed, added to or deducted from by the consent of all the parties in interest thereto, without working a forfeiture. However, changes should be made with care, and not until the whole scheme has been thoroughly studied and understood and the relation of the requirements to the desired change has been completely mastered.

That the statutory law made, or borrowed, more correctly speaking, by our forefathers for the guidance or those who needed a light has refused to shed but the glimmer of a tallow dip, too faint to be distinctly seen in this day of incandescence of modern wants and requirements, none will deny.

The refulgence of the statutory building laws of Iowa has become dim; their luster has departed out of the land forever. The rush of modern civilization has blown them out of usefulness. They are become as a barren figtree and should be cast into the fire. While Iowa has been rapidly changing from a state of semi-civilization to a more active and useful member of the Union, her building laws remain still in their infancy.

The question for us to determine is, shall we cast off the primitive garment and dress out our building law to meet modern requirements, or shall we weakly abide by the present insufficient law.

I hold that it is our duty to assume the authorship of a new law. Why should our law lag behind our building? How can I lead my sheep if I let my sheep run before? How can the lamp that is turned backward illumine the pathway of progress? Our statutory law must be revised. If left to its fate it will not revise itself. We cannot expect that the Pharmaceutical Association will do much for its betterment. Neither will the lawyers interfere unless it be possible that the law might become hopelessly entangled beyond the present condition.

We need a good building law, one that will be preëminently simple, free from all unnecessary verbiage. One that will insure the largest measure of justice to all. A law that will give to city and country alike the freedom of adaptation that is best suited to its wants.

Our present law was well enough, perhaps, when nothing larger than a one-story grocery was wanted; but Iowa has passed forever from the first story of her requirements and demands more substantial improvements. It will not do to simply reinforce the old foundation and add a new story. The old structure is faulty, full of cracks, and out of level with modern wants; the very elements of its whole framework are crumbling and uncertain.

No man can tell which way justice(?) is likely to fall.

A new law from the very foundation of our wants must be framed and all the joints thereof securely bolted. I would recommend that the specification of the new law be so drawn that any material in the present structure may be used in the new, if, after proper inspection, it be deemed fit and proper. I am satisfied that no law can be framed that in itself would be sufficient to relieve the wants of the various commonwealths. A law that would be ample and good for the town of Cedar Rapids or Keokuk, might fall far short of what would be best for the cities of Burlington, Dubuque, or Davenport. What we most need is a law that shall be flexible and self-adjusting, so that cities and towns may be allowed to regulate their own private interests. The state has no right to say to Des Moines that you shall be governed and controlled in your building operations by the same requirements and conditions as the town of Atlantic.

A law which requires one party to build a nine-inch party wall as high or as low as he pleases and place one-half its thickness on my land, may do for country districts, but some of us have outgrown such a law and demand something better.

Of primary importance to all as architects and all parties in interest is a good lien law. One that shall be just to the owner and at the same time secure the contractor and all material men, sub-contractors and laborers. But in my judgment no lien law will be complete without it covers with its protecting arm, and shields with its extended wing, and insures to the architect the first claim upon the work. As his mind first conceived the form and his hand wrought into the language of drawing that form and made it possible for the mechanic to execute, so, too, ought the architect to have the first right to recover.

A good law should contain the following at least:

1. That buildings erected in thickly populated places should be built of reasonably noncombustible materials.
2. A party wall when separating buildings of more than one story should at least be twelve inches in thickness and have a footing at a specified depth below the curb, and be absolutely solid, no flues or openings of any kind whatever, and no girders, beams or joists of any kind to be built therein.
3. No flue in a building should have an opening in more than one story.
4. No building should be built higher than the width of the street on which it abutted.
5. The cost of a party wall twelve inches thick shall be borne by both the parties in interest, at the time of its erection, for a limited height.
6. That the parties in interest may enter into special agreement as they so elect, provided that they do not violate any of the foregoing provisions.
7. The law should provide for the appointment of a state architect and counselor to the state on architectural matters and have charge of all state competitions, with such restrictions and assistance as may be thought best. All state work to the value of \$10,000 and more shall be submitted to competition to the architects of the state of Iowa. The law should further provide for the appointment by municipalities, if they so desire, a commissioner of buildings, and that no building within specified limits in cities shall be erected without first filing a copy of the plans of the proposed building.
8. No person shall practice the profession of architecture without first having passed a satisfactory examination before the state board, consisting

*A paper read before the Architectural Association of Iowa at its semi-annual meeting, August 12, 1885.

of the state architect, the commissioner of public buildings and such other members as may be thought best.

These are some of the points that should be included in a good law. That there are others there can be no doubt. Let us as a society unite in pushing to the front these much desired improvements. Let Iowa architects show to our brethren in sister states that though we are few in numbers, and young in years and experience, yet we are not afraid to make a move that all will be glad to follow. Architects of Iowa, let us carry off the honor of first having had put upon our statute books a building law that shall meet in a measure the wants and requirements of our clients.

The Relations of the Architect to the Client.*

BY WM. WARD, ARCHITECT.

WHILE all the lower animals are created perfectly adapted to the enjoyment of life, under favorable conditions of temperature, air, water and food, no race of men has yet been found who were not trying in some way to better their condition. Man is so constituted that he cannot be satisfied with his surroundings: he may possess vast wealth, and enjoy perfect health, but he cannot rest; his greatest earthly enjoyment is in action; he often turns his back upon physical comfort, endures hardship and exposes himself to the dangers of a tropical or polar climate, or runs the gauntlet of war, for principles in which he has but a common interest with the rest of mankind. The theory that man was placed upon this earth for the purpose of enlarging the powers of his mind, is the only one which will explain his longing for something higher and better than he can at present accomplish.

Milton perceived a state of absolute perfection, but according to his genius, one-third of the angels could not endure it; they preferred a change of some sort, even at the risk of eternal perdition.

I cite these general facts to show that perfect unanimity is neither to be expected or desired; and that if we accomplish any good it will be by a free discussion of different opinions and the exchange of varied experiences.

Architecture, like other leading professions, is a necessity of civilized life, and its successful practice requires abilities of as high an order as those required to practice law or medicine, yet some architects complain that their profession is not held in equal respect. I think otherwise, for although lawyers and doctors have an opportunity to fix their own compensation, which the architect has not, the public are quite as free to criticize all their professional acts and express a lack of faith in their superior knowledge and judgment as they are to pass an opinion upon the work of architects.

There are some things which these professions *have done* which architecture *must* do to *deserve* equal respect; that is, provide a proper course of education for future members, establish competent and impartial examining boards to certify to the community that the individual who receives a diploma has the necessary education and is otherwise competent to perform the service he offers to the public—without this how are the public to judge?

Our colleges do not teach architecture as they teach anatomy, medicine and law, because architects have not prepared a course of studies and placed it there. As nobody outside the legal profession could establish schools of law, nor anybody outside the medical profession teach anatomy or medicine, neither can any but architects provide for the education of architects; they must necessarily do this themselves.

It is the very first duty of our architectural associations to prepare for the proper education of their members, and establish examining boards, who will recommend those who are worthy to the public confidence, as before suggested; until then it is impossible to discuss the relation of architect and employer intelligently, because we have instituted no educational test, nor defined right practice.

The belief that our profession could be improved by insisting upon each member being qualified by education for the work, cannot reflect unfavorably upon a large majority of the older architects, who have worked up from the bench to their present positions; if they had not had the ability to master each lesson as it came up in their practice, they must have fallen back into the limited sphere of the trades, from which they were trying to emerge into a broader life. The fact that they did succeed under so many adverse circumstances, and by so much individual effort, is evidence of their general intelligence and sagacity.

When a proper course of studies can be followed in school, and the duties of an architect are well defined, I am not sure but some will be able to live by its practice who could not succeed under present difficulties, but it will be an immense advantage to the future practitioner to have that knowledge to begin with, which it now takes a lifetime to acquire.

The mechanic architects of the last fifty years have unconsciously lifted architecture out of a deep rut. At the beginning of this period its learned professors were investigating the ruins of Greek and Roman structures

with a hope of discovering a pure style by copying its mere forms. Some went so far as to erect buildings without visible windows,* putting these unsightly modern necessities entirely out of view from the street. At this time a majority of the smaller buildings and some of considerable size were being constructed under the supervision of building mechanics who would have followed the learned men if they could have done so, but fortunately they were not versed in history, neither had they access to the ancient examples, therefore, from sheer necessity had to use their common sense in applying their constructive knowledge. The orders at last fell into disuse, but the idea that beautiful forms had been exhausted in ancient work still remained, consequently the gothic and every other style and phase of art was tried promiscuously and in combination. There was, however, steadily at work among all this indiscriminate choice, a robust good sense and steady increase of constructive knowledge, which has at last perceived the truth so ably stated in "The Report of the Commissioners of Education, 1882-83," page 177, as follows: "The former senseless adhesion to some outward architectural form invented in other ages and adapted to purposes absolutely alien to modern materials and requirements is gradually but surely giving way to architecture wherein the purposes of the structure determine its arrangement and the necessities of its construction dictate its artistic form."

This is the work the mechanic architects of the last fifty years have accomplished. The next step is to perpetuate this solid advance by a proper course of education and establish rules for honorable practice.

While a majority of architects are willing to spend a large proportion of their time in making drawings for mere inspection by parties who do not understand them, and expend money in traveling to explain them to parties who think themselves too smart to believe what an architect may say about his own work, all talk of honorable practice is useless and absurd. But if only a small number of architects will faithfully agree and refuse to do any work or tender any professional advice, except where the parties are willing to pay for it, I think the wisdom of such a course will be apparent to other members, and a nucleus formed about which a sensible practice will grow.

When the most intelligent of our business men are about to build they carefully consider the character of their local architects and select that one in whom they can place most confidence, show him the site upon which they wish to build, tell him the purpose for which the building will be used, and trust his skill and judgment to work out the details. The result in such cases is always satisfactory.

In case a public building is to be erected and a number of business men, just as intelligent, are placed upon the committee, they would act in an equally sensible manner, if architects did not prevent them. They would agree upon some architect, in whom they had confidence, and commission him to make plans and carry on the work. Such men would rather not be invited to examine plans and decide upon their merits. They frankly admit they are not competent to judge as to their comparative value. What such men want is professional advice, free from any consideration of self-interest which might impair its reliability.

On the other hand a committee may be composed of men who believe in the infallibility of their own innate ideas, and that they are too smart to be deceived, and also that they can tell truth from sophisticated error, even in regard to matters that they really do not know much about. Such men advertise for plans because this is the customary method, and architects furnish them because it is customary to do so. Such plans are not an expression of an architect's best thoughts upon the proposed structure. They are made to suit the crude notions of the committee, and any questions which may be asked by the committee are answered in such a manner as to make the most favorable impression. If an architect gets a job by competition, the parties have assumed a false relation in the start which will cause trouble throughout the whole progress of the work. I advise all architects to let competition plans alone, as there are plenty of difficulties attending the practice of architecture when the architect is directly employed by intelligent and honest men.

Professional men are not the mere servants of those who employ them. They are called on account of their special knowledge—their honesty is always presumed—therefore, an architect should never listen to the sophistry that because the owner of a building pays him his fees he must assist him by questionable means to secure a low bid. It is the architect's duty to be fair to all parties. Yes, this means that he shall be true to his employer as well as the builders. No sooner is it known that an architect is making a plan than he is beset by mechanics and dealers in builders' supplies to use as much as possible of their speciality, in return for which favor they will recommend him as an architect of extraordinary ability; if he will not work into their hands they will get even with him. It is quite easy to tell these men that it is not right to purchase their good will with your employer's money. But it takes some fortitude to do justice when the

*A paper read before the Architectural Association of Iowa, at its semi-annual meeting, Aug. 12, 1885.

*The Collegiate School and Baptist Chapel, Leicester, Eng., were examples.

contractor has made a low bid, and in consequence is losing money. It seems like persecution to complain of slightly imperfect work and object to high prices for extra work should any be done under these circumstances. In my opinion, however, an architect has no choice. He certainly has no right to practice liberality at his employer's expense, or certify to the correctness of fictitious values through a fear that contractors will injure his practice. Should he through sympathy help the contractor out, it at once encourages dishonest men to bid low with the deliberate intention of doing poor work and contending for extras when they are not entitled to any.

While an architect must be fair to owner and contractor, he must also be true to society at large, and resist as much as possible popular evils in building construction. Emulation among individuals or associations have run buildings up so high that legislation has been invoked to specify a limit of height to certain structures, and also to enact building laws defining safe construction, which is all very good and proper; but after all, safety depends upon the intelligence and honesty of architects and builders, as no law, however good, will enable incompetent architects to design good buildings. Neither will any set of plans, however well designed and clearly expressed in detail, enable an ignorant mechanic or dishonest contractor to do good work. Architects should be very careful how they assume responsibility as superintendents. All they can reasonably promise is to be ever ready to instruct as to the meaning of the plans, furnish any additional details required, inspect material and workmanship, and do everything possible to secure good work. If he cannot, he must then report the facts to his employer and consult as to the course to be pursued in the future. Directly we admit dishonest purpose on the part of the contractor, we must also admit that one man, however intelligent and vigilant, cannot detect all the poor work and materials a contractor in collusion with all his workmen is capable of hiding.

Without some distinct and clear understanding of the nature of building superintendence, owners or committees are apt to charge all defects upon the superintendent, because in their opinion it was his duty to see that it *was* done according to contract, which opinion is erroneous and relieves the contractor of responsibilities which he alone should bear.

When I assume that a dishonest contractor is in collusion with all his workmen, I do not wish to be understood as saying that workmen are less honest than other people. They act upon a general belief that a workman is the mere servant of his employer, and that the employer is responsible for whatever he does by his order, which is true as to the responsibility of the employé; but it is also true that an intelligent workman commits a criminal offense whenever he knowingly endangers life by dishonest work.

While the architect is careful to avoid any responsibility which belongs to the contractor, he must be careful not to incur any at the suggestion of his employer. Economy is a fundamental law of nature as well as of business. It is right and proper that a capitalist should try to build at the least practicable cost. The architect must not get impatient if he insists upon economy of material without a very extravagant factor of safety, and if he refers him to work already in use as a proof that what he requires him to plan is practicable and safe. In all such cases the architect should be able to give a good and sufficient reason for that which he feels it his duty to insist upon.

It is not only necessary that a building stand up on ordinary occasions, but that it be able to stand any strain to which in the ordinary course of events it may be subjected. In case of fire, the masonry should stay in position, and not all crash into the basement before firemen or others had reason to suspect danger. It should also be constructed so as to cut off or retard the progress of a fire as much as possible. A safe building may be defined as one which will not endanger life, either by bad construction or arrangements. Sometimes what appears to be trivial defects are serious ones; steep, ill-constructed stairs, risers of different height in the same flight, insecure railing and the like, are often the cause of accidents which prove fatal.

I am glad to find a disposition among architects to put themselves right. After establishing a proper course of professional training and rules of honorable practice, they must next inform the public how they can best serve them. They must take hold of the building business and control it by refusing to respond to any calls for service except such as are consistent with honorable practice, and imply confidence in the ability of the profession to render valuable service.

Building committees are generally composed of sensible business men, who would by no means think of assuming the duties of the architect, if it were customary for him to attend to his own business, as attorneys or physicians attend to theirs.

At present architects do nothing until they read an advertisement for competition plans. They will then promptly condemn the method and straightway make a plan and get their just reward. One would think no sensible architect would answer such a call, much less be willing to give bonds for the privilege.

The general government employs an architect just as an intelligent individual does, and the architectural profession should force all branches of the government and associations to do the same, by refusing to answer any calls for competition plans.

The whole theory of competition plans is based upon the absurd popular notion that beautiful architecture is the result of fortuitous genius. The definition of good architecture, before quoted, effectually refutes such error. The architectural association of this state should go before the next legislature and show the necessity of placing its extensive building interests under the control of the profession whose especial business it is to understand them. The present want of system has been very wasteful and perpetuated inconveniences which cannot be easily discontinued.

I want you to especially observe that I say *want of system*. Our state has selected for its building commissioners its very best men, and if the result is not satisfactory it is not in consequence of a lack of general intelligence, but because it required technical knowledge as well. The best results can only be expected by a continuous, patient, philosophical study of all matters relating directly and indirectly to the subject, which of course is impossible by a commission who have other business of their own—each member of which is too apt to come to their meetings with the hope that some other member has given the matters which must be acted upon some thought, as he has not; but he is willing to vote yes or no on all the propositions, nevertheless.

To show how a want of technical knowledge might prove disastrous, let us imagine at a short session of a building committee, amongst numerous other items, a pump does not work satisfactorily. It is suggested that the suction pipe, being several hundred feet in length, is too long, and that the friction of the water against the sides of the pipe prevent it from entering the cylinder fast enough. A practical mechanic is present and is consulted, who states that the friction need not be taken into account; at the same time he proposes to enlarge the delivery pipe!!! At this point a committee-man says: "I don't know much about mechanics, but I think I cannot be mistaken in saying that the water in the present two-inch pipe, one hundred feet high, is not so heavy as the water in a three or four-inch pipe of the same height would be, therefore the pump would have more to lift if the pipe is enlarged." The hydrostatic paradox is then explained, and it is shown that the pressure on the piston of the pump is in proportion to the diameter of the piston and the height of the surface of the water above it, whether it is the surface of a lake a mile square, or confined by the sides of a pipe a fraction of an inch in diameter, reducing the question under consideration to one of friction only. To deliver a given quantity of water in a given time, the smaller the pipe the faster the water must travel through it, and as the friction of water on the sides of the pipe increases *as the square of the velocity*, the size of pipe is of greater importance than it appears to be before investigating the matter. Any member of the committee could understand the above if they had time. But this is only one of many things to be considered in the short space of an hour or two, and they at once pass a resolution empowering the practical man, who ignores friction but recommends a larger delivery pipe, to fix the pump, because he knows from actual experience it will make it work easier. The pump is not improved; a fire starts which could easily have been put out with plenty of water, but it burns for hours, until the entire building is consumed, just because that pump was not in good condition. No individual is to blame for this and a thousand other disasters and inconveniences which occur through like causes.

The present system accepts grounds inconveniently located, upon which it is impossible to build good buildings even at an enormous increased cost, makes it the duty of commissioners without technical knowledge to select plans which they can but partially understand, and when they finally must employ an architect, it is to carry out somebody else's ideas rather than his own, for which no one outside the architectural profession is to blame. If they allow it to continue they are responsible, because all they have to do to get control is to refuse to practice their profession except in the honorable manner before suggested.

There should be a state architect, and his duties should be defined by law. He should keep on file in his office at the capitol, complete plans, elevations, section and details of all the state buildings; a topographical plat of the grounds upon which they are situated and a note of such surroundings as may be of interest in considering any alterations, repairs or additions of consequence. When a new building is proposed, or additions, alterations or repairs contemplated, he should be consulted and his permit obtained; or his views, together with such information as might be advantageous to the legislature and tend to right action, reported to that body. The advantage gained would not be due to the fact that a state architect must necessarily be some intellectually great man, but from the fact that he would be possessed of the requisite technical knowledge, and have time to properly apply it according to his best judgment, because he would have no other business. Of course it is assumed that architects will see that

none but an architect of ability shall succeed in gaining the position. Let members of the architectural association put aside all jealousy if independent candidates aspire to the position. If the control is accorded to the profession we have gained a victory and inaugurated a much needed reform.

The Compensation of the Architect.*

BY W. A. HAWLEY, ARCHITECT.

PERHAPS nothing more clearly indicates the general estimation in which any calling or profession is held than the compensation which its practitioners receive for services rendered, since, as a rule, compensation, if not absolutely commensurate with the service, is at least equal to the valuation which one or both parties in contract put upon such service. It is chiefly as such indication that compensation of the architect is of interest in the deliberations of such an assembly as ours today and quite irrespective of the personal interest to each in particular cases.

I shall therefore assume that the topic which I am to present, as best I may, is really the standing of the architect and how to improve it.

When in known cases of buildings costing equal amounts, it is found that the compensation for architects' services, exclusive of superintendence, varied more than in the proportion of one to ten, it may be judged how vague and various are the estimates of professional service. But it may be said I have chosen extremes for this comparison for one of which I must have gone quite below the recognized limit of the profession. I reply, one is a well known architect and author and the editor of an architectural journal. The other gets his season's work reported through the columns of the INLAND ARCHITECT without more question than in the case of our worthy secretary or any Chicago practitioner.

Having thus indicated the uncertain standing of the profession let us for a moment consider its causes.

There may be said to be two classes of these causes—those outside of the profession and mainly beyond its control, and those for which men known as members of the profession are responsible and which the profession can and must correct for itself.

Probably the most potent of all these causes is the widespread ignorance of what an architect's duties really are, together with a lack of appreciation of their value when such services are more or less fully known.

This ignorance and indifference is doubly injurious to the true architect both in fame and in purse as it not only reduces materially the total number and value of commissions which come to the profession, but also compels him to come in competition with so-called architects who at best are unsupplied with the necessary knowledge and taste to give good service, if they are not indeed of those who intend to commit fraud.

How best to meet and dispel this ignorance is a problem of no small importance, but which is outside of the subject of this paper. I shall therefore only say this much: There are those who appreciate good work in architecture, and by giving them in each case the best possible building for their outlay we must in time do much to educate the general public by the comparisons inevitably drawn between such really good buildings and those put up in the usual planless, hap-hazard way.

Of those so called architects who are for any reason unworthy of the name, a considerable number, no doubt, have come to combine some making of plans with their building trades from the absence of any architect in the neighborhood who could do that work. Such men recognizing, perhaps, their own limited ability in this direction rarely make much, if any, charge for their services, and so accustom the local public to think lightly of the profession and to pay more lightly still. These are the least harmful of the class and those who will be most easily displaced as the growth of their towns gives increased opportunity for architectural display.

The real trouble to some part of this class of architects and builders is that found everywhere in large towns and cities who are restive under any control, finding that oversight and explicit requirements of the architect are quite destructive of opportunities for extras, either those produced by their own carelessness or by the failure of the owner to study carefully the minutiae of the plan before commencing work. Also that under an architect they must work with and to a system instead of in hit or-miss fashion. These lose no opportunity to decry architects and architecture as an exclusive occupation. "Have not we built houses in great number better than those designed by the architect? These plans, details and specifications are only a vexation and hindrance as they compel a man to be constantly running to refer to them and then most likely they won't work out. We never knew them to come out anywhere near right. Of course, if the owner wants plans he'll have to have 'em, but the builder, who knows how the work is to be done is the man to make them," and as they amount really to very little if he makes them and then builds the house he will charge nothing for them.

*A paper read before the Architectural Association of Iowa at its semi-annual meeting, Aug. 12, 1885.

As people come to better appreciate good architecture these men, too, will find their commissions decreasing in number and value, but as they, unlike the first mentioned, have sinister motives in their opposition to the profession, there is more need of a legal means to bar them from practice, as now incompetent men in most states are barred from the practice of medicine by a system of examinations and diplomas.

So far I have spoken of obstacles which are supported largely by ignorance on the part of the public, and for the rest by lack of organization and legal standing in the profession. I come now to a class which with all requisite knowledge and skill to occupy a high place in the profession and to do much, in some cases, to advance the cause of architecture before the public, choose rather for the gain of a few dollars to degrade their calling and so far as they can to discredit all fellow practitioners.

This result is accomplished not always by a disregard of the usual and just charges for service, many who come in this class being as strict about the admissible fees as could be desired. The main point is in the illegitimate fees exacted which in some cases far exceed the legitimate. So true is this that to gain the illegitimate some men cut almost to nothing the legitimate fees as an inducement for preference over honest and conscientious competitors.

These illegitimate fees may be divided into two classes—those received as commissions upon materials furnished according to specifications, or as profits on materials furnished in person by the architect, and those received from contractors to prevent exposure of improper work or materials.

The latter class of fees, or more properly bribes, are so utterly dishonorable in their purpose, that, though it is not infrequently charged by men who have had difficulty with architects that such men take them, it is really very seldom that any man who has any extended recognition as of the profession, will have anything to do with them.

The other class, however, is, I fear more common, because in many cases offered where the materials would have been used as the best, anyway, and hence the architect persuades himself there is no harm in his thus augmenting his income.

While no one could for a moment place such a commission so received on the same level as a bribe from a contractor for passing work on materials not up to requirements, it is still at least a grave question whether the practice is not unworthy of the architect.

At the convention which gave being to this association we, as the Western Association had done before us, indorsed the scale of fees adopted by the American Institute, and so far as I know every association of architects in the country have done the same.

This of itself should be sufficient proof that the scale is reasonable; but in addition we may find numerous judicial decisions which admit the validity of charges based upon it.

The services there designated as entitling to the highest per cent include the designing of a complete building, detailing not only the form, but the several materials in kind and grade, and the supervision needed to be certain that materials and construction are complete and as specified. To receive, then, of a manufacturer or dealer a commission for specifying any of his wares, is to receive double pay for the service, and as all such commissions are added to the cost in making up the selling price of any article, this double pay must all come out of the same pocketbook.

It is true that such commissions are so often allowed that in many cases they are figured in anyway, but this does not materially alter the case, for once let all respectable architects make it known that they will not take such fees nor seek to compete in any way with the dealers in materials, then, when it is necessary for them to buy anything because it is not handled in the near market, the owner will not pay any such added cost on the material in question.

I say nothing about charging a higher percentage than that given in the accepted scale, for that itself recognizes that in many cases higher percentages are far from extortionate, but let us, when a rate is agreed upon, live up to it and not take illegitimate fees from outside parties.

Where cutting of rates occur we may safely conclude that one of three causes exists, either the party so cutting is an unknown and struggling aspirant for honors and emoluments, who feels that it is necessary for him to offer extraordinary inducements to secure the chance to show his skill. He is expecting to give partial service for partial pay, or he intends to make good by other fees what he fails to gain in the proper way.

The first of these is a temporary cause in each case and will vanish as the architect becomes known. The second is always to be deplored, though where a client will only take partial service the fee must be cut in nearly the same proportion, never, however without an effort to secure full fees by giving full service. It is needless to add that work should never be cut short or carelessly done because the fee is cut, when full service was understood to be offered, though to this there is strong temptation at times when one comes in contact with a parsimonious client; but it would be

better to let such a client go altogether than to hold him by false pretenses or than to make good the fee by bribes or improper commissions.

In most lines of business it is conceded that a man cannot be at once competitor and judge. This effectually disposes of the architect and contractor, be he builder or furnisher of materials.

No discussion of this subject would be at all complete without some allusion to compensation in competitions, a matter which is more discussed and left more severely alone, so far as action is concerned, than any point I know of upon which there is a general dissatisfaction expressed by the members of the profession.

The present state of things with no pay for most who put in work on competitions and only a fraction of proper fees for even the few who receive anything, is due, to my thinking, more to selfishness, both in and out of the profession, than to ignorance or any other cause. The main difference between a "competition," so called, and any commission which two or more architects are seeking, lies in the fact that in the former there is a programme given out in which it is often stipulated that the party winning first prize shall give complete services for a fee less than the recognized legal fee, the reduction being often more than the total amount given as lesser prizes, while, in the less pretentious competition, which comes only in the usual business way, the successful party probably gets his full fee, and this, too, when the "competition," so called, is for a building of such size and cost that it is well worth while for the owner to incur extra expense to secure the best work.

Did the members of our associations but live up to the spirit of a resolution on this subject, introduced at Chicago by Mr. Patton, this trouble would soon cease. The resolution is as follows:

"That it is considered unprofessional for a member of this association to make sketches without compensation, or for a less compensation than that adopted by this association, or preliminary sketches for the purpose of securing work as against any other architect."

I cannot believe that there are many who are competent members of the profession who would withdraw or hold aloof from our associations if such a resolution were adopted, though such talk was heard to a limited extent at Chicago. This matter of compensation, as well as that of qualifications for the professional career, is now so vaguely formulated that we cannot expect uniformity of practice, and the members of the profession have not been long enough bound by associational ties to have elaborated any such code of ethics as exist in the better organized medical and legal professions. But now that we seem so rapidly coming into union, it is one of the great things which we have to do.

We must act together in harmony if we are to gain any great or lasting good, and if we wish to educate the public to recognize our standards; if we wish to compel ignorant or unprincipled rivals to live up to such standards, we must show that we recognize and live up to them ourselves, invariably. Indorsements and votes of approval will do little so long as they may be accepted or rejected as circumstances and the present advantage of each individual dictate.

We must have laws, I believe—laws which will bind us and punish infraction, if we wish to rise in our own or in public estimation. When we have something explicit and tangible as a rule of practice it will not be difficult to get public recognition of that rule, and, if necessary, such legal and statutory statement of it as is now accorded to some other professions and callings. Also, having once proved that we stand always by our standards; that no member of this association will give poor service or any service except for fair pay, we shall soon have all who wish to practice in that way with us, and thus membership here will be proof positive of ability and character, while non-membership will at least give rise to great question on these points.

Then will appreciation stimulate the architect to design more beautifully, to build more durably, while fresh achievement brings added appreciation; and then will the architect's compensation be commensurate with the services which he renders.

The New Departure Specification.

THE New Departure Specification is now ready for delivery, and orders will be filled as fast as received. We confidently believe that all who give it a careful and candid examination will pronounce it the most complete specification ever printed in all those general matters which are, or should be included in every specification and in every thorough architect's practice, while practically free from special details which cannot be generally adopted and which would often annoy by the frequent necessity for canceling. The fullness and clearness with which it states the relative positions of owner, architect, contractor and sub-contractor, is an entirely new feature. We think this alone is worth more than the price of the whole specification, and will make it indispensable with architects of experience who have suffered in purse and credit already from the want of just such clauses in their own specification. On orders of twenty-five or over the architect's imprint will be added, if requested, without extra charge. This will make it practically his own personal specification—as much so as if he had printed it for his exclusive use. It will be mailed free to any address for twenty-five cents a copy.

Practice of Architecture in France.*

BY H. S. JOSSELYN, ARCHITECT.

IN the preparation of this article I have had to draw largely from the observations of others, for when I was in France we had a severe winter, which left me without favorable opportunities or time to see much of the customs and practices of the profession, except as resulting in their buildings. To any one intending to view Paris and have a comfortable time, I would say, do not go in the winter, or at least in such a winter as that of 1879 and 1880 was there; for they are believers in a much lower temperature, at least during this life, than we are and to a Yankee, used to a dry air and warmth of from 70 to 75 degrees when in a house, it is not the most perfect enjoyment to find the sun scarcely visible in the day, the air damp, and all the heat the grate-fire will give out either absorbed by his feet or passing up the chimney (which seems particularly constructed for that purpose), while with overcoat and cap on, his teeth chatter and the breath condenses to vapor as it is exhaled. However, some of my friends remained longer than I, and I have drawn upon them and upon such writers as I could obtain access to, and have added to my stock.

As a nation, the French are organizers, and this national trait is carried into all departments. As we are just beginning our organizations, it would seem that our profession and associations might be benefited by the study of what the French architects have done and have in view in that direction. Also, when considering this question of organization, to study the part the French government has taken in it and the influence it has wrought; which, while benefiting architecture and all the arts, has also not left them that well-trained freedom that would seem to give the highest results. It tends to bring about a result that is impressive as a whole, but lacks the individuality to work out each problem separately to its best result. This same thing is seen there in the boys in the common schools, and serves to illustrate the point. While they are well-behaved and possibly very good, as boys go, yet when put out into the world by themselves they are not prepared to meet it vigorously and independently, as one feels confident an average boy from one of the English schools can.

The designing and practice of the French architects being so much influenced by the part the government takes in it, I will give a brief outline of its school, the Ecole des Beaux Arts at Paris—of which architecture is one of the branches—and of some of the methods pursued there. The school is in the department of the Minister of Fine Arts, who has the appointing of its head, and among the council of instruction are two painters, two sculptors, two architects and an engraver or medalist. All branches of theory and practice are taught: among the first are aesthetics, the history of art, the elements of anatomy, perspective, geometry, mathematics, geology, physics, chemistry, archaeology, construction and the administration of works. Practical lessons in drawing are given in the different *ateliers* of the school, three of them being devoted to architecture, and each under the charge of a director. Besides the *ateliers* in the school, some of the principal architects in Paris become patrons, and have students in their *ateliers*. These students also attend the lectures of the school and receive advice and criticism from the architect in whose *atelier* they study. Their attendance upon the lectures is more or less irregular and the greatest work and interest is in the *concours*, which are stated competitions on various subjects. The drawings for these competitions are judged by juries largely composed of architects not connected in an official manner with school instruction. The drawings are open to public view in a large hall facing the Seine, and quite convenient of access from the streets; so that the ambitious student exhibits his designs for theaters, town halls, churches, park pavilions and triumphal arches, not only to his fellow students and the jury, but to a public more or less interested in such matters; and of a Sunday afternoon and immediately after the marking by the jury, it is usual to find a good many visitors in attendance. These competitions end in two annual competitions, preliminary to the final annual struggle for the prize of Rome, the gaining of which gives the successful competitor four years study at government expense, two at least of which must be spent at the government school at Rome, but the other two may be spent in travel at the public expense. He has to send back to the school at Paris each year a drawing; these are usually of antique subjects restored. This system, extending with more or less vigor over a period of a little more than three hundred years, and based almost exclusively upon those styles that became national in the sixteenth and seventeenth centuries, has produced much refinement of detail and proportion. Almost all outside influences have been jealously excluded; but in the first quarter of this century attention was called to the ancient architecture of Greece by the drawings sent home by some of the students, who were enthusiastically studying the remains of Grecian art both in Greece and Southern Italy, and though much opposed, the school had to yield to the influences of that style, and they have become one of its expressions.

To be successful in the *concours* of the school the student must keep

*A paper read before the Architectural Association of Iowa, at its semi-annual meeting, August 12, 1885.

within the prescribed limits; the orders being the basis of all problems, and a copy of Vignola is as much a part of a student's outfit when he goes "*en loge*" as the "pony" is here in the Latin class. Architects who have studied the Gothic examples among the nation's civic and religious buildings, are employed in archaeological spirit to restore and perpetuate a church or chateau, but the principles they deduce from their studies go unheeded and their projects or designs for new buildings usually remain on paper. That phase of architectural art being little appreciated.

Of the numerous students in attendance upon the school but a few can get the first places, so that as a consequence the less successful ones, although well trained, have to seek employment from others. And from what I could learn these are the head men in the offices. They are well up in design and in problems of intricate stonecutting. If an architect gets an extensive building to design and erect, he frequently builds a shed where the building is to be erected, and sends one of his head assistants there with a corps of draughtsmen and they remain there in charge. If the problems of stonecutting to be worked out are extensive they often take the side of a neighboring building, plaster it over and use it as a black-board, and on it, from scaffolds, lay out, full size, the lines and developments required. While speaking of stone I will give a short space to their methods of using it, which are quite peculiar and often not at all constructional. The stone largely used in Paris and some other cities is of a yellowish tint and quite soft, gotten out in large blocks that are quite smooth when they come to the building. The stone is laid up in great cubes that make a wall for solidity, in striking contrast to many of our city fronts, veneered up with stone boards with sham joints. The scaffolding is on the outside, and all capitals, architraves, window caps, belt courses and cornices are set in place in the rough; the sectional outline of the belt or cornice being, perhaps, roughly indicated by the courses forming it. The stone being so soft, it is easily worked, and the cutters then begin upon it. First with a kind of axe they bring it into some semblance of its finished form, much as formerly was the custom in hewing the timbers for crown molds to the old-fashioned cornice. The finish is got with a kind of scraper or plane, after points and chisels have been used; and the sound of the scraper as it screeches and squeaks over the stone is one of the notes of their street music and is not at all pleasant to a sensitive ear. On large plain surfaces the joints are made close and usually entirely unseen; and any sculpture on the walls is cut regardless of joints in the stone, which in time show across the work, perhaps, in the middle of a face or some other part, where it is unseemly. The effect while new is that of a building cast in a mold or cut from a solid piece, which, while the sculpture or carving is good and the design perhaps pleasing, destroys the character of the work. When the building is done the name of the architect is usually found carved on it, in some inconspicuous place, so that the public may know to whom to give credit or censure. There being a considerable population, well versed in arts and interested in such matters, the criticisms are likely to be just and fair, so far as the rules under which their designing is done are concerned. The sculptor has his credit for all work done, even to such small parts as key-stones. The pay of draftsmen is by the hour, the head one getting from three to four francs (60 to 80 cents) and a common tracer from one and a half to two francs.

A great deal of attention is paid to studying the design, and it is worked over and changed until it seems properly proportioned. The different plans are traced, one over the other, and the elevations also worked out on tracing paper, parts enlarged or reduced with great care, and india ink washes used to bring out the desired effect. Perspective is not much used, however, in their studies, it would seem, and very few views drawn in that way are published in their architectural works. Sections are usually worked out in both directions, but much detailed figuring and other minutiae of that kind, that is in this country thought necessary, is left to work itself out.

The study of proportion is that to which the greatest attention is given; the client, perhaps, being less dictatorial than with us, does not insist that his stories shall be of such a height, nor because it is the style to have very broad windows—in New Zealand, or some other country—that his must be of the same expansive style. Nor do I think that madame is so much given to riding out to investigate the particular cut of her neighbors' porch, the set of their roofs and the effect of any little trimmings, that she may see how she's pleased, with a view to having them incorporated, regardless of style, on her own domicile.

If our French brethren do not have madame to dictate to them as to style and detail, so that they at times may fairly imagine themselves manufacturers of toilets *a la mode*, they may, however, look out for her to come upon them years after, when we, having given assent to her suggestions and used such of them as we could work in with harmony, considering it part of the personal freedom all here enjoy of imparting some of their individual tastes to their homes (though we may often wish their desires more influenced by the reason and taste resulting from study), and having pocketed

our fee the whole thing is forgotten. But their law does not let them forget so readily, as in the case of Mme. C. against M —, reported in the *American Architect* some years since. There the widow of the owner of a chateau sued the architect for damages twelve years after his services were rendered, dry rot having appeared after the timbers had been in the building ten years. The law allowed her to bring action, though the rot was due to the timbers being filled in upon too soon, with moist material, by the order of the owner impatient of delay, the law stating that the architect was to blame for permitting it, and that he should have resisted the owner's positive orders. The higher courts decided differently, and it was at last decided that suit not having been begun in ten years no damage could be claimed. While the architect is held to such strict accountability for deeds that would hardly seem sins of commission, nor even of omission, he can claim protection for himself with some hopes of its being respected, as for instance in one of those vexed questions coming up from competitions. The architect was chosen by a board and his plans prepared, when by some political change he was dismissed and another taken up and his plans used; the courts allowed the first architect his full fee less expenses of superintending.

There it is only necessary in order to obtain remuneration to prove that a proprietor has requested an architect to prepare plans, as the request implies a promise to pay him the customary compensation for his trouble. However, a builder preparing plans expecting a preference on that account, or if not getting that, of obtaining his pay as an architect for the preparation of plans, may hope for little consolation.

There is a manual of building laws prepared by the Central Society of Architects, which gives in a concise form, the articles of their civil code, and in the form of notes the judicial decision upon each, and these are illustrated by wood cuts. Here we find their law upon that vexed question of the ownership of drawings. The architect is considered as hired, "the same as a painter is engaged to paint a portrait, and his plans are regarded as his tools, to be used for his work." There is nothing in the nature of sale considered as taking place between the parties; also, unless stipulated otherwise, he is understood to be authorized to direct and oversee the execution of the building. The compensation, if not agreed upon, is the usual commission and traveling expenses. As it is the established rule, they are repaid in full for outlay. If he meets with an accident during performance of duty, and it is not due to carelessness or imprudence, his employer is bound to indemnify him for damage he may suffer. If he is dismissed without fault on his part, he is entitled to his commission in full, not only for what is done, but for profit he would have got if he had completed his commission.

There are other points that might be touched upon, but neither time nor my familiarity with them will permit me to more than suggest a few. The relation of the architect and the workman seems to be such that much good must arise by encouraging them to better work. In Paris medals are awarded as premiums to different trades at stated intervals, the architectural societies taking part; and it is to be supposed that such public attention and honor being paid to those who are faithful, industrious and thorough, must be an encouragement. Something is very much needed in this country that will tend to elevate the character of the work done and encourage a more thorough mastery of all trades. In France we find the general and municipal governments giving aid, both by financial support and by premiums and awards, to schools where drawing and trades are taught, so that from the architectural student, striving at the Beaux Arts for a "mention" or a silver medal at a *concours*, or for the bronze medals as a student at Rome, to the stonecutter and the bricklayer, there is the stimulus of competition to push them to do their best and receive the public acknowledgment of it.

There are many of their practices that we can study to advantage, but it should be so done with judgment and reflection that the good only will be adopted, duly reflecting that while we are doing a great deal of very poor work, both architecturally and from a constructive point, we do not want to be hampered by any customs or set of rules that will prevent us from studying with intelligence, the problems given us to solve. And remembering that no architectural styles as we have received them was an invention, but a growth; and that just so far as these old buildings have met the requirements for which they were produced, and the members composing them have been evolved in a successful manner to meet the demands of their position, according to the material used, just so far may they be considered good architecture, so that free from the precedents that ancient buildings and customs have placed upon those in older countries, we have the opportunity to choose from their successes. But it should be done with intelligent criticism. The needs of our age are its own; and if we will heed them and try to meet them by true construction, adapted to them, it would seem that the style will work itself out, and each one should strive to improve upon what has been done in whatever is attempted.

THE IOWA CONVENTION.

The Official Report of the Proceedings of the Semi-Annual Meeting of the Architectural Association of Iowa,

AT COLFAX, IOWA, AUGUST 12 AND 13, 1885.

The Architectural Association of Iowa met in the parlors of the Colfax Hotel, Colfax, Iowa, August 12, 1885. President W. F. Hackney called the convention to order at 2:30 P.M. Secretary W. L. Plack not having arrived, on motion by W. A. Fulkerson, Mr. E. H. Taylor was chosen secretary *pro tem*.

On roll-call, the following members responded present: W. F. Hackney, J. S. Blake; E. H. Taylor, of Des Moines; W. W. Sanborn, of Clinton; W. A. Hawley and F. M. Ellis, of Marshalltown; W. A. Fulkerson and H. S. Josselyn, of Cedar Rapids; and I. C. Wykopp, of Keokuk.

The minutes of the January meeting were read and approved.

On motion of Mr. Fulkerson, Mr. C. E. Illsley, president of the Western Association of Architects, and associate editor of THE INLAND ARCHITECT AND BUILDER, who was present, was tendered the privileges of the floor without vote. Mr. Illsley thanked the convention for the courtesy.

OPENING ADDRESS BY PRESIDENT HACKNEY.

The twelfth day of November, 1884, will long be remembered, not only by the members of our profession who were in Chicago on that eventful day, but by every architect in the broad West, as the culmination of a growing desire for more unity in purpose and a more concentrated action in advancing the principles which underlie the workings of every conscientious architect, and too much praise cannot be given the editors of THE INLAND ARCHITECT for their exertions in bringing so many of the representative men together on that day to form an association, the foundation of which has been laid so broad and so deep that there will be no fear of tottering walls or crushing pillars until the last stone is laid and the last finial is put in place. To them should also be extended thanks for the able and generous manner in which they have aided other associations of less magnitude and influence, and let us hereby express our approval of the good work already done.

Since the organization of the Western Association of Architects, several state and local associations have been organized, among which is our own, and it is gratifying to see the increased number in attendance at this meeting. At our next meeting I hope there will be still more, and as the purposes and workings of the association become better known, we may add to our numbers until every architect within the boundary of our state will be counted on the roll.

While architecture embraces all the arts and sciences, yet many architects have failed to learn one thing that might have been learned from several of the minor branches, or in their egotism forgotten that "in union there is strength;" that "there is wisdom in the council of many;" that in the concentration of many we can accomplish much that it is not possible for any one man to do.

It is the difference between a government and a person. As the government does that which is best for the masses, so the association will advocate that which does good to the greatest number. Occasionally some member may think due deference is not given to his opinions, and that he has a grievance against those who overrule his individual opinion, but it is this very overruling of hobbies that does the most good. It wears off the rough corners, and gives a polish and luster to the individual that can be obtained in no other way. As for myself, I should like to see a code of ethics formed, and made so strong and binding that it would be impossible for any one to practice the profession without conforming to it.

One great trouble with us who live in the West, is that we are so scattered that we depend almost entirely upon ourselves; and if we have one or two members of the profession in our own town, we let petty jealousies and strife overrule all the better impulses in our disposition.

In another respect we are at a great disadvantage as compared with our brethren of the larger cities. We may have a complete library, and a love for research and study, but are not brought into daily contact with the master-buildings which are being erected year by year; nor do we have the social intercourse with congenial minds. From the building of Athens down to the present time, the best examples of all orders will be found in the great centers of civilization, where the atmosphere is at once thoroughly artistic and highly intellectual; where every point is wisely criticised, from the grand project down to the smallest detail, where the master hand knows there is a master mind to satisfy. You may say we have no occasion for building great, monumental works, or massive structures, in the communities where we live. Even so. Build a cottage beautiful; make a residence handsome, and take care that all the home comforts are fully provided for, as far as means will allow. Make your store and office building of a dignified character, and if a church or school house is undertaken, treat every detail with fidelity and truth.

Hence it is more important that we should gather together as often as

occasion affords, and by the interchange of opinions, stimulate each other to better work.

If, at our January meeting, we could so arrange that we could stay together for a week at least, and not only discuss the business points which interest us, but let each member submit for discussion and criticism a design of some projected building to be erected by him, much good might be accomplished. It might be best to send it under a *nom de plume*, or it may not. I offer this as a suggestion for your consideration. My idea is to encourage the study of design, and if we have a plan under discussion, let each one offer his suggestions, and let the designer feel free to modify or change his plans, if he deems it best, to suit any suggestions made by a brother architect. In this connection, we might also take up any building, public or private, and discuss its merits and demerits in a neighborly way, and thus, if we tend to run in ruts, we may be helped out.

Not only do this at the state meetings, but where there are two or more in a town, instead of finding and pointing out to the public all the flaws in each other's work, get together and help each other to avoid the flaws, and encourage a feeling of greater respect for the profession in each and every community. This may help your neighbor, as it should, and it will help you, too, if in no other way than by giving you more respect for yourself, and will tend to destroy the jealousy and strife that has done more evil than any other thing to our profession.

At this meeting, we have much to do, and I hope it will be done well. It is to be regretted that several members have been detained who wished to be with us at this time, but we cannot wait. No day or week will suit every one, and we must take the responsibility and push right ahead.

The seal of the Architectural Association of Des Moines was presented, and, with slight modifications, was adopted for the state association, upon motion of Mr. Josselyn.

Since more members were expected to arrive later, further business was deferred, and an informal discussion on various subjects followed, in which Mr. Illsley gave an idea of the "new departure" specification which is soon to be issued by THE INLAND ARCHITECT.

Among other questions considered were those of insurance, damage and time penalties.

At 4:30 a recess was taken for one hour.

The convention was called to order at 5:30 P.M., with Mr. Hackney in the chair. Mr. W. L. Plack, permanent secretary, having arrived from Des Moines, Mr. E. H. Taylor was relieved of the duties of secretary *pro tem*.

The chairman announced that the next order of business would be the reading of papers. Mr. Hawley, of Marshalltown, read a very interesting paper on "The Compensation of Architects," published elsewhere in this issue.

Mr. H. S. Josselyn, of Cedar Rapids, then read a very interesting and instructive paper on "The Practice of Architecture in France," published elsewhere in this issue.

Mr. Taylor: Mr. President, Mr. Illsley was speaking of some items in regard to our profession in France, and its treatment at the hands of the government, that I think would follow very well with the paper just read, and I request that he give us some remarks on the subject.

Mr. Illsley: I wish first to ask a question—a question that has occurred to my mind before—is five per cent the commission in France?

Mr. Josselyn: Yes, sir; I believe it is.

Mr. Illsley: I wrote to the secretary of the British Institute some time ago, asking certain questions, and also speaking of our approaching convention, and suggesting that perhaps there might be some of their members contemplating a trip to this country, and, if so, they might like to

know of the convention of the Western Association at St. Louis, and perhaps arrange to give us a call. I also wrote to the same effect to Mr. Charles Questel, president of the Central Society of Architects of Paris. I have an answer from the secretary of the British Institute, with which, among other things, he sent me a copy of a book which he has just issued, comparing the government methods in France and England of developing architectural talent for government service. I learn from this book, for the first time, that Mr. George Edmund Street, who was architect of the new law courts in London, and whom doubtless you all know to have been next only to Mr. George Gilbert Scott, of London, if not his equal, the finest architect in England. (Mr. Scott died a year or two ago.) It seems that in the execution of that great work, Mr. Street not only had no sympathy from her majesty's department of works, but the officers in charge thought it necessary frequently to humiliate him—to go out of their way to snub him; to put obstacles in his path, and to embarrass him so that it worked upon him, and it is thought that his death was largely brought about by his anxiety arising in great part from the unnecessary obstacles that the English government threw in his way. They would provide him with no competent assistant, and when he died an accident was all that placed in the hands of the British government an architect competent to take up that work—an assistant whom he had selected, suitable for that purpose, at his own expense. I do not wish to repeat what Mr. Josselyn has read, but I will say, that the French method is directly the opposite of the method employed in England. As I understand it, any young man—any boy, who has a talent for drawing, may enter a competition, and, if successful, will at once receive assistance from the French government, to enable him to continue his studies. Then there is another competition, or "concours," as they call it, and those successful in that are advanced further by the French government, until the successful student obtains the prize of Rome and is sent there for the four years of study, wholly at the expense of the French government. The French govern-



DESCRIPTION OF SEAL.

The principal feature of the seal is the pyramid, the most enduring of all architecture. Encircling and resting upon the pyramid is a mural crown, expressing the glorification of civilization culminating in city building. The motto, "Advance, Endure," is inscribed on the base of the exposed faces of the pyramid. All is emblazoned by the rays of the rising sun. Below the pyramid is space for the initials of local societies within the state. Surrounding this is the name of the organization, the commencement and end of which are divided by a cluster of acorns, two of which are supposed to die while the third produces the oak, another emblem of strength and endurance. Around the center device is a bead mold, and for the outer border an egg and dart molding is used, each appropriate architectural features.

ment, over two hundred years ago, bought a palace in Rome and fitted it up as the French School of Architecture. The French government places some competent man at the head of it and there French students are boarded at the expense of the government, and all their work is at the expense of the French government. They are required to do certain work, from time to time, to show their proficiency. Then they return to France, not to hunt around and drum up work for themselves, but they are certain of employment by the government, on some government work; not as principal, but as assistant to the chief architect; and so they are enabled to gain experience under the direction of an older person, and if the architect should die, there is his assistant thoroughly prepared to go on with the work; or, if the architect does not die, the chief assistant becomes, in time, an independent architect. Thus, the French government, wherever there is a building to be erected, always has ready eminent architects to undertake the work. I doubt if there is an architect in this country who does not feel that with some better system his own education, his training, might have been more complete in some respects. I have been wondering why the Western Association could not unite with the American Institute and memorialize congress to appoint a suitable committee from congress, to report on this French system, with a view to the adoption of something suitable in this country. Perhaps this is not practicable, but I do not see why we should not be so recognized. I think it would be as well for the Iowa architects to be thinking of it.

Mr. Josselyn: There is one thing further in regard to the encouragement of architects by the French government which I would like to say, suggested by the remarks of Mr. Illsley. If a young man studying in any of the schools there goes out during his vacation, after he has got far enough along, and sees a chateau which has not been worked upon—a ruined chateau—and he goes to work and makes drawings of that, or of a church, or any public building of historical moment, his drawings and illustrations are handed into the government and are acted upon, and if they are found good enough he gets a reward—not a considerable sum—according to the prominence of the work; and then, if at any time in the future the government makes an appropriation to repair that building, he is sure of employment on that building as architect in charge or as assistant. The meeting then adjourned to 8 o'clock P.M.

EVENING SESSION.

The Chair: The next thing in the order of business, I believe, will be the proposing of new names for the society.

Mr. Wm. Ward, of Council Bluffs, was proposed and elected.

The Chair here introduced to the convention Mr. J. E. Clarey, editor of the *Saturday Evening Mail*, of Des Moines, stating that Mr. Clarey was a good friend of the architects, and had done much through the columns of his paper to stimulate public interest in the science of architecture.

Mr. Clarey: I am very glad to meet you, and thank you all for the kind words Mr. Hackney has offered.

Mr. Josselyn: Mr. President, since the matter of papers has been talked about I would like to make one motion. You spoke to me this evening as to the good work *THE INLAND ARCHITECT* has been doing for all the associations. I think this would be a very good opportunity for this association to take some official recognition of that, and make that paper the official organ of the association, and I will make that motion.

Motion was seconded by Mr. Ellis.

Mr. Hyde: I most heartily indorse that. *THE INLAND ARCHITECT*, I think, has done more than any one organ, or any one person, or perhaps any association of persons, for the architects here in the West for the last two years. I think it best for the association to make it our official organ, and I am sure there is no paper in the West that can represent it as well.

Mr. Blake: I presume it is all understood by most of you, the relations of the official organ to the association, and the relations of the association to the official organ. As I understand it, the official organ expects first the building news from each architect's office, before it is communicated to any of the local papers, and that after the publishing of the news in the official organ of the association any other papers wishing to give that information to the people must copy it from the pages of the official organ. If I am wrong in this I wish to be corrected.

Mr. Illsley: I am only one of three, and do not know that I have power to bind the other two, especially in a matter of this kind, but I do not believe that there will be any disposition to exercise any compulsion in regard to that matter. It is expected that the official organ will be that in which the proceedings will first appear, but as to the action of individual architects in extending building intelligence to local papers I do not think there will be any trouble about that.

The motion of Mr. Josselyn to adopt *THE INLAND ARCHITECT* as the official organ of the association was carried unanimously.

Mr. Illsley: On behalf of *THE INLAND ARCHITECT* I would say a great many things thanking you for your kindness, but I am hardly equal to the occasion, and will have to ask you to excuse me; you will have to take intentions for deeds. It seems to me necessary that such an association should have an organ. An association like this that has no organ is like a man and woman kissing in the dark—they may know what they are doing, but nobody else does, and we want the public to know what we are doing. I am pleased to tell you that the name of *THE INLAND ARCHITECT* is becoming a misnomer. It is called *THE INLAND ARCHITECT*, but it is already getting a circulation on the sea coast. Not long ago Gen. M. C. Meiggs, of Washington, sent on his subscription. This makes its influence all the more extensive, and so far it helps the association, it makes it all the more powerful. I thank you in the name of *THE INLAND ARCHITECT*.

Mr. Ward followed with a paper on "The Relations of the Architect to the Client," published elsewhere in this issue.

Mr. Illsley: Gentlemen, I would like to say a word here. I have spoken to one or two members to bring up this question of the architect's responsibilities as between himself and the owner. For anything and everything, however large, however small, however numerous, that any of

the contractors, or sub-contractors, or the workmen or laborers employed about the premises at any time may have done or failed to do, misunderstood or perpetrated, the owner says, "Is that according to specification? Look at that door up there, a half an inch low. What do I pay you for? Why do I see these things in the building?" Now, there is no answer to be given to him except in your individual capacity. I say to such an owner when he asks, "What do you do when you superintend? What do I pay you for?" I am his professional agent, to make him suitable plans and specifications; to let the work properly, and to have it carried out just as if it were my own building. I do not undertake to guarantee the contractor or his workmen in any particular. I intend to do as well as I can, but do not acknowledge that I am responsible for this and that, which may, perhaps, have escaped my mind, or which I may have ordered done, and the workmen, in attempting to do it, did it badly, and in a case where they could not have it taken out. I say to the owner, you cannot hold me personally responsible for all these individual acts of the men. If you want me to prevent such things you would have to pay me enough for one job to enable me to close up my office and spend all my time at this building. To what can I appeal in such cases? Can we not have some sort of an expression in regard to this?

Mr. Hyde: In a case of that kind, and you come to settle up with a man, and he wants to keep back \$50 or \$100 of your pay, what do you do with him? I am at a loss, in nine-tenths of my jobs, to know when I have rendered enough, and when to stop rendering. They will come on you, after the building is done, and propose something, no part of your business at all, and if you tell them so, it makes hard feeling. For my part, I should like to see some code of procedure outlined, so that an architect will know, when he is undertaking to superintend a building, when he is done.

Mr. Taylor: The form of contract between owner and architect, I believe, bears upon that point. We might have that read.

The Chairman: I would say that that clause is taken from the schedule of professional practice and charges as published by the American Institute, and which has been adopted by the Western Association, and by the different state associations, and if you would like to hear it I will read it for the benefit of the gentlemen. It has a special clause in regard to the supervision of the work.

Mr. Blake: Mr. President, I think I can appreciate the situation, and I think one of the great causes of the position taken by the owner is this, that he expects perfection in this business, and that is something that there isn't anywhere. Now, under ordinary circumstances, in this western country, building material is in very bad condition; our building seasons are very short. Every man proposing to erect a building expects to invest his money there—sometimes he has money to invest, and sometimes he has to borrow it. When he commences to borrow he commences to pay interest, and he is very anxious to occupy that building, and to get some returns out of it, and he wishes to have it pushed on to completion as fast and as rapidly as possible, of course. Now I have had these same questions put to me, in the same way and in the same spirit as Mr. Illsley. Now, for instance, you take a large block and you build it in thirty days—in ninety days—one-half of the time perhaps it is raining every day, and by the time that the building is inclosed, every stick of timber is carrying all the water it can contain. After it is inclosed, no time is given for it to dry; no time given for it to season as it has to do. The building is inclosed, the floors are laid, the plastering is done, all hurriedly, in the shortest possible manner. The steam apparatus is put in, cold weather comes and a fire is built in the boiler, and the seasoning process commences. The building begins to exhibit symptoms of distress, and the owner immediately begins to conceive the idea that he has been swindled; the architect has not exercised due diligence in watching the contractor; why this shrinking of joists; why this quarter of an inch space above a door; what is the meaning of this here and there? You say to him that the seasoning process has commenced. This building has been rushed through hurriedly. The weather has been wet: when the building was inclosed every stick of timber was filled with water; you have plastered it and finished it and painted it hurriedly, and now you have built your fires in your furnaces or in your steam boilers and it is going to dry out; the seasoning must be done; I think that is one reason why they find so much fault with the superintendent. They think, too, if you superintend a building you must be there from seven in the morning until six in the evening; you must see every nail driven and every post of timber that goes in there, else you have not complied with what they understood you were to do for them—that you have not performed the services for which you expect pay.

I think we are to blame for that, perhaps, in many cases. People should be told by the architect, if they ask him, that buildings cannot be erected in this way. Neither can a perfect building be built in any way that will not exhibit some signs of defects somewhere. If you say to them, if this building is put up with the materials which can be got in this market, in ninety days, you must expect certain defects in its construction, they will soon see that that is a fact; they will learn it by experience, and they would not be so exacting if there was a door a little off, or a sash a little loose, or some things of that kind not exactly right.

Mr. Illsley: And then not unfrequently some other architect will say to the owner, "If you had put that work into my hands, you would have had it all right."

The Chairman: Isn't that oftentimes the case? In my own experience, I have had architects take the trouble to go to the owner and point out defects—an architect who had solicited the work.

Mr. Illsley: I think most of us have had experience of that kind.

The Chairman: In answer to Mr. Hyde, I will say this, that I have kept tacked up in my office, right over my desk all the time, where it can be seen by every one, the schedule of charges and professional practice, as adopted by the American Institute, and we have had a number of these little books published that contain that. I have taken pains, whenever a client has come to me with such talk, to point out there to him the true relations of the architect to his client, and to explain to him that it is utterly

impossible for me to give all my time and attention to him unless he is willing to pay for it. If he is willing to pay me, I am willing to work.

I have taken another course this season that I think has paid me well. I have taken pains in every job that I have had, to have a pretty good confidential talk with the client before we commenced building, and after we have got the plans all completed, on that very point of superintendence, so as to have a more definite understanding of what he is to expect of me, and what I am to do. I think that oftentimes misunderstandings arise because there is not a definite understanding between the parties before the work is commenced. Have this talk before the work is commenced, and have it understood that we are to go there once, twice, three times, four times, five times, or six times a week, as the case may be, or as the importance of the work may require, or as they are willing to pay for, and then see that we keep up our end of the string, and look to him to keep up his.

Mr. Hyde: Now, why couldn't we have those schedules of charges printed by the association and distributed among our members? I was in a St. Paul office some time ago, and about the very first thing I saw was a card about eighteen inches wide and two feet long, giving the architects' charges and fees and the general terms. I thought that was one of the best schemes I had seen for a good while. When a man comes in and asks a whole list of questions about charges and professional services, if we had that card there, instead of giving a long explanation, he could read and be as well posted as if we had spent a whole hour explaining to him.

Mr. Plack: I believe it would be a good idea to have on that card a little note on consultation fees. There are a great many parties come into an office and get advice on this or that and never expect to pay for it, and it is perhaps so small a matter that we would hardly feel like sending them a bill. I think it is right that an architect should be paid for his advice, the same as a lawyer or any other professional man.

Mr. Hyde: In my practice I send a bill. I collected one the other day of \$1.50 for an hour's talk. The \$1.50 is nothing to me, but that same party the next time he comes will know what he comes for. If he wants any more information, he comes with the expectation of paying for it, and if he don't want any more, he don't bother me.

Mr. Ward: I wish to make one remark in regard to the education of architects. Because we have no regular course of education is one thing that makes architecture look as though it was not much account, and because none of our colleges have a regular course of education for architects, it is thought that almost any one can pick it up. That is the idea, and I think the sooner the association takes some steps to try to get that institution into the university, or start it in one (of course it can be improved after it is started) the better it will be for it, and architecture will be looked upon as though there was something to learn about it, the same as civil engineering or any other science. Now it seems to me that there is nothing that will give architecture standing so well as to provide means to educate architects.

Mr. Plack: Quite a number of universities pretend to teach architecture, tacked on as a side show, under civil engineers, or something of that kind. Boston has a full course and so has Cornell.

Mr. Hyde: While on this subject, can we not consider the question of architectural students? I would like to have that ventilated a little. I have got, I guess, six or seven waiting for a chance to get into my office—they have been waiting for three or four years.

Mr. Plack: I think it would be well for the association to take action on that subject and have some uniformity in requiring them to work a certain length of time for the privileges of the office, because they expect, as a rule, to be paid from the start.

Mr. Hyde: I do not look at it as advisable for an office to take in a young man. I cannot spend time to educate a student. I do not think an architect who has a good fair practice can sit down and teach a young man architecture, any more than he can pick up in reading. What education I got I went to a Boston school for a year, and I had better have borrowed a thousand dollars and staid in school another year; I would have been at the end of two years, practically where I was at the end of four years. I had better have completed my education and perfected myself in design and drawing than to have worked around the office, doing a little drawing and dashing around with a little water color.

Mr. Illsley: I would like to say a word about that question; I have had some experience in it, and with draughtsmen in my office. I dislike extremely taking in a strange draughtsman; I do not know what kind of a person he is, or how much I can depend on him. I like to have draughtsmen in my office that I can trust, and so, from time to time, I advertise in the German papers for an office boy with some knowledge of drawing, and I have been very well pleased with my success. German boys I have found to be faithful and not to be troublesome in any way. They are industrious; they come in and learn the ways of the office through the others; I do not have to contend with what don't suit me, and they grow up into my way.

Mr. Ellis gave his unfortunate experience with an unreliable man in his office.

The Chairman: I may be a little out of order, but I wish to say one word in defense of the boys. I am quite a young man in the profession, but I have had a good deal of experience with these boys, and I must say that my experience has been very satisfactory. We have taken several into the office, some made good draughtsmen and some did not. I have never taken one in except in this way: "If you think you have any talent, you can come into the office; you cannot expect me to give you a great deal of my time, but I will see what you can do, I will give you the benefit of the office, books, etc., and if, at the end of six months, you are worth anything to me, I will tell you so, and if, at the end of that time, you are worth anything to me, I shall tell you so. I will not agree upon anything until I know what you will be able to do." At the end of six months, or a year, whatever it may be, have had another talk with him—sometimes before that—some have not been kept so long. The two men I have got now—good men whom I should hate to lose—have grown up in my office that way; have never been in any other office.

As I say, I have two young men who are very fair draughtsmen, and I have every confidence in their honesty, integrity, etc., and I have known quite a number of similar young men; in fact that is where I came from

myself, all I know I learned in the office, and I do not want to see the boys abused too much.

Mr. Ward: I wish to offer a resolution:

Resolved, That the chair appoint a committee of two or three to consider a course of studies suitable for the study of architecture, and to report upon it at the next meeting; also the means to be adopted to establish a chair of architecture in our university, or in some college of the state.

The resolution was carried unanimously.

The Chairman: If agreeable to the convention, I should like to take a little time before appointing that committee. I suppose there is no immediate action necessary.

Mr. Illsley: I have known cases where young ladies made good draughtsmen. I was in Buffa'o, a year ago, in Mr. Waite's office, and saw a young lady draughtsman there. I inquired how well she did, and my answer was, that she was one of their best employes. She understood the work, was accurate, and was always there on Monday mornings. (Laughter.)

One of the members: There was a young lady classmate of mine in school, had practiced architecture a year and a half in New York, when she met with an accident on a building, from which she finally died.

Another member: Was she superintending?

First member: I think so.

Mr. Illsley: It has often been a matter of remark in St. Louis about young ladies; how can the field of their employment be enlarged, and whether they could study architecture? That question was also moved in England some years ago. I remember an answer Mr. Gordon, editor of the *Builder*, made to it. He said that in one year the commissions he had earned from designing furniture, which he did not consider a specialty at all, were three hundred pounds—I think that he said something like that—fifteen hundred dollars. I do not think the planning and superintending of buildings is likely to be an occupation which young ladies can successfully undertake, but why shouldn't they design furniture, and earn commissions by it? I had a young lady in my office once—she staid with me a number of months—she learned with facility, and got to be very serviceable. There is one radical objection, I think, to the employment of ladies in any such capacity, and that is, that you cannot depend upon keeping them. If you take a young man, and he amounts to anything, you expect to keep him five, or ten, or twenty years, but you are always in danger of losing a young lady when she is of the most value to you. (Laughter.)

Mr. Hyde: There is a young lady of my acquaintance who is a very fine draughtsman of a floor plan or anything of that kind; give her a straight contract and she will do it as well as any one. I do not see why they should not be better than the average young men.

Mr. Illsley: I think they are, and have better habits, too.

Mr. Taylor here read an interesting paper on "Associations," published elsewhere in this issue, after which there was quite a lengthy discussion on the subject of misunderstandings of architects with their clients, etc., quite a number of personal experiences being given, which are omitted in order to shorten the record. During the discussion it was suggested that the association select some prominent attorney in the state and make an arrangement with him to give him all the business of the members of the association, in order to offer an inducement for him to post himself up in regard to building matters and the laws pertaining thereto, as it was complained of by members that even the very best attorneys but very imperfectly handle cases of this kind. It was also suggested that an advisory board be appointed by the association, to arbitrate differences between architects and their clients. Neither of these suggestions was acted upon by the convention.

The convention adjourned until eight o'clock the following morning.

THURSDAY'S SESSION.

The convention was called to order by the Chairman at 9.20 A. M.

On roll-call, the following members responded: J. S. Blake, W. F. Hackney, W. L. Plack, E. H. Taylor, W. A. Hawley, F. M. Ellis, W. A. Fulkerson, H. S. Josselyn, F. D. Hyde, J. C. Wykoff, Wm. Ward.

The Chairman announced that he would appoint as the committee called for in the resolution offered by Mr. Ward, as to a course of studies suitable for a student of architecture, etc., Mr. Wm. Ward, as chairman of the committee, and E. H. Taylor and F. D. Hyde, associates.

The Chairman: It is moved and seconded that the Executive Committee be instructed to print, on large cards, the schedule of charges and professional practice, as issued by the American Institute of Architects, and indorsed by the Western Association and by the state associations.

The motion was unanimously carried.

Mr. Blake here called for the report of the committee on the form of contract.

The Chairman: I would like to call Mr. Ward to the chair.

Mr. Ward took the chair.

Mr. Hackney then proceeded to address the convention as follows:

Mr. President,—As one of the committee on contracts, I wish to make a report. We wish to make a report this morning, and as a paper was assigned to me to be read on the subject of contracts, I would simply say that I would like to make a few remarks on that subject, in lieu of a paper. There were two propositions given to this committee to be solved. The first was a form of contract to be prepared—a contract to be made between the architect and the client, and the second was a form of contract to be used as between the owner and the contractor, the object of which was to establish as uniform a practice throughout the state as it was possible to do. Now, as we all know, a contract is simply an agreement between two parties. This contract can be a verbal contract, and attested to by personal witnesses, on the ground, or it can be an agreement between the parties, and in order that there may be no misunderstanding, it should be put in writing and signed by both parties to the contract. Of course there are various legal forms, but a contract, or statement of agreement between the parties, made in good, round, vigorous English, that can be understood by all parties, has been held by the courts to be just as good as though they followed all the legal forms.

Now, oftentimes a client comes to us and says: "Now, I do not want any extras on this building; I want this thing so that I may know just what I am going to pay for." Well, we say, we will be very careful in making the contract between you and the contractor, in order that there may be no extras. That is all very good between the owner and the contractor, but as has been stated by some of the brethren in the association at this meeting, and as we all know by experience, there is no architect but what has had more or less trouble in settling his own bills with his client, at the termination of the contract. We may think, oftentimes, that our clients are very unreasonable, and they may think that we are very unreasonable. They possibly do not understand just exactly what the terms binding the parties are, or just what the per cents are, or just upon what the per cents should be reckoned, and hence they think that our charges are exorbitant. Also, serious dissatisfaction oftentimes comes from this very question of superintendence.

Now, it seems to me that the best way for us to settle our bills at the termination of the building, is to have a definite and distinct understanding with our clients when we commence. In the first place, have it understood just what the per cent, or what the total cost may be for the plans and for the superintendence, and to have a definite understanding as to what plans are to be furnished, and, particularly, what amount of superintendence we will give.

Now, it is well known that a great many of the quarrels and troubles of the very best of friends have oftentimes grown out of the fact that they have had business relations with each other, and because of their friendship they have not gone through the formality of having a written contract, but each one depends upon the other's honesty, and, while they both may be honorable men, at the same time one may think that the other one is swindling him a little, and he, in turn, thinks that the other one has not done him justice. So there is a little friction, and, in time, it comes to an open dispute. This has often broken up families and interfered with the relations between brothers and sisters. Now, if this is true, isn't it the best practice, even if we are going to build a house for our own brother or our own sister, if we are going to do the work and make any charge whatever for it, isn't it better to have a definite understanding? The better the friends are, isn't it all the more necessary to have a definite understanding, in order that they may retain their friendship for each other?

Now, it seems to me that while we want to make a contract as between the architect and his client, at the same time, we want to make it short and expressive, and in order to do that, the committee, as far as represented here, have prepared the following as a basis to begin on. The contract reads as follows:

I hereby authorize.....architect, of.....
Iowa, to prepare plans, details and specifications for a.....building, to be erected at
No.....street.....Iowa.
Said building to contain.....
.....
and to cost approximately \$....., and I agree to pay for the use of said plans, details
and specifications, upon their delivery,per cent of the cost of said building. And
I further authorize said.....to let the contracts and superintend
the erection of said building, and I agree to pay him thereforper cent of the cost of
the work (payments to be made in installments in proportion to the schedule of charges
adopted by the American Institute of Architects).

It is further agreed, if any material changes are made in the plans, elevations or
details, after the same have been fully agreed upon and approved, to allow said architect
a reasonable sum for the same (and if the work is delayed beyond contract time, the
architect shall receive additional compensation for additional superintendence).

Owner.....
Architect.....
NOTE.—The amendments, as carried, are properly inserted and designated by
brackets.

Now, in this, you will notice, I have said instead of "I agree to pay for said plans upon their delivery," we have interlined that and said: "I agree to pay for the use of the said plans," which secures the meaning in the face of the contract that the plans are the property of the architect, as incorporated in our specifications, and that it might be best to put on the back of the contract. Now, we propose to print right on the back of this contract, in a convenient space, and in good, open-faced type, the following:

The following are the duties of an architect, as defined by the Architectural Association of Iowa:

The rule for the "supervision of works" originated with the American Association, and has been approved by the Western Association, and all state associations.

DRAWINGS.

"Preliminary studies" means such plans, elevations and sketches as may be made by the architect, in consultation with the owner, to determine the extent and cost of the proposed work.

"General drawings and specifications" means all the scale drawings, interlineations, and a full specification of all parts or materials that cannot be fully shown on the plans, that will enable a skilled mechanic to fully comprehend the character and extent of the work contemplated and to make an estimate on the same.

"Details" are the large scale or full sized drawings which will give the mechanic a full understanding of the more intricate parts of the building; a perfect contour of all moldings, and an exact delineation of the ornamental features.

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.

Now, with that printed on the back, it really forms a part of the contract.

Now, when we make a preliminary contract, the owner gets his drawings made and he says, "Well, I guess I won't build this year; I will postpone that," we can say: "All right, sir; we will terminate the contract here. Our contract is five per cent, according to the American schedule; we have made the preliminary drawings specified on the back of your contract; now there is one per cent due us for those drawings." I have here an agreement that Mr. Ellis spoke of yesterday. This is an agreement which is somewhat similar to the one I have read. I will read it for the benefit of the association, that they may have it to think over.

ARTICLE OF AGREEMENT made this, the.....A.D. 188...
by and between F. M. Ellis, architect, of Marshalltown, Iowa, party of the first part,
and.....party of the second part,
Witnesseth, that F. M. Ellis, party of the first part, agrees to and with said second
party to prepare plans, specifications and details for a.....
.....
for the sum of.....per cent on cost or contract price of the same, and will superintend
the erection thereof as an architect for the sum of.....per cent on contract price.
Payment for plans to be made on date of letting contract, and payment for super-
vision to be made as work progresses, and the balance when building is finished.

Now, there is one thing in this contract that is not provided for in the one first read, and which I think ought to be provided for, and that is to specify when the payments are to be due. The payment for the plans ought to be due, and I think that ought to be specified, and it seems to me the clause in this contract is a very good one.

The Chairman: Does that clause provide for payment when the contract is let?

Mr. Hackney (after referring to contract): Yes, sir, that is true. I think it would be better to put that, that the payment for the plans is to be made on the date of their completion and delivery.

Mr. Blake: Why not make the payment for the office work as stipulated in the schedule of prices and professional practice there?

Mr. Hackney: I will simply say this, that the committee, in presenting this contract, expects that each member will give his own views, and we would like to secure something that each one will be willing to take into his own office and use there, as our object is to make our practice as uniform as it is possible to do.

Mr. Fulkerson: I move that the report of the committee on contracts between architect and client be adopted.

Mr. Taylor: I second that motion.

The Chairman: Is it moved and seconded that that contract be adopted as read?

Mr. Blake: Mr. Chairman, I think this matter of the contract between the architect and client is of greater importance than some of us seem to think it is. I think that this contract should not be different in any point of very much importance from the rules laid down for practice in our schedule. Now, in this schedule that we have adopted, and upon which this contract must be based, they give the per cents—preliminary studies, 1 per cent, etc. Now, in that, what those are, is specified: preliminary studies, general drawings and specifications, 2½ per cent; preliminary studies, general drawings, specifications and details, 3½ per cent. Now, it says that the architect's payments are due as his work is completed, in the order of the above classifications. Now, why not hold to that? What is the use of doing all this work, in some offices where they have a good deal of it, and completing it before you receive any pay? Now, if this is a rule, why not hold to it in our contract with our client, so that the contract will not clash with the practice of the profession? Another good feature, and a good object, that will be secured in this contract business, if we adopt it—every owner, or every party you contract with, will want a copy of that contract (of course, the price can be mentioned in the contract, and a price understood back of it), but it will show to the public and to members of the profession just what a man is working for, because this contract may go into court. Now, I think that contract, in the main, is all right. And there is another thing in reference to this supervision business that has bothered me; you contract with the contractor as to the time when a building is to be completed, and the architect is to superintend it for so much money. Well, now, the owner may be a little hard up, or other circumstances may control him, and that building may be delayed six months, and it may not be finished for a year after the contract is let; now, is the architect to continue that six months' service, or two months' service, or year's service, as superintendent of that building for the same consideration? Almost every other profession, where there is extra work imposed upon them in that way, would want to be paid for it. I would like to have an expression of the members.

Mr. Illsley: I have had that happen only in one or two cases, and then I have let the owner get the benefit of it; but I felt the injustice of it. We expect that the superintendent will take time every day, sometimes twice a day, sometimes once in two days, or something like that, extending over a period of four or five months, for an ordinary dwelling. Now, when that building is kept on your hands a year, perhaps, or a year and a half, and you have to leave your work and go out there, maybe some little distance in the country, it is certainly an expense to you which was not contemplated; you made no contract for that, and you ought to have additional compensation. But when you come to ask how much that additional expense shall be, and the owner disputes it, you have nothing to show. It is a difficult one, but I think it is an excellent point. I do not, myself, see any remedy for it except to refer it to an arbitration committee, such as our Western Association's constitution provides for. There is one other thing that occurred to me as Mr. Blake was speaking: the stipulation in the American schedule that these payments shall be due successively, in the order of the completion of the work, as above, opens a little difficulty in the way of collecting pay for superintending. (Reads from schedule.) Then when preliminary studies are made, you are entitled to 1 per cent, and when your details are done you are entitled to 3½ per cent, but then you are not entitled to any more until your superintendence is done. My custom has been different; it has worked very satisfactorily, too. I generally let the work to one man, and I make my contract that so much shall be due when the first floor joists are laid; so much when the second floor joists are laid; so much when the roof is put on; and my custom is to charge 5 per cent of the installment that has just been paid to the contractor. I think it is a great advantage, in the way of keeping peace with the owner, to have your collections prompt, and not have too much to collect when the building is closed.

Mr. Ellis: Mr. President, on this point I would say this, that I have had some three or four cases in this state, and several others in other states, and on those points I will say this, that I have on several occasions inserted in the contract that if the contract is not completed in the time specified,

that the contractor shall pay the architect's fees, in proportion to his fees, after the time expires; he shall pay all traveling expenses and other expenses; and I have collected for it in that way.

Mr. Hyde: Mr. Chairman, that is a point that I have had some little trouble with myself. I do not see, when we say we will superintend this building, and it runs thirty days over the time of the contract, but what we ought to be willing to give that service, unless it is in cases where the building is out of town; sometimes that makes increased expense, perhaps—traveling expenses—and perhaps makes one or two visits that would not have been necessary if the building had been pushed right along; but so far as home cases are concerned, where you make a practice of going around and visiting your buildings as the work progresses, and a building is not pushed, and they do not want it until the day after to-morrow, you have that time to devote to some other work, and it hardly looks to me like justice to go to the client and say, because this building was not completed, we ought to have a certain amount of pay, when it took only so many visits, whether it was completed in sixty days or ninety days; it looks to me like drawing the point a little too fine for professional services. I think the tendency of that would be to make considerable trouble.

Mr. Plack: Now, that is all right. The more I think of this subject, the more I think it necessary to consider that point. Now, if all our orders were taken in the early part of the season, and we had nothing to come in in the meantime, it would be all right—a few extra visits would not amount to much. But where you have got orders coming in all the time, and you start with six or eight buildings and have them run all through the year, the first thing you know you have got more on your hands than you can attend to; but if you can close your old contracts up, and dismiss them from your mind, you can relieve yourself of that much. I think it would be well to consider that point, and when a time is set for the completion of a building, to be able to settle in your own mind when that building will be done and when you will be done with it.

Mr. Ellis: My point in inserting that clause in the contract is not altogether for the sake of collecting this additional fee, or the additional expenses: one particular point I had in it is this, and I have found that it worked admirably too; that it encourages, or rather, enforces upon the contractor the necessity of getting his contract done at such a time, for fear of having to pay that expense, just the same as he would have to pay other damages. It is a sort of bond over him. It is a benefit, even if you do not collect it; it is a benefit, because it says to him: "You must get that done." He has got a double bond over him.

Mr. Blake: Mr. President, in some cases, and in many cases perhaps, the delay in the completion of the building is the fault of the contractor, but sometimes it may not be his fault, and I do not think he should be subject to pay these extra charges. The truth of the case is, this building is being erected for the owner, he is the man that is going to make the money out of the undertaking; he is expected to pay for it, and to pay for all material and labor furnished for it. Now, I think this association, in starting out, should aim to improve the professional standing of architects. We have been doing a sort of random business here, and have been considered a sort of body of tramps, running around the country trying to do missionary work. Now, if the architects do not respect themselves, and place themselves on some professional basis that is sound and honorable, and that we can respect ourselves for, we will never get on with any plan of practice. I do not see why we should do two months' service for Mr. Smith for one month's pay. If a doctor makes three calls, he charges for three calls. You go to a lawyer, and if he does anything for you you pay him for it, and if he does something more for you you pay him for it. But the architect can stand around on the floor of his office, twenty-four hours out of twenty-four hours, and answer questions, and he can run down here three months after the contract time has expired, and see that the building is progressing as it should, and he is expected to do that for glory, and because he is a good fellow, and he is expected to live something like a Methodist minister—on wind. For younger men this is more important. For some of them that are older do not expect to reap much benefit from this, but young men, who have a lifetime before them, want to teach their clients, and the public in general, that they are just as honorable and just as deserving as any other professional men are. The quicker we do that, the quicker we will be recognized, and we won't be expected to go around in droves, like grasshoppers, with competition sketches and plans for residences, or anything else. If a man wants to build, and you are known as an architect who understands his business, and he wants your services, he will come for them, and he will be willing to pay you for them. If a man solicits your services, he expects to pay for them; but if you solicit his work, your services don't amount to much, and he don't expect to pay much. It has been suggested here that if you go out of town, and pay traveling expenses, for this extra work you want some pay. Suppose I owned a building five miles out of town, and I am six months behind on contracts—the architect must go out there two or three times a week—he may hire a livery, or he may go on the horse railroad, and it costs him a dollar and a half every time he goes out there, and he presents a bill to me for traveling expenses, and I pay it; and I have a building in the city where he walks or goes in a buggy—where he does not have to pay out any money, and he presents a bill to me and I don't want to pay it; he has not paid out any money on that and I cannot afford to pay it. Now, where is the difference?—in the latter case I expect to get something for nothing.

Mr. Hawley: It seems to me that as to traveling expenses, that is covered, if I remember right, by a part of the schedule of charges, in which it is said that this per cent does not include traveling expenses. If we live up to that schedule exactly, we would receive that compensation for work right here in town, and if it is work where we have traveling expenses, it becomes an additional item. And if I hire a livery, it is the same thing—it is traveling expenses, and would certainly be so considered. Take a medical adviser, who owns his own horse and buggy, and if he goes out into the country, I have known a number of them who said they charged for that just the same as they would charge for a livery rig if they had hired one. We ought to make it understood that it is the same with us. And as to what Mr. Hyde said about it being the same number of visits

one way as the other, that might be true if we were kept informed when they are delayed, but my experience has been that when these delays occur I have to go up and look, and find nobody there. There is some point that needs looking after, and I go up three or four times and cannot find anybody to report to; I write to the contractor, but he does not come near me—just because there is a delay, he will dodge me. He knows that he is not living up to his contract, and he wants to keep out of the way from everybody. It seems to me that is a well taken point—there should be some additional compensation some way or another.

Mr. Hackney: I would add to the contract, "Payments to be made in installments in proportion to, and according to the schedule of charges adopted by the American Institute of Architects." There may be some little questions that will come up that that schedule won't cover, but it comes as near it as anything we can get, in a condensed form, I think—as anything we can get at the time. While we may lay out of our money for superintendence a little time in some particular cases, those are things that are incident to the trade, and we must take our risks. The amendment I would make to the contract would be this, after the words and after the clause: "And I agree to pay him therefor . . . per cent of the cost of the work," to insert the following: "Payments to be made in installments, in proportion to the schedule of charges adopted by the American Institute of Architects."

Mr. Hackney: Now that schedule says that the architect's payments are successively due as the work is completed, in the order of the above classifications. Now, I have always held that the payment for superintendence was due as the work progressed; that the payment for the plans was due when the plans were completed, and the price for superintendence, say one and a half or two per cent whenever an estimate was made and the money paid. I have not waited until the completion of the building to collect.

The Chairman: That gives you opportunity to collect as far as the work has gone, in case of any stoppage of the work.

(Mr. Hackney's amendment was here voted on and carried.)

Mr. Taylor: This point of additional pay, where the contract is not completed in the specified time, might be arranged in this way, by an amendment to this latter clause: "It is further agreed that if any material changes are made in the plans, elevations or details, after the same have been fully agreed upon and approved, to allow said architect a reasonable sum for the same." Then add in there: "If the work is delayed beyond contract time, then the architect to receive additional compensation for additional superintendence."

Mr. Fulkerson: Why not put that in shape, that you further agree to pay, and make that a latter clause to the contract?

Mr. Ellis: I think that covers it.

Mr. Blake: It is all embodied in the contract.

The Chairman: Those who are satisfied with that additional clause will please say "aye."

Mr. Plack: Does that mean that the owner allows the same?

Mr. Hackney: Certainly the owner allows the same. The owner, as I hold, is the only man that an architect should ever take a cent from.

Mr. Plack: Here is a point; suppose the delay is wholly the fault of the contractor, the owner should not suffer by reason of that; the contractor should be made to pay a forfeiture to the owner, and then let the owner pay it.

Mr. Hackney: That is provided for in the contract. There is never a time contract made but what there is a forfeiture.

The amendment was voted upon, and carried unanimously.

Mr. Josselyn: I move that this contract, as read, with the amendments that have been acted upon, be now accepted.

The motion to adopt the contract was carried unanimously.

Mr. Hackney: Mr. Chairman, the further business before the convention is this, the contract as made between the owner and contractor. I presume I had better read the contract. Contract reads as follows:

THIS AGREEMENT, made this . . . day of . . . A. D. 188 . . . by and between . . . of . . . as party of the first part, and . . . of . . . as party of the second part.

Witnesseth: That the said party of the first part, for and in consideration of the payments to be made . . . by the said party of the second part, as hereinafter provided, does hereby contract and agree to furnish all the labor and materials to build and complete for the said second party, the following work, to-wit: . . . as described in the specifications and according to the drawings therein referred to, made by . . . architect . . . said specifications, preamble and drawings being made a part of this contract.

The party of the first part further agrees that the work above specified shall be commenced on or before the . . . day of . . . 188 . . . and diligently pursued to completion on or before the . . . day of . . . 188 . . . and in case of failure to complete the work on or before the . . . day of . . . 188 . . . to pay the party of the second part as liquidated damages the sum of . . . dollars per diem for each and every day thereafter that the said work shall remain incomplete. . . .

And the said second party, for and in consideration of the said first party fully and faithfully executing the aforesaid work, and furnishing all the materials therefor, so as to fully carry out the design, according to the above covenants, and agreements and by the time mentioned, to the full satisfaction of . . . superintendent . . . doth hereby agree to pay to the said first party the sum of . . . dollars on certificates of the superintendent . . . as the work progresses, to-wit: . . . per cent of the estimated value of the work and materials, as put in the building, and the remainder on the satisfactory completion and acceptance of the work herein named.

The said second party also agrees in case of failure, * [without cause] to pay the above mentioned certificates and estimates when presented by the party of the first part, to forfeit and pay to said first party as liquidated damages the sum of . . . dollars per diem for each and every day that the said payments are delayed.

† *to read, however*, In case of any notice to the party of the second part of any claim for mechanic's liens, for labor or materials furnished, or to be furnished by subcontractors or others, or in any case any such labor or materials remain unpaid for by the

† NOTE.—Ordered that three or four blank lines be inserted here.

* NOTE.—Amended by striking out these words.

party of the first part, the party of the second part reserves the right to withhold payments on this contract until said liens, claims or demands are settled or released.

No claim or charges for extra work shall, in any case, be allowed or paid to the party of the first part, except upon the estimates and certificates of the superintendent, as provided in the specifications.

.....Contractor.
.....Owner.
.....Architect.
We, the undersigned, acknowledge ourselves indebted to.....
in the penal sum of.....dollars, conditional for the faithful performance of the above contract.

.....Contractor.
.....Securities.

In this contract I would like to call your attention especially to this clause where it says: "The said second party also agrees, in case of failure, without cause, to pay the above mentioned certificates," etc. We have had a continual fight with contractors in our town, to get them to sign a time contract unless they have some guarantee that they will get their money on it. They are willing to do their part, and to push their work, but they say: "How do I know but the owner may delay me two weeks, or a month, or sixty days, on technicalities of the clauses, or from pure 'cussedness' in holding back and not paying me my money. And how can you expect me to push my work if I do not get my money as I go along?" In order to satisfy those contractors, we have put this clause in, which, if he is a responsible contractor and pays his bills promptly, and there is no question but what his bills are paid, there should be no question in the owner paying his estimates promptly. It is the better class of men that have made this fight on us, and this is just because they pay their bills promptly. We put in this clause with the proviso: "The said second party also agrees in case of failure, without cause, to pay the above mentioned certificates and estimates when presented by the party of the first part, to forfeit and pay to said first party as liquidated damages the sum of dollars per diem, for each and every day that the said payments are delayed."

The Chairman: I cannot see how we can meddle with that part—if the owner fails to perform his part of the contract.

Mr. Hackney: Then he forfeits, just as the other man has to forfeit, for the time he loses. And if the owner delays paying his estimate a week, it virtually gives the man a week further to complete his contract—that is all there is to it.

The Chairman: It may be well enough to try it, but at the same time I think we are meddling with a thing we have no business to.

Mr. Hackney: You will notice this contract specifies that: "This work is to be done," etc., etc. (Clause of contract read.) Now, our object in getting out this contract in the name of the association is to get a contract and preamble to the specifications that will be the most uniform. Mr. Illsley tells us of this "new departure specification" which comes to us from THE INLAND ARCHITECT, and I have no doubt they are giving it a good deal of thought and study, and it will be a good specification when it comes. When it does come it can take the place of this specification. If they have a good contract with it, we, as individuals, can adopt it. But what is most desirable is to get something that can be used now.

Mr. Illsley: We are not getting up a contract.

Mr. Hackney: This contract should cover the specification, if we should adopt it. Supposing we adopt this contract and specification now, and at the end of six months we conclude to adopt the specification of THE INLAND ARCHITECT, our contract will cover that just as well as it covers this. The object in adopting a uniform contract is this: So many contractors have come into my office and read my specification, and then gone off and done work entirely different; and I say, "This won't do; I must have this done so and so;" and they say, "Oh, no, that is not according to specification," and when I turn to the specification, and point it out to them they say, "Well, I never heard of such a thing as that. I have done work for Mr. Blake and Mr. Plack, and I never heard of those men specifying such a thing as that." And so he tries to worm out of the work because I have got something included in my contract and specification that is entirely different and at variance with those of the other architects. So it seems to me, if the contractor, when he comes into the office and turns to some of my specifications, and finds the same terms on all of my specifications, and on all of Mr. Blake's, and on all of Mr. Ball's, and Mr. Josselyn's, he could tell the minute he opened a specification what the terms of the contract would be, and he would know what the terms of those specifications will be, and all he has then got to study is simply the details of the specifications, as written in.

The Chairman: Have you got any resolution to make, or do you simply offer that as a form of specification that would be desirable.

Mr. Hackney: We offer this contract, and the preamble to the specification, which we have circulated here for the inspection of all these gentlemen, and we offer this for adoption; and I will say that this is the paper that we have adopted and are using in our Des Moines Association, and if we adopt this we will print a sufficient number of them and send them to each and every one of the architects of this convention, that is, all the architects that belong to our association. We will send these blanks out at just what our secretary says it costs to produce them, and to any other architect outside of the association that wishes them, we will send them at a reasonable price, and whatever profit there is on them will be converted into the treasury. We will pay for them out of the treasury of the association, and hold them as the property of the association. We can produce them in large quantities much cheaper than individual architects could buy them in small quantities.

Mr. Blake: I move that the report of the committee be received.

The motion was carried unanimously.

Mr. Blake: Mr. Chairman, while undertaking to get up a contract, which, in the main, I think is all right, I think there are one or two things that are a little one-sided. It says the party of the first (that being the contractor) further agrees that the work above specified shall be commenced on or before the — day of — and diligently pursued to completion on or before the — day —, and in case of failure to complete the work on or before the day specified, he shall pay a forfeiture. That is one condition. Now, over here is an offset to that; it says that payments shall be

made on certificates of the superintendent, as the work progresses, to-wit: a certain per cent of the estimated value of the work and materials as put in the building, and the remainder on the satisfactory completion and acceptance of the same. And it says, the second party also agrees in case of failure, without cause. Now, the owner may say: "I have not got the money. I have failed to realize on collections, or, perhaps, to borrow money, as I expected, and have not got the money." That is a very good reason why he don't pay it; or as good a reason as could be assigned. It may be well to have it there, but I think we should have the same corresponding clause in the other, in case of failure to complete the work on or before the day specified, without cause, or if it is the fault of the contractor that he has not completed it. Now, there are some circumstances the contractor cannot control, and if he exercises due diligence, and prosecutes the erection of the building as well as he is able to, and as fast as he can, and he utterly fails—it is impossible for him to comply—I do not think he should suffer on account of that failure. There should be some provision made for that.

The Chairman: I do not think you can provide against all such contingencies as that. You make a definite contract on both sides, and if one fails, it releases the other, to some extent. You can make the contract and leave it there; then, if one party fails, it releases the other.

Mr. Hackney: I will just simply say that the causes are specified below that. It says that the owner cannot withhold without cause, and the reasons for withholding payments are specified right below that. The causes are all specified in the contract.

Mr. Blake: The contractor has no loophole out.

The Chairman: When the owner refuses to pay, that releases the contractor.

Mr. Plack: Suppose he does pay and the contractor does not complete his work in the time specified—he is delayed by other contractors, or by bad weather—he has no excuse at all; he has got to pay his forfeiture, according to that clause. If it can be shown that the contractor has been careless, and he fails of his own fault to complete the contract, then he should be required to pay damages. And if the owner fails to pay on his estimate in any such manner, there should be some little latitude to the contract in such features. That is my idea. Now, it says here in winding up: "Provided, however, in case of any notice to the party of the second part of any claim for mechanic's liens, for labor or materials furnished, or to be furnished, by sub-contractors or others, or in case any such labor or materials remain unpaid for by the party of the first part, the party of the second part reserves the right to withhold payments on this contract until said liens, claims or demands are settled or released." I do not know how it is in larger places, but I know in our town there are very few contractors able to carry many contracts unless they can get payments on them; and as a general thing, they receive 75 to 85 per cent on the contract price as the work progresses. And there must be moneys due sub-contractors unpaid at the time of the final settlement, and the contractor is unable to pay those bills due, unless he should get the money of the owner to pay them with. Now, I think that the owner should have a right to pay off those claims himself—to assume the obligations of the contractor for money due for material, or to sub-contractors, to the extent of the moneys due him upon the contract.

The Chairman: The way I have made my contracts lately has been this: That the contractor draws, after the first conditions of the contract have been complied with, a certain proportion of the money due, to be applied entirely for the purposes of that particular building, and when he comes to final settlement, he should give an order on the owner of the building for all outstanding indebtedness.

Mr. Hackney: I would simply say this as to those time contracts: In the first place there must be no reason for making a time contract unless you make it binding; no contractor wants that contract without figuring fully on all the chances of the weather, and all the storms, etc., that may intervene before the completion of his contract. And as to his security for his pay, we all know that we have got the mechanic's lien law of our state, which seems to be as unchangeable as the laws of nature, and as exacting. It is one of those things that every man wants to know who undertakes to build in this state. "Is my building to be subject to a mechanic's lien?" Now, that clause in regard to this provision against the mechanic's lien, that was taken bodily out of the contract that I have been writing in my office for my clients. That was prepared by Judge Nourse and Col. Gatch, two of the first lawyers of our town; that was made and revised by them; also this bond, etc. I had the contract made up and submitted to those two gentlemen, so as to get something that would provide against those mechanic's liens.

As for the payments, to require the owner to pay on the estimates of the architect would be a very serious injustice to him, unless he has that clause providing that he can withhold payments, right in below here—of course, if he has gone into a wheat corner in Chicago, and got squeezed out of his money, that is no cause whatever for withholding payments; it is entirely foreign to this contract—it has nothing whatever to do with this contract. His obligation is to the contractor, not to his banker, or to any one else, but to his contractor; and the causes for which he can withhold payments are fully provided for in the next clause. Now, another great thing we have got to contend with under this mechanic's lien, every shyster—every man—he may be not only penniless, but may be a thousand dollars in debt—can go into our town and hang up his shingle as a contractor; he may be in debt forty thousand dollars, and he can come into your office and bid on a contract, and he may possibly be the lowest bidder, and you must let him the contract, and there is not a lumber man, hardware man, brickmaker, or any man that sells material in our town, but what will sell that man all the material he wants, and never question his ability to pay—not one question will he ever ask as to whether that man is able to pay or not. He simply files a mechanic's lien on the building and the building has to stand it. We must protect our clients, or we cannot do business. I want that contract to go through just as strong as we can make it for our clients. If the contractor will sign it, and do his work well, that contract will protect him—if he will do his work fully and faithfully, and pays his bills. If he does not do it faithfully, and don't pay his bills, I say, let him suffer the consequences. I do not propose to make a

contract for a client of mine unless I can make one that will be binding on the contractor. I want to take care of the contractor, at the same time, but I want to make it binding on the contractor without question.

Mr. Taylor: I think the trouble is, it does not specify the causes, as it is. Now, this provision in the clause following, that those are the causes, now, if we would just simply change that, so that it would point directly to that clause, I think it would be all straight.

Mr. Blake: Leave out "without cause" then, and let the rest of it remain. I offer an amendment to strike out the words "without cause."

Mr. Hawley: I second that.

Mr. Illsley: In regard to this lien law, one excellent plan is, not to let penniless shysters come into your office and bid.

Mr. Hawley: How can we help it, if the owner wants the man to bid?

Mr. Illsley: I tell the owner that if you want such a man to do your work, I throw it up. Then, again, it is our custom in St. Louis to take security, and when I have a good security, I just pay the money right out, and I have never had any trouble at all in twelve years' experience.

Mr. Blake: You can manage that all very well with the control of the contractor. If you control your contractors, and who shall come into your office to figure, all right. But if they take the specifications outside, and receive the bids outside, that is a thing the architect ought not to submit to.

Mr. Illsley: My specification, for example, says all sub-contractors are to be acceptable to me. Nobody comes into my office to bid except on invitation, and then the sub-contractors have to be accepted. And I always ask: "Who will do your brickwork," etc.? and I keep a record of those things. It has worked very satisfactorily. Now, I have also put in my contracts: "payments may be made on orders," because I have had contractors come and say to me: "we are delayed on another job—a job out there in the country—and we are very short." I also say this, that on final settlement I want to see the bills, although they give bonds, because I do not want to sue the bondsmen. Sometimes contractors are careless about taking receipts, and I want to see them when we come to settle up finally. My contract provides that payment may be made on orders, and I may settle up for final balances on order. One more word: my contract provides in case of delay, "from causes beyond the contractor's control," he shall be held harmless.

Mr. Taylor: Mr. Secretary, please read the resolution.

The Secretary: Moved to amend the clause: "The said second party also agrees in case of failure, without cause, to pay the above mentioned certificates," etc., by striking out the words "without cause."

The amendment was carried unanimously.

Mr. Taylor: Mr. Chairman, I should like to have the sentiments of the meeting on this point that Mr. Illsley just brought up. It strikes me it is a good idea, if we could find a place for it in here.

Mr. Plack: That is, "cause beyond the control of the contractor."

Mr. Blake: Payments may be made on orders.

Mr. Hyde: I would suggest that space be left for filling in. There are probably no two of us who conduct our business alike in local matters. There are some men to whom I would not let a lump contract of any kind, and there is another class of men whom I do not let in my office. And there is another class of men who have not got a dollar and still are good men. They take a contract and propose to see it through, and unless some unforeseen accident occurs, their bills will all be paid. They only take two or three contracts at a time, and attend strictly to the business themselves. They not only have responsible foremen to attend to it, but they attend to it themselves. They have no money, but their standing is good with lumbermen, or material men of any kind, and I make my contracts like this: "When you want a payment you bring me your lumber bill, and I will credit you so much on the contract, and I will assume that bill, substantially." If a lumberman has a bill against one of these men, he comes to me and says: "I have got a lumber bill against this man, and I want you to protect that bill. I will give my release on any lien, but I want you to protect it." And when final payments are made, I have the bill right there in my office. The contractor sometimes brings the man right into the office that he buys the material of, and they have the whole thing settled right there. If I have a lumber bill of five hundred dollars, or three hundred dollars against a man, I make out an order for him for three hundred dollars, to be paid out of his contract, and if I make my regular payments on Saturdays I tell him to call around Saturday, and I will have the money for him.

Mr. Illsley: There is only one objection to paying on orders. I do not like paying on orders, because I have to watch the order and satisfy myself that the order is correct. It is possible that the contractor may say, "I am a little short of money now, and I will sign an order for nine hundred dollars," though you are entitled to only seven hundred, and you are to give me the two hundred, so you may be caught overpaying some parties before you get the final bills; therefore I want to avoid orders, and I will never pay an order until final settlement, and then only when I have all the bills and can make sure the aggregate payments will not overrun the contract.

Mr. Hackney: I would like one word further in regard to this point, in regard to the contractor not being required to go beyond possibilities. I will simply say, right at the end of that clause, there are five and a half lines left for additional specifications in regard to that one matter. Contractors and owners can always agree as to that particular point. They always discuss it between themselves. I say, we have left five or six lines for further specifications as to that particular point. Now, as to this order business: I do not think that need apply here. I will tell you how I work that: The day before I came away from home I had a contractor who was wanting some money—wanting me to let him have an estimate—his estimate was due on the fifteenth of this month. I did not know whether I should be home before Friday or Saturday. I knew there were a good many bills out against the building, and the building is, practically, completed. There is a little over \$1,700 due him, and I have reason to believe that there is at least a thousand dollars out against the building, in outstanding bills, and the owner did not care to pay him the money without some guaranty that those bills were paid, but in order to settle the matter between them we fixed it in this way: I gave him an estimate on

the building for one thousand dollars, to be paid in orders on the owner, on the fifteenth day of this month, and arranged that the owner would accept orders to the amount of one thousand dollars, on the fifteenth day of this month.

Mr. Blake: Doesn't the contract provide that the payments are to be made in money?

Mr. Hackney: No, sir; you might make them in sheepskin; the orders are made on the bank. If the contractor does not wish to take that estimate in that way, the estimate will not be paid until those bills are paid, because we know the bills are out against the property. The estimate would be made out and given to him on the fifteenth, for whatever amount is due at that time, but the estimate will not be paid until he can turn in his receipts, because the building is so near completed. You see in this preamble that we refer to, it requires him to bring a certificate from the clerk of the courts that there are no liens against the building, and it also requires him to furnish receipts for all of the material that has gone into the building.

Mr. Plack: When I have reason to believe that contractors will apply some of the money on a certain estimate to some other purpose, when he comes in and says, "I would like \$500; I want to pay the mill man \$150, and the plasterer \$100," and divide it off that way, I make my certificates out for each of these amounts, and let him sign them over to the plasterer or plumber, or whoever it may be, and I give those certificates myself to the sub-contractors; then I know that the money is applied to the purpose for which he asked it.

Mr. Illsley: How do you know that the mill man has not got \$50 over, which he hands back to the contractor?

Mr. Plack: Well, that I would not know, except that I would know what the sub-contractors were getting; I always require them to file the amounts.

Mr. Illsley: The best and most comfortable protection is to get security.

Mr. Fulkerson: One way of treating a sub-contractor, for instance a brick man, is to give him a pro-rata estimate of what the work is worth of the first story, and the second story, and the third story. In that way you can hold him level. And then have him give a signed pay-roll at the end of every week, to show that his work is done. That secures the owner in all respects. Of course, perhaps, every contractor might not like to do that, but it is the only way that you can hold a sub-contractor whom you cannot get a bond from, to do his work properly.

Mr. Illsley: I think we ought to have more than five per cent for that kind of work.

Mr. Ellis: I move that this contract be adopted, as amended.

Mr. Hyde: I second that motion.

Mr. Josselyn: One thing I want to speak of: I do not know how it has been with the rest of the gentlemen, but, in certain classes of work, it saves a good deal of trouble, instead of making an estimate by percentage on the cost of the work, that it be agreed on beforehand what the payments are to be, in one, or two, or three round sums. I would suggest that you leave three lines blank in there after "to-wit," and if it is desired to use that space, you can then scratch out what is unnecessary. It would save a good deal of trouble in making estimates. I make a motion that the secretary make a notation to that effect on the blank which he has, that three or four lines be left in after the word "to-wit."

The motion was carried unanimously, and the contract, with amendments, was adopted.

Mr. Hackney: Mr. Chairman, the resolution, as given to our committee, to prepare these contracts, said nothing about specifications, or preambles for specifications, but in our local association at home we have prepared this preamble, which we are using there in our offices, in connection with the contract which has just been adopted. Now, as I remarked a while ago, we expect to get something a good deal better than this from our friends in Chicago, but until we do get this, I will simply say that we have a few of these on hand, and if any of the gentlemen should want them, we can furnish them.

Mr. Hyde: Mr. Chairman, in the matter of the contract between the architect and client, is there any provision made for the printing of them for the association? I make a motion that the board of managers be instructed to have whatever amount is necessary printed, to be furnished to the architects at whatever price they cost. They ought to be put in book shape, so they can be torn out—or in blocks. They ought to be put in shape so they can be gotten at right along. I would make a motion that the board of managers be instructed to have those contracts printed and distributed to the association, as soon as convenient, in such form as they think most convenient for the use of the association.

Mr. Hawley: I second the motion.

The motion was carried unanimously.

Mr. Hackney here took the chair.

The Chairman: Gentlemen, the report of the committee on building laws, I believe, is the next thing in order. I would state, for brother Lee's benefit, that the committee reported progress yesterday, and asked until today to report.

Mr. Fulkerson: I move that the committee be continued until the next meeting.

Mr. Hawley: I second the motion.

Mr. Fulkerson: Mr. Chairman, I would just like to offer a suggestion to the committee on building laws; and that is, the point of liens for architects. Now, there are a great many cases come up where the architect does not receive his pay as he should, and it seems as though he hadn't the same privilege that the builder has, of placing a lien upon the work—at least I have heard lawyers say that an architect has not that right. It seems to me that that ought to be remedied, if it can be, and if a memorial goes before the legislature, in regard to building laws, that that ought to be included in some way or other, so as to give the architects the means of protecting themselves, the same as others do.

Mr. Ellis was of the same opinion.

Mr. Illsley: Put it in this shape: "Resolved, that the Committee on Building Laws be instructed to take necessary steps to give to the archi-

tests the protection of the lien law, or some equivalent legislation, for the collection of their dues."

Mr. Ellis: I second that. Let it go right straight in with the building law.

Mr. Lee: As a member of that committee, I think I will express the sentiments of the other members when I say that we are more than anxious for any suggestions or remarks that can be made to broaden, complete and simplify a building law in the State of Iowa. While the point suggested by the gentlemen has been one of primary consideration in my mind, and I have stated in my suggestions to the other members of the committee that that should be one of the fundamental principles of the statutory law, any suggestions or points that any of the members may like to make at any time we would be thankful to receive. This is one of the things we shall endeavor to make—a similar law to protect the architect to that which now protects the builder. There is nothing in the law, now, beyond the common law of any other individual.

Mr. Fulkerson: A lien law, if it can be brought about, is just exactly what we want to protect ourselves just as the contractor would.

Mr. Josselyn: Mr. Chairman, I had a case in which the owner refused to pay me, and when I came to endeavor to put on a lien, the lawyers informed me that I could not do so; but it happened in my case, that I had superintended the building—I had not only furnished the plans, but had superintended it—and the decisions of the courts of Pennsylvania, I believe, allow a man who superintends to put a lien on the building. If he has not superintended it he cannot put a lien upon it. And also, in my case I happened to have got some of the glass, and that was in the bill. I made up my mind to see what I could do with it. I was put off and put off by the owner, and rather than let the thing come to a head he paid the thing finally, so it never came to a final decision.

Mr. Illsley's motion was carried unanimously.

The Chairman: What is the further pleasure of the meeting?

Mr. Illsley: Mr. Chairman, I offer this resolution: "Resolved, that the chair appoint a committee of three to prepare a suitable paper or memorial to congress, for investigation and report on the methods adopted by the French government for the development of architectural talent, and its employment of designing and superintending in government buildings." This document will be printed as soon as possible, and a copy sent to each member of the association, with the request that he lay it before each member of his district. My intention is to attempt something of the kind when our Western Association meets in St. Louis in November. And also, if this association approves this motion, to see if we cannot get something done by the American Institute. And the idea will be that a copy be sent to the members of each association, so that each one can explain it to the congressmen of his district, and, if possible, interest them in it. If each member will coöperate and carry that out, I think that we may expect, when such a memorial comes up before congress, it will find congress ready to take it up, and we can hope to see it go through—and if it does it will be a great thing.

Mr. Taylor: That speaks of government work; do you intend to include the action of the French government in general, or simply with reference to government work?

Mr. Illsley: As I understand it, the French government does that with reference to government work only. The objection might be raised in congress that it is no duty of congress to undertake to foster the advancement of architecture in general; but, as to government work, it is their duty.

Mr. Lee: I move that we adopt Mr. Illsley's resolution.

Mr. Fulkerson: I second the motion.

The Chairman: Gentlemen, you have heard the resolution as offered by Mr. Illsley. Are there any further remarks to be made?

Mr. Lee: I would offer one suggestion. I think it would be advisable, inasmuch as the government of Italy, at this time, is making extraordinary efforts to develop architectural talent, especially with reference to the building of cities, and that includes government work. I would make an amendment, that it include the practice of the Italian government, as well as of France, as it will be of great value to us here. While investigating one, they can as well investigate both. I would offer it as an amendment that the Italian system be included, as well as the French.

Mr. Taylor: That is, not only France, but Italy is spoken of, and Belgium and Germany are doing a great deal. I think Belgium is making as rapid strides as any of them, and if we could interest our government to take hold of the matter, and investigate it thoroughly over there, and get the benefit of all those systems, it would be an excellent idea. But the question comes up, whether we might not defeat ourselves by attempting too much.

Mr. Lee: I move you to amend by inserting the word "Italian" after the word "French," and change the word "government" to "governments."

The Chairman: Gentlemen, you have heard the motion made by Mr. Lee; all in favor of it please signify by the usual sign.

The motion was carried unanimously.

The resolution, as made by Mr. Illsley, and as amended, was adopted unanimously.

The Chairman: There is one other matter that is of a great deal of interest to this association, and to every architect in the United States, that has been brought before us by the action that has been taken in congress, by the presentation in congress of what is called the "Stockslager bill." It seems to me that if there is any one present that can give us any information in regard to that, we should like to have it; and possibly it might be well to appoint a committee to investigate that bill more thoroughly, to find out what is its present standing, possibly by writing to Mr. Stockslager himself; and to find out in what shape it is—whether it is still before congress, or whether it has fallen through by adjournment of congress, and, if so, what the prospect is of raising it next session in congress.

Mr. Illsley: I offer a resolution that the chair appoint a committee to investigate that bill—to write to Mr. Stockslager, say, and learn its prospects, and if we can get good information on that point we will be glad to publish it in THE INLAND ARCHITECT for the benefit of other members.

I think it is important. I do not know any one that knows the status of that bill. I make a motion to that effect.

Mr. Blake: I second that.

The Chairman: Gentlemen, you have heard the motion, that the chair appoint a committee of three to investigate the status of the Stockslager bill. I presume that means to use their influence in any way they see proper to advance that bill, and the committee to report at the next meeting.

Mr. Illsley: I would like, for the benefit of THE INLAND ARCHITECT and its readers, as early information as possible.

Mr. Lee: Mr. Chairman, while this motion is before the convention, wouldn't it be as well to instruct that committee somewhat further? Wouldn't it be well to instruct the committee, after ascertaining as soon as possible the status of the bill at present, and its prospects, to get a copy of the bill as now before congress and revise it to the best of their judgment, of course, leaving the work of how they vary it to themselves, but instruct them to revise the bill and make a report to this society of their revision of that bill, any points that may need revision, and, no doubt, there are plenty, as it has been discussed by a good many societies, and it is imperfect in its present condition. And by conference with Mr. Stockslager himself, his feelings can be had as to how he will take the revisions, and perhaps it can be got before congress in a much more nearly perfect state. It is a departure that is new to you. There is nothing that is an exact counterpart of it in the Old World that I am aware of, and it is a thing that will demand the best interest of every man in the state. I think the committee should be instructed to use their best efforts to revise the bill, and put it in the best shape it can possibly be put in by their respective abilities. I would offer that simply as a suggestion.

Mr. Illsley: Does any one see how it will be practicable for that committee to report to the architects of Iowa?

Mr. Hawley: Wouldn't it be the speediest way to reach the architects of Iowa, and of the whole Northwest, to report what such committee may find out as to the present status of the case, through THE INLAND ARCHITECT, and to get, through THE INLAND ARCHITECT any suggestions from others of the profession as to any proposed amendments? I have seen in the *American Architect*, or perhaps in both, some allusions to this bill, criticising it in some particulars: perhaps those points can be looked up—and there might be others—and, by means of THE INLAND ARCHITECT, the thing might be left in shape to give the first report of it through the next number, then, by the succeeding month there would begin to come in some suggestions, and, by the aid of THE INLAND ARCHITECT, the whole thing could be much more thoroughly worked up than it would be possible for any committee in this state to do it. I think that would be the proper way for the committee to work the matter.

The Chairman: It seems to me that this committee might be instructed to investigate that, at their earliest convenience, and report it to the president, in order that he may carry it to the association, either through publications or at the next meeting; or that he may be instructed to inform the members of this association as soon as practicable, through the medium of our official organ. It seems to me that would be the proper thing to do.

Mr. Blake: I move that an amendment be added, that this committee be instructed to report, as soon as possible, to THE INLAND ARCHITECT the result of their investigations.

Seconded by Mr. Lee.

Mr. Illsley: A suggestion has occurred to me; I would suggest that after the immediate reports are made to THE INLAND ARCHITECT the committee be instructed to prepare a revision of the Stockslager bill, and let the chairman of this committee be instructed to report to the Western Association of Architects, at their next meeting, in St. Louis, which occurs before the meeting of congress; that society can then act upon that bill, and any revisions of it can there be determined upon, and come from the whole Northwest. Therefore, I make a motion that the committee be requested to draft a revision of the Stockslager bill, and to report to the Western Association of Architects, at their next November meeting, in St. Louis.

Mr. Hackney: I believe that covers the whole ground. The original motion, as I understand it now, is to this effect: that the chair appoint a committee of three to ascertain the present status of the Stockslager bill, and after an investigation as to the present standing of the bill, to draft such amendments, or make such suggestions, as they think best to that bill; to report their investigations to THE INLAND ARCHITECT at their earliest convenience, and to make a further report with these suggestions as to changes that they would make in that bill, to the Western Association of Architects, at St. Louis.

The motion was carried unanimously.

Mr. Fulkerson: I will make a motion that the chairman of the association be the chairman of that committee.

Mr. Ellis: I second that motion.

Mr. Hackney: I could have named a better man than the chairman of the convention for that.

Mr. Fulkerson: The reason that I made that motion is this, that this report ought to go to the chairman of the association before it goes to THE INLAND ARCHITECT. It would go right through his hand to the paper, and everything would be satisfactory.

The motion was carried unanimously.

Mr. Hyde: We do not get together very often, and do not know much about each other's work, and I would suggest, that at the next meeting of our association, in January, the members be requested to bring some of their best work and cover up some of these naked walls, so that we may have something interesting to look at while not talking. We might show to one another, perhaps, something that would interest us, to a certain extent at least. I would make a suggestion that the members of the association be invited to bring whatever display they see fit—either drawings, or photographs, or anything they think would be of interest to the members. At the same time, I will say, that perhaps it would be advisable to have a committee appointed to take care of those exhibits, to see that proper space is provided for them in whatever room the association may have, and to put them on the walls or table, so they could be displayed to good advantage.

The Chairman: I would state that the by-laws provide that the Executive Committee shall take charge of all property of the association, and if that was put in the hands of the association it would fall into their hands.

Mr. Illsley: If all the members of this association, and all their friends, will set themselves at work now to make the finest drawings they can, or select the finest drawings they have, and will bring them down to St. Louis in November I think we can give you an audience of nearly five hundred thousand people, in as fine an art gallery as there is in this country. I can not say positively, as the director of our best gallery is away now, in Europe, but I feel confident that when he returns, in November, we shall be able to get the gallery if not otherwise engaged. It contains a large collection of elegant paintings, elegant pieces of statuary, etc. I hope we can have a display there, and if all the architects in the Northwest will cooperate, we may expect the finest display that has ever been seen in this country. Please bear it in mind.

The Chairman: I do not think that will interfere with our programme at all.

Mr. Blake: That was simply a motion, as I understand it, that the members of the state association bring a display to our next January meeting. Now, the members of the association in the Northwest meet in St. Louis, do they not, in November?

Mr. Plack: Yes sir, November 18 and 19.

Mr. Blake: Well, the same plan might be followed out in the different associations.

Mr. Plack: I think that by exhibiting the best we can until the 18th of November, we will likely see something down there that will enthrall us enough to make something better and more original.

Mr. Lee: I move that the association return Mr. Illsley its thanks for his invitation to exhibit some drawings down there this fall. I think we ought to accept the invitation. It is a good one, and it is a point that we ought to improve. We do not often get the opportunity to show what we may be able to do, and get the criticism of people able to criticise such things. The ideas which we can obtain from the examination of the works of others that will be there will be of infinite value to us. And perhaps while it was not intended as meriting anything of the kind, still I think it is proper that we should accept this invitation, so generously offered, and let the gentlemen feel that we appreciate it, and will accept it and do the best we can.

Mr. Blake: The motion of Mr. Hyde had reference only to the state association, and that part we disposed of as a separate motion.

The Chairman: It was another motion made by Mr. Hyde.

Mr. Taylor: I second Mr. Lee's motion.

Mr. Illsley: I am not sure how this thing will turn out. It is possible that when the director of our museum comes back from Europe, he may say that he has another engagement. We may all be disappointed.

Mr. Lee: It is not the absolute carrying out of this, but the good will it shows toward us that I make my motion to cover.

The Chairman: Gentlemen, you have heard the motion as made by Mr. Lee. All who are in favor of it please so signify by the usual sign.

The motion was carried unanimously.

The Chairman: I would like to say one word in regard to the suggestion made by Mr. Hyde—to reiterate, to a certain extent, what I said at the beginning of this meeting, on this very point of exhibiting plans at our state meeting. We all want to be neighborly, and I think it would be a very good idea, if we have any projects on hand that we propose executing between now and that time, that we prepare those plans or general drawings, and the elevation, and possibly a sketch of the prospective—or something of that character, and submit them to our convention, and ask the criticism of the brother architects, that we may each get the benefit of other opinions on our work, and not only should we all get the benefit of it, but the suggestions being of a practical nature, they will also benefit the client. Of course if there is any one who has not drawings of a job on hand that he wishes to submit, and has other drawings that have already been executed, he might bring them. We do not want to make it obligatory at all, but it seems to me it would be well to bring a design of some building that we have in our mind to be erected, and to get the views of the different members of the association.

Mr. Blake: Do you make a motion to that effect, Mr. Hyde?

Mr. Hyde: Yes, sir; I would make a motion to cover what the president suggests.

Mr. Hawley: Wouldn't it be advisable to compare some particular line of work, or would it just be a heterogeneous collection? I think it would be the better plan to present some particular line of work. It was suggested that the criticism and comparison of the work would be beneficial; it seems to me that if I bring a drawing of a commercial building, and right opposite it is a plan of another commercial building, by another member, I might see something there that would meet the wants I am studying on, while if it was a design of a school house or a residence, it would be so entirely foreign to the matters I had on hand, while it might give me an idea to lay away to use at some future time, it would not help me on this one. I think it would be a more direct help to each one to try and have, so far as possible, some one line presented; not in any sense as a competition—there can be no competition in those things—but simply to compare with work of a similar nature.

Mr. Ellis: My opinion on that point would be this, that the greater the variation of styles that we can show, the more pleasing the display would be. And it would be more beneficial to the association than to follow out any one particular line. If we go there to see one thing, two or three, or three or four, would be as good as four hundred, but if we can see a collection of various styles and various magnitudes, we can gather up more information, and it would give more satisfaction to the whole fraternity, than to follow out any one line.

Mr. Blake: I think the suggestion offered by Mr. Hawley a good one. Now, you take any particular class of buildings—a court house, a school house, a church or a hotel—now you can work those up in as many different designs as are known to the profession. In that number of drawings for a court house, say a court house could be designed from all of them,

that would make a perfect building, or nearly so. It would be very good. And we could compare the features, and pick out the defects and point out the merits of the court houses from the list of drawings; and then you might have a line of school buildings, for instance, a design from each member, of a school house, to be the best production that he could produce of a school house, and the different school houses might be compared, the merits and defects pointed out, and I think we could get a better benefit from it than to have a heterogeneous mass of drawings, perhaps one of a kind.

Mr. Plack: That would be all right if every one of us had plans for any kind of a building that might be called for. Suppose you call for plans for a court house, we would have to prepare plans for it. I have no plans for a court house, and I think it ought to be left to every man's own discretion to put in what he pleases; to put his best effort on any work he has suggested.

Mr. Lee: I would disagree with my friend Hawley on that point. I think if we all concentrated on some particular line, for instance a commercial building—I take that because it was suggested—when we are thinking in that particular line, our minds are full of particular thoughts which we have employed or embodied in our designs. Now I do not think that there are any of us who would be willing to acknowledge, almost on the instant when the design is presented to us, that the architect has improved upon our own ideas. Whether that opinion may be changed later on or not, is another question, which I will not pretend to discuss, but he can, on the first sight of the problem before him, make suggestions on that particular design that is there before him, I think, to better advantage than he could had he prepared a drawing of a similar character. He would be less prejudiced by his own work. A miscellaneous collection, each individual to follow his own inclination, would, I think, be much more appropriate, and would result in further good, because our minds would be quicker and somewhat relieved from the monotony which would follow in examining over and over again the same kind of work. I would rather turn from the work which I had been on and pass an opinion on some other class of work, than I would on that particular kind, at that particular time. I would rather have a rest on that; it is a change.

Mr. Illsley: This is a matter I have had in mind for a long time, but I have never reached the conclusion that this convention inclines to. It reminds me of the two girls who made a compact to tell each other all their thoughts, and to own to each other all their faults. They carried out the compact, but they never spoke to each other afterward. Now, there would either be very little criticism, the criticism would not amount to much, or else there would be hard feelings. None of the older associations have ever carried through anything of the kind. I apprehend that that will be the practical difficulty.

Mr. Lee: While the words of Mr. Illsley are perhaps true, to some extent, still I think it is worthy of trial. True enough, we may fail, but we undertake a good many things in which we fail. But if it is true, as Mr. Illsley states, and we should succeed—well, you can draw your own conclusions.

The Chairman: I would simply say this, Mr. Illsley, that I should hope—taking myself, making this a personal matter—that if I was to bring a drawing here, and it was a miserable, wretched thing, while my brethren might spare my feelings by not saying very much, what little they did say, I should want them to say the truth. You should tell the truth, but not always tell the whole truth; I might think they told too much.

Mr. Illsley: If the author of the drawing would stay away, and the criticisms were passed on it, and it were understood that secrecy should be observed, and that the secret would never get out that this remark was made and that remark was made, and the author should never know who said this or who said that, perhaps they would criticise freely and no harm would be done; but I doubt if that is practicable.

Mr. Lee: I think the criticisms would be stripped of their most essential value if we were not to know the authors of them.

Mr. Taylor: I think when the programme is made out for the next meeting, as will shortly be done, they could make mention of that matter as they saw fit. It might be best, in our next meeting, only to send plans there as you have at Chicago. Each member can ask any friend whose opinion he would consider as being of value to him, to look over the plans with him and give suggestions.

A recess was here taken.

AFTERNOON SESSION.

The meeting was called to order by the chairman at 1.50 P. M.

The Chairman: The question before the house is the motion made by Mr. Hyde, inviting the architects of the association to bring plans and specifications of buildings, either that they have built or that they propose building, to be placed on exhibition at the next meeting of the state association, wherever it meets. Are there any further remarks to be made upon this subject?

The motion was carried unanimously.

Mr. Hawley: I move that when the convention adjourns it do so to meet at Des Moines on the second Wednesday in January.

The motion was carried unanimously.

Mr. Hyde: I presume the matter has already been talked over—it may have been brought up before I was here. I would just like to ask, how is our financial standing?

The Chairman: Our financial condition is good.

Mr. Hawley: The money in treasury is ample to meet the bills already audited, and any others that may be incident to this meeting, or any other expenses that have been ordered by this meeting.

The Chairman: I think we can meet all expenses to the next meeting. Our expenses are very light. Is there anything further?

Mr. Taylor: Mr. Lee has a paper that has not been read yet.

The Chairman: I think that we will have time to hear from Mr. Lee, on the subject of building laws.

Paper as read is published elsewhere in this issue.

The Chairman: Are there any remarks that any one would like to make upon this subject?

Mr. Ward: In regard to the competition business I would say that I think we ought to do away with this altogether. No matter what the importance of the state buildings is, if there is a state architect he ought to manage it. Just because the legal questions of the state are large is no reason why lawyers should compete over them. I differ with Mr. Lee on one point, and that is, as to party walls. I thought the party-wall law was one of the best things on the statute books. Party walls ought certainly to be of a limited thickness in cities, to admit of a wall three stories high. Then if a man owns a vacant lot in a city, and the owner of an adjacent lot wishes to build, I cannot see that they should tax part of the cost of the wall on him before he has use for it.

Mr. Ellis: My idea in relation to party walls is, that a party wall, in a town of five thousand inhabitants, under no circumstances should ever be built less than twelve inches thick, and that only to run up two stories; and if it is built in the center of the city, where there is a possibility of its being built more than two stories, then it should be increased. They should add four inches in thickness to each story as they go up over and above two stories, which would make the first story sixteen inches, and the second story and third story perhaps twelve inches; but if there is a possibility of going above that, then the first story should be twenty inches. Speaking about flues, I think that suggestion is a good one, simply for fire protection. I am of the opinion that there are many and many buildings, and solid blocks, burned up simply from that one thing, where flues are open from one story into the next above. If that flue ran up direct, and did not run into any other room, the fire might be extinguished before it would get into any other story. No flue should be in a party wall; no beam should be put in, no joists; let it be a strict party wall, that will be an absolute fire barrier to any fire whatever. You have a right to build under that wall sufficient to support your joists, but you do not interfere with me. If I want to build I have the same right. If you want to build five stories on the other side, you can—it has nothing to do with me. I contribute to the building of that party wall, if it is a party wall, at the time it was executed. He has to build a party wall afterwards, if he chooses. I think we should stand to the basis that we should have a party wall that shall be what its name implies. The matter of building the party wall, it seems to me, would be a little severe. I know this, that none of the cities in the East, have ever adopted any such thing, neither in Philadelphia, Pittsburgh, New York or Boston. But some cities have adopted this, that in party walls, in the building of their flues, they may have all of their walls joining the property on either side around flues specified that this shall be eight inches thick. That seems to me to be sufficient to turn any fire, if the balance of the wall is sufficiently strong to secure the building adjoining; or if it is built in such a manner that the adjoining building may burn down, and the owner adjoining it would be perfectly safe with an eight-inch wall around the flues; then not allowing the joists to extend into the wall more than four inches, with the top being cut off, so that if the building adjoining should burn out and fall down, it would not disturb the building at all—would not injure it at all. In New York, most of the architects there (or at least they did when I was there studying my profession) make their party walls eight inches thick around flues. I have seen instances where four-inch flues would be burst out, and the fire would get into those flues, and work into the adjoining building.

Mr. Fulkerson: You are all aware, no doubt, of the practice at Chicago of leading out the walls for joists. That is all right at Chicago; they have got the proper kind of brick there to do it; the brick is too inferior here to do anything of the kind, but they do it there, and then make the proper anchors, of course, to tie it together; in the matter of fire, I lived in Chicago six years, and I noticed several times there where they had heavy fires in the buildings, and in one case in particular, the adjoining building caught fire, and the shelving caught fire through a twenty-inch wall; the wall got perfectly red hot, almost, and the firemen had to go in there and extinguish the fire that caught through the heat of that wall.

Mr. Lee: I have a case in point where a fire caught through a nine-inch wall, and then four inches of fire brick inside of that. Bricks will get hot. Now, Mr. President, there are a few points in the statutory law that I wish to refer to—perhaps you have not looked them up. I have noted a few things in the law which seem to be very unsatisfactory. (Section 2023, of the Iowa Statute, read.) Here is another one (2024), which is worse yet. (2024 read.) (Section 2025 read.) What justice in such a law as that? and still worse to follow in the next one. (Section 2026 read.) Namely, he has got to pay the entire half, from the foundation of that wall up to the very top. It does not say one-half of the raised part, but one-half of the raising; that is, the entire wall—and half of the value of the ground occupied by the additional thickness of said wall, if any ground was so occupied. And some of the notes of the judges upon some of these statutes are very amusing to read, in several cases that have been taken into the court under them. We do not know which way justice is going to fall any more than we can tell which way the wall is going to fall. This law was borrowed from the code of Louisiana, and put into our statute books in a lump; it is not even digested.

The Chairman: If there is nothing more on this subject, I would like to announce the committees set for the chair to appoint. The chair would announce, as the committee on memorializing congress: Messrs. Josselyn, Fulkerson and Sanborn. I have tried to get the men who were close together, so that they can work together conveniently. And the committee on the Stockslager bill, in connection with the chair, will be Mr. Lee and Mr. Ball. It has been very gratifying to me, indeed, to find such a good representation here. We have a representation from every point in the state—that is, from the chief points in the state, except in the extreme Northwest, and I am sure if our brethren up in Sioux City had been notified a little earlier, we should have had somebody from up there. It is gratifying to know that our association is growing. However small the beginning, if it shows a steadily increasing growth, it is better than to have a big meeting at first, and afterward a gradual dropping off. If each one here will use his influence, and if he meets a brother architect who is not a member of the association, ask him to come up to the Des Moines meeting next January; and all try to be there yourselves, and come to stay long enough to be very much better acquainted with each other. I am satisfied

we can have a very profitable meeting. It will be worth more than all the money it costs.

Mr. Ellis: I think if we follow out the line upon which we have started, and the groundwork which we have laid out, and build our structure upon it as we are building, it will be one of the grandest things to the interests and benefits of the architectural profession that could occur. By occasionally writing an article and publishing it in our best papers through the state, I think it will do much more good than if we were, perhaps, to have it published through our architectural papers, because the people in general do not get those. What we want is to publish them in well circulated papers, where the reading community will get hold of them, and educate the people up to a standard whereby they will know what architecture means. There are not half of the people through the country that can actually pronounce the name of architecture properly. We have got to show them the relations between the architect and the client. How are we going to get at them? There is no other way under the sun to do it, excepting by our circulation of different documents and publishing through the papers. And by that means we will raise the standard of architecture, that architects will be respected, as they ought to be respected, and treated as other professions are treated. You take our lawyers, you take our physicians, and you take our professors of music and professors of colleges, and they are looked up to. Well, now, are they any more honorable, or any more scientific, or any more worthy of honor than architects? I do not really think that they are. I do not think that there is any more intelligence in other professions than there is in architecture. Architecture, in the old country, has been acknowledged for years, and for generations past, to be one of the highest professions in the world, and they are looked up to as men of standing and men of honor. In the first place we have got to show to the people that we are honorable men, and that we do our business in an honorable way, and in a strict business manner; when we do that I think architecture in this country will be at a standing that will do away, largely, with the mode of competitions of the present time. I think, really, that we have got to educate the people to a degree before we can do away with the present system of competitions. It is really more owing to the ignorance of the people than to their motives. They do not know the benefits they would derive from going to a first-class architect of reputation, and saying to him, "I want to build a building, and I want to build it with a certain amount of money." Now, then, they know that architect has a reputation; they know he is qualified for his business; they know he is a strictly honorable man, and does his business in the best way. Now, wouldn't that architect set his mind to work and study up the plans that he was employed to make with much more satisfaction, and give his employer much better services than he would if he was called upon to prepare designs in competition with others? And the people, or the state, or a government, would get far better buildings than they do now. I really hope that every architect that is here will use his best influence and best judgment, and best thought, to try and study up any point that he can possibly think of that would be of interest to the association, when we meet together next winter, that by that time we may be fully prepared to lay something before the legislature that will encourage them and show them that the architects are not only working for themselves, but are working for the interests of the whole state, and for the people. We cannot go there and show them something that looks upon the face of it as though we were working for ourselves, and to further our own interests; we must show them that we are working for the interests, and for the general good, of the whole people. I think when we do that, and place the matter before them in a proper light, that they will take hold of the matter very readily, and push the thing through. I have already talked with our representative in our place. He is a very able lawyer and an able man, and he says to me: "You architects are the very men to prepare such a law, and you are the men to submit such matters to the legislature. It should be," he says, "it should be a man thoroughly versed in architecture to present it to the legislature." He says, "No lawyer can go before the legislature and represent those things as they should be represented. We do not know anything of it." Therefore, he thinks it best to have the matter represented to the legislature by a thorough architect. A man that is a good orator, and a man that can place the matter before them in a scientific manner, and to show them all of the real points of interest, and the want of certain laws to govern all building contracts, and all building laws. I thank you, gentlemen, for your time.

Mr. Josselyn: I have a very few words I would like to say in regard to this question of the education of the public, as suggested by Mr. Ellis. There is one thing that I hardly agree with him on. It seems to me that a great deal of good work might be done through our official organ, and even if the articles are not original, there are often things in technical journals that could be copied in the local papers, and do a great deal of good work. I saw an article in *Harper's Bazar*, on the buildings of New York, and afterward it was published in the *Des Moines Mail*. The editor saw that it was of general interest to the public, and he published it there. The articles that should be published should be of interest to the profession and to the public. I think each one might do something in that way.

Mr. Ellis: I would not have our brother think that I do not think it would do good to have these articles published in our architectural papers at all; I think otherwise. I think they do a great deal of good.

Mr. Josselyn: Perhaps Mr. Ellis misunderstood me. I agree with him in most of what he said.

Mr. Blake: I would like to hear from Mr. Ball. He was unfortunate in getting here late, and had no opportunity to take part in the first part of the meeting.

Mr. Ball: I do not know as I have anything to say in particular, except that I am glad to meet with you. I was at our first meeting, and it was not as numerously attended as we had hoped it would be, but still we had a pleasant time. I think it is on good grounds and very promising, and I am very glad that I am here, for this short time even. I hope that I shall continue to meet with you and enjoy a portion of the benefits.

On motion by Mr. Hawley, seconded by Mr. Josselyn, a vote of thanks

was tendered to Mr. C. E. Illsley for the kindly interest shown in attending, and the able counsel and assistance given, which have contributed in a marked degree to the success of the meeting.

Mr. Blake: If there is no further business I move to adjourn.

Mr. Fulkerson: I second that motion.

The Chairman: Gentlemen, you have heard the motion that we adjourn; all in favor of that motion signify by saying "Aye."

The motion was carried unanimously.

Association Notes.

MEETINGS.

AMERICAN INSTITUTE OF ARCHITECTS.—Annual convention will be held in Nashville, Tenn., October 21, 1885.

WESTERN ASSOCIATION OF ARCHITECTS.—Convention will be held November 18, 1885, at St. Louis, Mo. Regular meeting of directors at Chicago, April 17, at 4 P.M.; August 7, at 4 P.M., and at the Southern Hotel, St. Louis, Mo., November 16 and 17, at 2 P.M.

ILLINOIS STATE ASSOCIATION OF ARCHITECTS meets the first Saturday of every month, at 15 East Washington street, Chicago.

MISSOURI STATE ASSOCIATION OF ARCHITECTS meets at Kansas City on the second Tuesday in January, 1886.

KANSAS CITY SOCIETY OF ARCHITECTS meets Saturday afternoons of each week. Annual meeting second Saturday in April, 1886.

THE ARCHITECTURAL ASSOCIATION OF IOWA meets second Wednesday of January, 1886.

THE ARCHITECTURAL ASSOCIATION OF MINNESOTA meets first Tuesday of the month, at Minneapolis.

THE ARCHITECTURAL SKETCH CLUB, of Chicago, meets every alternate Monday; temporary quarters, Builders & Traders' Exchange.

THE WESTERN SOCIETY OF ENGINEERS meets the first and third Tuesday of each month at 4 o'clock P.M., at 15 East Washington street, Chicago.

THE MASTER PLUMBERS' SOCIETY, of Chicago, meets first and third Wednesdays of the month, 7.30 P.M., at 15 East Washington street.

THE CHICAGO ARCHITECTURAL SKETCH CLUB.

The meetings of this club are becoming more and more interesting, and it is to be hoped that the draughtsmen who have heretofore stayed away with the fear that the club would not be a success, will now lose no time in making application for membership. There are many benefits to be derived, and a hearty welcome will be extended to those who have not yet become interested.

At the meeting of August 17 the president reported that the Chicago Anderson Pressed Brick Company proposed to offer another proposition for a competition if the one now in hand is a success. It was urged that the club take hold of this with a will, and that in order to get more of the members interested it was postponed for one month from the date of this meeting. The competition offered by a St. Louis firm and forwarded by Mr. Illsley, president W. A. A., was placed before the club, and a vote of thanks was tendered Mr. Illsley for the interest manifested in obtaining the offer. The competition was accepted by the executive committee as printed in the August number of THE INLAND ARCHITECT AND BUILDER. It was ordered that the proposition be also printed on slips and mailed to each member of the club. Reference was made by the president to the report of the I. A. A. regarding the reference iron founders, stained glass manufacturers and others had made as to the employment of impractical draughtsmen. The president also made some very pointed remarks about the draughtsman and his work. Speaking of the proneness of draughtsmen generally to regard their work as "simply a day's work, and the sooner done the better;" not looking upon their work with any degree of professional pride. It was reported that the president of the Builders and Traders' Exchange had tendered the club the use of their library, which consists of some one thousand books. The balance of the evening was given to general discussion.

The meeting of the Chicago Architectural Sketch Club, held August 31, was made very interesting by the reading of a well selected article upon the professional standing of draughtsmen. The article was well received, and a very interesting discussion of it followed.

The importance of at once laying out lines of studies for the coming winter was spoken of, and it was suggested that the club form a sketching class and engage an instructor. This matter was referred to the Executive Committee with power to act. For the next meeting, September 14, it was decided that each member would be furnished with sketching blocks, and the evening will be devoted to free-hand sketching.

REPORT OF THE MEETING OF THE BOARD OF DIRECTORS, W. A. A.

At a meeting of the Board of Directors of the Western Association of Architects held August 20th, the following members were present: D. H. Burnham, chairman; Sidney Smith, L. H. Sullivan; and H. L. Gay, secretary. Communications were read from C. E. Illsley, president, W. A. A., in reference to the coming convention to be held in St. Louis. Communications were also received from individual members of the Committee on Competitions, as well as from those on State Statutory Laws, to the effect in each case that some progress had been made.

It was decided by the Board of Directors to refer to the St. Louis Association the work of formulating a programme of exercises, and present the same to the board at the October meeting. The St. Louis Association are also requested by the board to make arrangements for the cost of transportation in various directions from the city to some given point, as Cincinnati to the east, and Denver to the west, that may be objective points from which excursion rates may be obtained. The St. Louis Association is further desired to report on the suggestion to charter a steamboat to start from some convenient point up the Mississippi, and proceed to St. Louis by water. The boat could be used by architects from the north, west and east. A book of information is suggested for visitors at St. Louis.

A resolution was presented before the board to the effect that the Committee on State Statutes should meet at an early date and prepare a report

and suggestion, and are also requested to report progress to the Board of Directors at October meeting. The board directs secretary to call on treasurer for report at convention. The St. Louis Association are requested to inform the Board of Directors at October meeting the probable expenses which will devolve upon the Western Association.

Every member of the association is requested to read an essay, and to notify the board at October meeting of willingness to do so, and state subject. Such papers are not to exceed ten minutes' reading, and each member is to inform the secretary at once if intending to be present at the convention. It is intended to make this convention a memorable one, and every effort should be made by members to be present, and lend their aid, by their presence and their work to the end that the architectural profession may take a higher public position, and one which is legalized in every state.

The following resolution was directed by the Board of Directors to be promulgated:

As the work of the Board of Directors will be entirely absorbed by onerous duties later in the season, architects who wish to become members of the Western Association, are respectfully asked to send in their applications on or before October 10th, in order to allow time for the board to properly investigate and prepare report in each case. After that date it will be impossible to take up new applications.

INVITATIONS TO THE ST. LOUIS CONVENTION.

The Directors of the Western Association of Architects have issued circulars of invitation to the St. Louis convention next November and have sent them to nine hundred architects, all located west of the Alleghenies. Each contains a blank for reply to the following questions:

Will you be present at the convention November 18th?

Will you come alone, or would you like accommodations for other gentlemen or ladies?

Would you prefer to board at a hotel or simply room there and take your meals at a restaurant?

How many days do you contemplate spending in St. Louis?

I will — read an essay. Subject —

Name —

Address —

There is also inclosed a list of twenty-five subjects on which essays are invited, without, however, excluding other subjects if preferred.

It is important that the first two of these questions be answered at once. The St. Louis architects have appointed a committee on transportation to secure reduced rates to and from the convention. Their negotiations may require considerable time, since the various railway managers will have to consult each other, and as the committee can make no progress whatever till they know how many visitors, ladies and gentlemen, will attend, they send a special request that every architect who intends coming will answer immediately. The other questions may be taken up later. Of course such replies will not be considered binding should unforeseen circumstances prevent a party from coming; but it is hoped that every architect will not only answer in the affirmative, but will make it a special point to attend even if some obstacles should oppose. The convention is bound to be a great event, and no one can afford to miss it. Send your reply today if you have not done it before.

The following is the list of subjects on which essays are invited as above. A reply should be sent to the secretary, Mr. Henry Lord Gay, 15 E. Washington street, Chicago, on or before October 10th, the members to state subject (if invitation should be accepted). Such papers are not to exceed a ten minutes' reading:

1. Competitions.
2. Architectural Journals.
3. Building Ordinances.
4. Duties and Responsibilities Involved in Superintendence.
5. Modern Architectural Styles and Tendencies.
6. Queen Anne Architecture—what is it and what is it not?
7. The Time Penalty in Contracts; object, nature, consequences, remedies, substitutes.
8. The Relations of Architect and Client; past, present, prospective, actual and desirable.
9. Relations of Architect and Contractor.
10. Relation of Architect and Journeyman.
11. Education of Architects as it is and should be; mentally, artistically, legally, technically.
12. Education of Outside Public Architecturally, how to bring it about, etc., etc.; Architectural Professorships in Colleges.
13. Needed Legislation to Protect Architects from Roguish Clients, and to Protect Public from Incapable Architects.
14. Contract System of Letting Work; origin, causes, evils, cures.
15. Letting Work in Lump or Separate Contracts.
16. Lien Laws; evils, merits, how improved or abolished.
17. French System of Government, aid to Architectural Pupils.
18. Architecture and Engineering, Compared and Contrasted.
19. Architecture and Fine Arts, Compared and Contrasted.
20. Architecture and Sanitary Science, Compared and Contrasted.
21. Intervention of Specialists, as Sanitary Engineers, Steam Engineers, Electric Engineers, Decorators, etc., in an Architect's province.
22. Recent Improvements in Heating, Lighting, Ventilation.
23. Cheap Fireproofing.
24. Building Materials, Novelty, New uses, Decay, Preservatives.
25. High Buildings, pro and con.

It is the request of the board that each member notify the secretary at once of their intention to be present at the convention or not. It is intended to make the convention a memorable one, and every effort should be made by members to be present, and lend their aid by their presence and their work to the end that the architectural profession may take a higher public position, and one which will be legalized in every state.

The following was ordered by the Board of Directors W. A. A. to be forwarded to every member of the association, and architects in general:

As the work of the board will be absorbed by onerous duties later in the season, architects who desire to become members of the Western Association, are respectfully asked to send in their applications on or before October 10th, in order to allow time for the board to properly investigate and prepare a report in each case. After that date it will be impossible to take up new applications.

THE Pike's Peak Railroad, which will be completed this year, is a triumph of civil engineering. It will take rank among the remarkable railroads of the world. It will reach a point 2,000 feet higher than the celebrated Lima and Oroya road in Peru. Cars are now running upon it to the height of 12,000 feet above the sea. It will only be thirty miles long, and no piece of track will be straight for over three hundred feet.

Our Illustrations.

Zion Temple, Chicago, Adler & Sullivan, architects. This building is located on Ogden avenue, facing Union Park, and is 65 by 120 feet. It is of stone, pressed brick and terra-cotta, and will cost \$45,000.

Ladies' Library Association building, Ann Arbor, Michigan, Irving K. Pond, architect, Chicago. It has stone basement, brick walls and shingled tower and roof. The basement is planned for toilet room, store room, etc. The central room is 26 by 40 feet, with timbered ceiling; reception-room and vestibule under the gallery, and a large, brick fireplace at the farther end. The room is arranged to be used for general social purposes as desired.

Accepted design for crematory at Cincinnati, Ohio, Plympton & Trowbridge, architects. It will be located in the center of a two and one-fourth acre tract. The architecture somewhat resembles that of a modern Italian villa. The Balustrade is of Italian marble, and is the same costly work of art that once adorned the Boyle mansion. The building will be about 55 feet wide, 65 feet long, and will have two floors. The basement will contain the incinerating apparatus. The ground floor will contain the auditorium, reception-rooms, etc. The work of laying off the grounds has been commenced under the supervision of Landscape Gardener Haerlein. Estimated cost of the building, \$15,000.

Competitive design for the Cincinnati chamber of commerce, Burnham & Root, architects, Chicago. It will be recalled that there were six architects invited to present competitive drawings for this building. Hannaford, Nash & McLaughlin, in Cincinnati; Post, Richardson, and Burnham & Root, outside. The design presented by Burnham & Root was based upon an internal arrangement in which the great hall occupied the south part of the second story, leaving the offices pertaining to it across the north end. The ground floor is given up to stores, and at the south end, where the fall of the ground gives greater external height, there is an intermediate story of offices. Two stories of offices are above the hall. Externally, the open balcony is on line with the trading hall floor, and the low windows, which are filled with slightly projecting bays, open into the wainscoting which surrounds the room. The amount of money to be expended was such that choice was necessary between a building of greater decorative character and one promising a larger pecuniary return. This design follows the first type. It is intended to be of the type so frequently identified throughout the fifteenth century with the halls of trade, town assemblies, guilds, etc., a type at once graceful, rich and monumental. The building was designed to be constructed of light brownstone, with a roof of curved Spanish tiles.

New Publications.

Any book noticed in these columns will be sent post paid on receipt of price by the Inland Publishing Co., 10 Tribune Building, Chicago.

THE PRACTICAL ESTIMATOR.—This handy little volume is the joint production of Messrs. J. O. Sibley, architect and builder, and A. O. Kittredge, the accomplished editor of *Carpentry and Building* and associate editor of the *Metal Worker*. The object of the book is to relieve the operation of estimating on buildings from many of the uncertainties and irregularities which now characterize it by introducing systematic and orderly methods. To this end a series of "Handy Estimate Blanks" has been prepared by the aid of which all bids are to be made up, and this book is added as a companion or key to explain how to use them. The blanks are useful in suggesting matters which some builders would not think of till taught by severe experience and perhaps loss, and which many others but for such reminder would often forget till after their bids were made, signed and delivered. The blanks have a space for recording each proposal and columns for the bids of all competitors, also for entering the actual cost of the work after completion. One of the most serviceable and ingenious features is the blank for lumber with its table of board measure and duplicate forms for ordering timber. The builders who use these blanks have the great advantage of being able at once to refer to all the original data of any work done in past years. The rest of the book contains a classified list under various titles and sub-titles of the minute details of every part of a house. Then follow various tables of weights and measures and other matter usually found in builders' hand books. The "Tickler" aims to render the same service to builders which the itemized lists of subjects, at the close of each section of the "New Departure Specification" affords to architects. We heartily commend the book to our friends, the building contractors, as a most useful and practical little manual. David Williams, publisher, New York.

The Memorial Arch at Hartford.

THERE is nearing completion at Hartford, Conn., a memorial arch, reared in memory of her fallen soldiers and sailors that is a good example of this form of memorial, built at moderate cost. It stands at an entrance to the city's beautiful park, which stretches away to the hill where towers the pure white marble state house, one of the best creations of architect Upjohn. The arch is of brownstone, rough hewn, and is of imposing proportions. It is to have a frieze of terra-cotta presenting in full relief scenes of war by land and by sea. This is said to be the largest frieze of terra-cotta in America, and measures 180 feet in length and seven feet vertically. It is to be placed at a height of fifty feet from the ground, the figures being modeled to show clear cut and strong at that elevation. The cost of the arch will not exceed \$60,000, the sum appropriated.

THE buildings, machinery and other property of the World's Industrial and Cotton Centennial Exposition has been purchased by a company with \$500,000 capital, who propose to carry the undertaking to a successful termination. The executive officers are S. B. McConnico, president; R. S. Howard, first vice-president; S. H. Buck, director-general; John W. Glenn, chief of installation, and S. H. Gilman, consulting engineer. Mr. McConnico is the southern manager of the Illinois Central Railroad Co's vast terminal interests.

The Chicago Exposition.

THE thirteenth consecutive annual exposition of this organization opened Wednesday, September 2, and will close Saturday, October 17, 1885. Twelve years of uniform and unexampled success have placed the annual industrial and art exhibitions in this, the metropolis of the West, beyond rivalry on the American continent.

The annual expositions are intended for the substantial education of those who study them in all that relates to mechanic and fine arts, to natural history and to all other departments of human activity which may properly find a place in such exhibitions. The success of the management is proven by the continued patronage which seems to be even greater each year. The art committee is proud of this year's exhibit and this pride is probably entirely warranted, because the collection of paintings brought together for the occasion does not only surpass in quality the average of last year's most important art exhibitions, but it also consists largely of the works of American artists residing abroad, and fairly represents the achievements of American-born painters.

Among the many exhibits of especial interest to the architect is that of Messrs. L. M. Melander & Bros., 208 E. Ohio street. This consists of a very fine collection of Venetian wood carvings applied to house decorations in the shape of art furniture, being exact reproductions of celebrated antiques of the Renaissance age. Noticeable in the collection is a mantel after Sansovino, representing two figures nearly life-size, upholding the mantel shelf. A very fine cabinet after Nitorio, is a perfect gem in wood carving, and shows the proficiency the Venetians have acquired in this art. A very fine piece of old Gobelin tape-stry which is over 300 years old, is displayed in the background of the exhibit. The firm receive shipments direct from Venice every four months, importing with their furniture invoices of the Murano Co's celebrated glassware. A visit to their display at the entrance to the art gallery is a treat to the lover of the beautiful.

A smooth-running and rapid steam elevator manufactured by the Crane Bros. Manufacturing Co. conveys the visitor to the dome and roof of the building, where a splendid view of the city and harbor can be obtained.

The exhibit of Messrs. C. J. L. Meyers & Sons Co. is very tastefully arranged, and in the display of mantels are shown some very handsome designs executed in various woods, such as rosewood, oak, mahogany, cocobola and cherry, inlaid with American, French and English tiles.

The stained-glass interest is well represented, some manufacturers making quite a novel display. The W. H. Wells & Bro. Co. have erected a building containing five specimens of their artistic work. Their display of church and cathedral glass is very attractive.

The Decorative Glass Manufacturing Co. have on exhibition some good specimens of their work. In the museum annex two large windows are ornamented by the patent glacier window decoration, a perfect substitute for stained glass, manufactured by McCaw, Stevenson & Orr.

As in past seasons, the display of ground glass manufactured by the Brown Bros. Sand Blast Co., is one of the attractions of the exhibition, every variety of ground glass, for offices, stores, etc., of the highest order, being shown.

An interesting exhibition is the Combination Builders' Material show. The idea is original and has been successfully carried out. A section of a building as been erected, the outside walls of which are composed of alternate layers of Euclid blue stone and Luverne red stone, and surmounted by a kalameined cornice and top piece, the roof being of slate. In the front pair is a handsome kalameined iron arch, surmounted by two pinnacles of the same material, the entire work resting on two pillars of pressed brick furnished by the Tiffany Pressed Brick Co. Two side wings are plastered, showing to advantage the work of the American Soapstone Finish Co., Chas. H. Knapp, agent, Chicago. There are also displays of slate, granite, marble, etc. J. Henry Outhwaite, the agent of the Maxwell Euclid Stone Co., and J. A. Mathias, the agent of the Republic Iron Works (Limited), of Pittsburgh, Pa., are entitled to great credit in connection with the exhibit. At this exhibit is a fine display of Mosaic pavement, manufactured by the artists Carretti & Hogan.

To the admirer of fine art pottery the display of the Pauline Art Pottery of Chicago is most inviting. The beautiful cinder glaze ware is very fine, and attract a great deal of attention.

The handsome marble arch, which attracted so much attention in the New Orleans exposition, has been erected in the building by the Producers' Marble Co., of Rutland, Vt. The arch shows the various ways in which the celebrated marble can be utilized. A fine set of photographs illustrates the works of the company.

The display of stoves, ranges and heating furnaces is very large and attractive, comprising all the new improvements. Prominent among the exhibitors are Richardson & Boynton Co., Fuller & Warren Co. and Rathbone, Sand & Co.

Messrs. A. H. Andrews & Co. exhibit some very fine office furniture, and a number of handsomely finished specimens of the popular Andrews' parlor folding beds.

Spiegel & Co. have a very fine display of furniture, the exhibit comprising two rooms, the interior decorations of which was executed by W. Phillipson, and attract a large throng of visitors.

Some very handsome designs are shown in wood carpet, wainscoting, etc., by the firm of E. B. Moore & Co., the appearance of the wood being highly enhanced by the use of Butcher's Boston polish.

An exhibit that will be of interest to our readers is that of H. C. Lowrey's flushing syphon, as a house trap. It is claimed for it that this simple device secures all the advantages heretofore unsuccessfully sought for in anti-sewer gas contrivances, including frequent fresh air.

The Bain Electric Manufacturing Co. have about 200 of their lights in the building. One of the special features of the light is the great economy of power to produce a given amount of light.

MESSRS. Gibbs & Brown, successors to E. A. Snell & Co., 160 La Salle street, have just laid in a fine assortment of mathematical instruments from the well known house of James W. Queen & Co. of Philadelphia.

The Indiana Hospitals for Insane.

CIRCUMSTANCES have made it profitable for the architects as well as the contractors of the country to know something about a recent controversy between the architect of the hospitals for the insane of Indiana, and the contractor upon the eastern hospital, located at Richmond, the subject being a disputed claim for extras, and without comment, as the statement of facts show how earnestly the architect has endeavored to protect the interests of his client, and still giving to the contractor the full benefit of a hearing, allowing all just claims.

The facts are given as nearly as they could be procured by careful investigation. The claims for extras were ten in number, and the following table will show what these claims were, and how they have been handled in the investigation, which was made by the state board of commissioners. The investigation occupied an all-day session, and each item was carefully investigated. The architect of the hospitals, of which there are three under construction, at Evansville, Logansport, and Richmond, is E. H. Ketcham, of Indianapolis.

	Claim of Contractor.	Allowance made by Board.
1. To extra excavation and cartage.....	\$1,297 50	\$116 76
2. To extra superior quality of bush hammer work	891 70	Under
3. To extra superior quality of foundation work	2,994 25	Disallowed.
4. To extra cutting of window sills.....	378 00	Disallowed.
5. To extra resetting pipe and timbers.....	28 00	21 00
6. To extra concrete.....	144 40	144 40
7. To extra stone wall.....	35 16	Disallowed.
8. To extra change of footings.....	7 40	Disallowed.
9. To extra opening stone wall.....	5 00	Disallowed.
10. To extra stone wall in main group.....	585 00	304 33
Total.....	\$5,666 41	\$586 49
Amount of work ordered by superintendent and indorsed by architect		\$165 40
Total amount adjudicated		\$421 09

The facts concerning the above charges are as follows:

The contractor filed his bill for extras with the board of commissioners in March. It was then referred to the architect and superintendent of construction, who reported the allowance of \$158.40 as set forth in items No. 5 and 6. The remainder was disallowed by the architect and superintendent, he claiming that the work executed was in accordance with the specifications.

The work mentioned in items 1 and 10 was executed, but was so done in not adhering to the plans. It was shown, however, that the error occurred on the part of the superintendent, in fixing certain stakes in cellars of two buildings, the board thereby deeming it proper to make said allowance, amounting to \$421.31.

The contractor's claim, in item 1, was that the grade stake was lowered by the architect on the main group one foot and six inches, thereby requiring the contractor to do many thousand yards of extra excavation, amounting to the above amount. At the suggestion of the architect and superintendent of construction the drawings and specifications, together with the topographical map was placed in the hands of a disinterested engineer, who made report of four hundred and seventeen yards, at twenty-eight cents—\$116.76.

Item No. 2 was held under advisement, on account of the lateness of the hour, and to enable the commissioners to depart for their homes. As several meetings of the board have since been held, and no action taken, it is thought this claim will be disallowed.

Item No. 3. Contractor claimed good work and stone had been rejected and he was compelled by architect and superintendent to execute the work better than was called for by specifications.

Item No. 4. Contractor claimed that as the drawings showed no vertical lines on scale drawings showing the sill in length, he had the right to make the sill of basement windows in length equal to the frame windows. The architect and superintendent claimed that the sills should be so made that at least four inches should extend in the wall on each side, and that the ten inch sill should be cut down in the center five inches to correspond to the elevations. The form of construction desired by the contractor was claimed by architect and superintendent to be contrary to good construction.

In Item No. 5, the contractor claimed an error on behalf of the superintendent; a change was ordered by the architect and allowance was recommended to the extent of \$14.

Item No. 6. Was ordered by superintendent of constructions and indorsed by architect on account of quicksand or poor soil. Items No. 7 and 9 were immaterial.

Item No. 8. The contractor claimed that the drawings of foundation plan and first floor plan showed a discrepancy in the position of the walls, also an error in figures. The architect showed the drawings and figures to be correct. Item No. 10 is connected with item No. 1.

The contractor was represented before the board by attorneys Hon. F. J. Mattler, of Indianapolis, and Col. Miller, of Winchester. The architect assumed the duties of attorney in his own behalf.

THE largest majority of health or pleasure-seeking tourists who have not the requisite wealth and time to visit the mountain resorts of Colorado or the various water resorts of Northern Wisconsin and Minnesota, long for a resort that will combine the benefits of easy access, pure air and enough natural attraction to entertain and invigorate the spirit. Oregon, Ogle county, Illinois, possesses the combination in the greatest degree. It is on the Burlington route, but 99 miles from Chicago, and is reached from that point twice per day in less than four hours. It has good and ample hostleries; a number of springs gushing forth pure and health-giving water; the beautiful Rock river and towering hills and massive rocks. Detailed information will be furnished upon application to Perceval Lowell, General Passenger agent, C. B. & Q. R. R., Chicago, or M. L. Ettinger, General Ticket agent, C. & I. R. R., Rochelle, Ill.

Correspondence.

NEW YORK, September 14, 1885.

Editors *Inland Architect and Builder*:

I inclose herewith a copy of the letter sent to the Grant Monument Committee, thinking you may like to publish it in THE INLAND ARCHITECT. I sent the suggestions to forty-seven architects, twenty-eight of whom you will see signed them; three refused, and one was afraid. I hope something may come of it.

Yours very truly,

F. C. WITHERS.

To the Chairman of the Committee for the erection of a Monument to Gen. Grant:

SIR,—It being manifest that the design for the monument to the late illustrious Gen. U. S. Grant should represent the best architectural talent the country can produce, we, the undersigned architects, do respectfully suggest:

1. That there should be a competition for the same.
2. That the American Institute of Architects be invited by the chairman of the committee to send him the names of ten members of the profession in this country, whom he considers best qualified to make an appropriate design for the monument.
3. That the ten architects so selected be invited to enter into a competition for the monument, with the understanding that the programme for the competition shall be prepared by a committee of not less than three of their number, and that each of the ten be paid a certain sum of money, say \$1,000.
4. That the competition shall be open to every architect desirous of sending in a study.
5. That the order of merit of the whole number of designs submitted be voted on by each member of a committee of twenty, composed of ten to be nominated by the monument committee, and of the ten selected architects, and that the design receiving the largest number of votes shall be accounted first, and its author employed to carry out the work.
6. That prizes of the value of, say \$1,000 and \$500, be awarded to the best designs prepared by architects not specially invited to compete.

(Signed)

W. W. Boyington, Chicago, Ill.
Burnham & Root, Chicago, Ill.
T. P. Chandler, Jr., Philadelphia, Pa.
Charles M. Burns, Philadelphia, Pa.
Charles W. Clinton, New York.
Arthur H. Dodd, Boston, Mass.
James M. Farnworth, New York.
H. Edwards Ficken, New York.
Robert W. Gibson, Albany, N. Y.
H. J. Hardenbergh, New York.
George E. Harney, New York.
W. L. B. Jenney, Chicago, Ill.
Francis H. Kimball, New York.
George Keller, Hartford, Conn.

New York, September 10, 1885.

Peabody & Stearns, Boston, Mass.
Carl Pfeiffer, New York.
Wm. M. Poindexter, Washington, D.C.
William A. Potter, New York.
R. H. Robertson, New York.
Rossiter & Wright, New York.
Stone & Carpenter, Providence, R. I.
W. Wheeler Smith, New York.
R. M. Upjohn, New York.
Van Brunt & Howe, Boston, Mass.
Vaux & Radford, New York.
James E. Ware, New York.
Weston & Tuckerman, New York.
Frederick C. Withers, New York.

The above comes to us as we go to press, which precludes other comment than that the proposition should be given not only the closest consideration, but that it should be accepted and receive the most thorough cooperation of the monument committee.—EDITORS INLAND ARCHITECT AND BUILDER.

A New Pressed Brick.

THE Chicago market is now being supplied with a pressed brick that in form, strength, finish and color, and freedom from lime or alkaline substances, ranks with the best bricks made. This is the product of the Tiffany Pressed Brick Company, and their process is that invented by Mr. Joel Tiffany, of Tiffany refrigerator car fame. Their plant is located at Momence, about fifty miles south of Chicago, where they have a large bed of clay of a very superior quality. Their four machines have an aggregate capacity of 20,000 to 30,000 bricks daily, and they have completed six large kilns of improved pattern. Their shipping facilities to Chicago and other markets are excellent, a railway running direct to the works. Architects who have examined the brick express themselves as highly pleased with it, and are sending in orders for it. It has been said that all things belong to him who will work and wait. Certainly the persevering, energetic, intelligent and patient efforts of the Tiffany Pressed Brick Company, and of Mr. Joel Tiffany, to produce a brick of high standard, entitle them to the complete success they have achieved, and to the substantial returns that are sure to follow.

Inventive Genius in Building.

(Reported specially for THE INLAND ARCHITECT AND BUILDER by Franklin H. Hough, solicitor of patents, 925 F street, N. W., Washington, D.C.)

- 323,757. Building Blocks Press for Plastic Material, for C. I. Walker and J. J. Jervey, Charleston, S. C.
323,658. Door. J. G. Imblee, Cresskill, N. J.
323,697. Flooring. S. C. Little, Mount Vernon, Ind.
323,393. Knob Attachment. C. W. Bullard, Chicago, Ill.
323,930. Buildings, Construction of Fireproof. R. Gustavino, New York, N. Y.
324,011. Clapboard Gage. J. W. Danly, Attica, N. Y.
324,384, etc. Blind, Sliding. N. Jewett, Toledo, O. Two patents.
324,634. Buildings, Construction of. J. C. Anderson, Highland Park, Ill.
324,716. Ceiling, Fireproof. H. Maurer, New York, N. Y.
324,732. Door Sill, Metallic. C. C. Schreiber, Cincinnati, O.
324,994. Roofing, Metallic. F. A. Guthrie, Gallipolis, O.
324,819. Sash Balance. L. M. Devore, Freeport, Ill.
324,883. Sash-fastener. E. T. Prindle, Aurora, Ill.
324,885. Sash-holder. F. L. Posentreter, Cleveland, O.
325,108. Seamer, Roofing. H. M. Miller, Wabash, Ind.
325,009. Tiles, Method of and Apparatus for Setting. B. W. Peterson, Wheeling, West Va.

Synopsis of Building News.

Ashland, Wis.—Plans are being made contemplating an expenditure of \$25,000 in improvements in the Hotel Chequamegon, owned by the Wisconsin Railroad Company.

Atlanta, Ga.—Architects Bruce & Morgan report: For Montgomery County, Ala., brick jail building, 44 by 120 feet, 24 cells, cost \$50,000; bids now being received, no contracts let. For city of Knoxville, Tenn., brick high school building, 60 by 100 feet, pressed brick front, stone and terra-cotta trimmings, slate roof, cost \$25,000; ready for bids, contracts not let. For C. N. Robinson, at Hillsboro, Ala., block of two story stores, 50 by 90 feet, brick, iron front, galvanized iron cornice and window caps, cost \$6,000; under way. Architects Bruce & Morgan report: Jail building, 44 by 100 feet, at Montgomery, Ala., brick, two stories high, twenty-four steel cells, slate roof; contract let to F. B. & W. S. Hall, of Jackson, Miss. The Sneed & Co. Iron Works

will do the cell work. Hotel building, 84 by 100 feet, at Monroe, Ga., three-story building; bids being taken by B. S. Walker, at Monroe.

Atlanta, Mich.—Architect W. L. Leach, reports several small cottages, shops and other inexpensive buildings in course of construction, which show that this young town is beginning to thrive.

Attica, Ind.—The season throughout has been very dull. Prospects seem to brighten some as we near the fall season, still the work is for the most part small and inexpensive.

Architect Geo. P. Pearson reports: For S. Bernhart, two story brick, 33 by 32 feet, cost \$3,500; under way; Pearson & Points, builders. For J. W. Paris, one and one-half-story frame, Queen Anne style, 27 by 46 feet, cost \$2,500; under way; Pearson & Points, builders. For C. C. Thompson, two-story frame, 31 by 40 feet, cost \$2,000; under way; Pearson & Points, builders. For J. W. Campbell, one and one-half-story frame, 30 by 46 feet, cost \$2,100; under way; J. W. Pearson, builder. Also several smaller items.

Austin, Minn.—Plans have been prepared for a business block to be commenced at once, for Coates & Schleuder.

Buffalo, N. Y.—Giuseppe Venint of Milan, Italy, has cabled his acceptance of the contracts with the Buffalo Cremation Society to build a crematory in this city. Since the society has raised funds for the erection of its building it has met nothing but opposition on the part of the clergy, undertakers, and cemetery associations. Its incorporators are the wealthiest and most influential people of the city, and they will push their project to an early completion. The Italian is expected here within a month, and work will be immediately begun.

Architect W. W. Carlin, reports: For A. Cutler & Son, five-story brick factory building 50 by 235 and 40 by 90 feet, cost \$40,000; projected. For T. G. Avery, farm buildings, two barns, dairy building, etc., stone and wood, cost about \$25,000; under way; Chas. Benich, mason, J. W. Alwood, carpenter. For J. D. Larkin & Co., five-story brick factory building, 64 by 100 feet, cost \$13,500; under way; Schmidt Bros., masons, Stephen Reissmann, carpenter. For E. M. Ashley, two-story and attic frame residence, 34 by 34 feet, cost \$4,000; M. H. Willis, contractor. State asylum for the insane, frame barn, 50 by 100 feet, stone basement, cost \$5,000; under way; Runnill & Rupp, masons, Jacob Jarckle, carpenter. For A. H. Robinson, at Suspension Bridge, frame dwelling, 32 by 50 feet, cost \$4,500; projected. For C. W. Mosselle, at Lockport, N. Y., brick stores and apartments, cost \$10,000; projected.

Burlington, Ia.—Architect C. A. Dunham has prepared plans for a two story brick building, for the National State bank, stone and terra cotta trimmings, steam heat, stained glass, tile flooring, skylights, galvanized iron cornices, interior finish hardwood, cost \$10,000; W. H. Hayden, contractor.

Canon City, Colo.—The Canon City Improvement Co. have not as yet commenced work upon the new hotel spoken of in previous issues, but expect to get at it soon. Considerable work being done and wages are fair.

Architect Geo. W. Roe, reports: For Geo. R. Shaffer, a two-story building, 44 by 100 feet, cut stone front, first story for store, second to be occupied by A. O. W. society, the building is now nearly under roof, cost \$6,000; Roe & Bradbury, contractors. Also making plans for a Presbyterian College building, to be erected in Sedalia, Colo., at a cost of about \$25,000. Several small jobs ranging from \$500 to \$1,600 under way.

Carthage, Ill.—No heavy work contemplated. Contractors will be kept busy all the season on small work.

Architect Geo. W. Payne reports eight buildings ranging from \$500 to \$2,500, and aggregating \$9,800.

Cedar Rapids, Ia.—Work in cheaper class of building is dull, the leading builders have about all they can do before cold weather.

Architects Josselyn & Taylor report: For The B. C. R. & N. R. R. General office building, 65 by 138 feet, three stories and basement, built of local machine made brick with Bedford stone trimmings, gravel roof, cost \$35,000; up one story; A. H. Connor builder. For Mrs. T. M. Sinclair, three-story residence, 60 by 70 feet, St. Louis pressed brick and slate for sides, slate roof, cost \$40,000; roof going on; work done by the day. For C. S. Smith, store and office building, 44 by 100 feet, faced with Trenton brick, Bedford stone trimmings, cost \$13,000; laying foundation; A. H. Connor builder. For Julius Baerthel, store building, 20 by 130 feet, faced with St. Louis pressed brick, stone trimmings, gravel roof, cost \$7,000; foundation being laid by day's work, superstructure not yet let. For Mrs. C. C. Boyes, two-story frame residence, 32 by 45 feet, cost \$3,000; foundation in; Jno. Null, builder. For Jno. Hanan, two-story frame cottage, 28 by 35 feet, cost \$2,500; nearly completed; M. M. Hall builder.

Chattanooga, Tenn.—Architect A. D'Elisle, for D. C. McMillen, two-story cellar an attic brick dwelling, 38 by 65 feet, stone trimmings, cost \$6,000; under way, H. C. Jackson, builder. For Baptist Society at La Fayette, Ga., brick tower, 100 feet high, 30 by 64 feet at base, cost \$5,000; under way. H. S. Griscum will superintend erection of \$8,000 addition to Notre Dame academy; work to begin Sept. 10.

Chicago, Ill.—The architects of the city have been generally busy for this time of the year, and while the fall season is not far enough advanced to make predictions with any degree of accuracy, the work in the architects' offices shows, to say the least, a very healthy condition of business. Work upon the unfinished buildings, such as the Rialto, Union League Club building, Johnathan Clark's buildings, the rebuilding of the Grannis block, also the Langham Hotel block, and on the many other new buildings, goes on apace. Many fine buildings are also in course of erection on the West side, and on the North and South sides can also be heard the sound of hammer and trowel. The most important project that has become a certainty, since our last issue, is that of the new Art Institute. The project of extending the building is soon to be carried out, after plans by architects Burnham & Root. The lot, 26 by 100 feet, just south of the building, on the corner of Michigan avenue and Van Buren street, has been bought, and a structure four stories high is to be erected to cost \$100,000. The material is to be light red and blue sandstone, and the design for the front will be highly ornamental. The basement and fourth floor will be used by the art schools, and there will be a lecture hall, 40 by 48 feet, in the basement. The first floor will be devoted to the exhibition of works of art, and the second and third floors will be used by the Literary Club and other similar organizations. The entire structure will occupy 80 feet on Michigan avenue and 100 feet on Van Buren street. The new part will of course be greatly superior to the present building, which it is proposed to rebuild some time in the future.

Architect J. Otter has prepared plans for the following buildings: J. Sweeney, on Oak street, near Rush, a residence, 30 by 78 feet, three stories and basement, of pressed brick and trimmings of cubed blue stone; \$10,000. For W. Powis, on Chestnut street, near Wells, a residence, 23 by 51 feet, two stories and basement, of pressed brick, brown stone and terra-cotta trimmings; \$5,000. For A. G. Lundberg, on Belmont avenue, near the lake, a residence, 39 by 62 feet, two stories and basement and attic, of pressed brick, stone trimming; \$14,000. For J. Bergstens, on Fremont, near Huribut, a residence, 22 by 50 feet, three stories and basement, of pressed brick, stone trimmings; \$5,500. For L. Erhardt, 216 Wells street, a residence and store, 25 by 62 feet, three stories and basement, of pressed brick, stone trimmings; \$8,000. For Mrs. C. Younggreen, 123 Townsend street, a residence, 23 by 53 feet, three stories and basement, of pressed brick, stone trimmings; \$5,000. For Mrs. C. O'Brien, 39 Pearson street, a residence, 22 by 60 feet, two stories and basement, of pressed brick, stone trimmings; \$4,000. For C. P. Peterson, 17 Wendell street, a residence, 22 by 50 feet, three stories and basement, pressed brick, stone trimmings; \$5,500. For J. Engberg, on Huribut street, a residence, 25 by 65 feet, three stories and basement, pressed brick, stone trimmings, \$6,000.

Architects Bauer & Hill have planned for upper stories terra-cotta and brown stone, 25 by 65 feet; cost, \$12,000. For Mrs. Henne, on Wells street, near Division, three stories, stores and flats, pressed brick front, 75 by 60 feet; cost, \$20,000. For Mrs. Smith, on Astor street, near Goethe, three stories and basement dwelling, artesian well, stone for basement, pressed brick and stone above 22 by 50 feet; cost, \$7,000. For R. Schlosser, in Lake View, three-story, attic and basement residence, basement McArthur brown stone, pressed brick front, with terra-cotta and McArthur brown stone trimmings, slate roof, 40 by 65 feet; cost, \$25,000. For Geo. and N. C. Nelson, at 351 Dayton street, two-story flat building, pressed brick and McArthur brown stone front, 22 by 65 feet; cost, \$6,500. For E. H. H. Ueber, at 940 Milwaukee avenue, store and flat building, three stories, basement and attic, pressed brick front, stone trimmings, 25 by 80 feet; cost, \$18,000. For town of Addison, Ill., three-story and attic school house, pressed brick, 70 by 70 feet; cost, \$25,000. For Geo. Rahls, on Ewing place, two-story, attic and basement residence, pressed brick front, stone trimmings, 28 by 65 feet; cost, \$10,000.

Architect J. J. Flanders reports: Contracts just let on residence of G. B. Holmes, cost \$12,000; Campbell Bros., carpenters; E. Shertevant, mason. For H. C. Morey, two-story flat, cost \$6,000; under way.

Architect Robert Rae, Jr., has planned a Queen Anne house, with barn, for Mrs. Turk, in Argyle Park, to cost some \$7,000; also a handsome country house along Lake Geneva, for John Williams, for his own occupation, the house to be on the same side of

the lake as Mr. Allerton's and O. W. Potter's, and to cost some \$25,000; also a handsome private \$10,000 residence and barn on Vernon avenue, between Thirty-second and Thirty-third streets, for Mrs. M. L. Clancey; also two flat buildings on Ogden avenue, near Robey street, for Addison Ballard, to cost \$15,000; also a \$4,500 suburban residence at Ravenswood, for Mr. Carver.

Architect W. W. Boyington, reports: Plans for completion of the Illinois State Capitol building and date (Sept. 10) set for opening of bids for same. For John Davidson, of the firm of Davidson & Son, three-story and cellar residence, 37 by 67 feet, on Calumet avenue near Twenty-second street; the building is to be built of stone, in rough range Ashlar work, of light gray granite, with red trimmings, cost, \$20,000; also barn, stone front, 36 by 50 feet, cost \$7,000.

Architects Holabird & Roche are reconstructing the old "Reed's Temple of Music," at the southwest corner of Van Buren and Dearborn streets, for Peter A. O'Neil, of St. Louis, Mo. The first floor is divided into stores, the second into offices and the third into a loft for light manufacturing purposes; the work contemplates a lay-out of about \$17,000.

Architect L. B. Dixon has prepared plans for Moses Born for a \$10,000 dwelling, at No. 3431 Michigan avenue; Jas. Phillips, builder.

Architects J. M. Van Osdel & Co. report: For C. C. Hansen, six-story and basement office building, 50 by 100 feet, corner Dearborn and Quincy streets, Anderson pressed brick and stone trimmings, estimated cost, \$60,000. For A. Ballard, two three-story stores and flats, 50 by 82 feet, corner Cottage Grove avenue and Twenty-ninth street; estimated cost, \$15,000, Illinois pressed brick and brown stone. For Isaac McCourtie, on Washington boulevard, two three-story mansard and basement dwelling houses, Anderson pressed brick and brown stone; cost, \$15,000. M. Carter, milk depot, 42 by 110 feet, and stable; cost, \$10,000.

Mr. J. A. Thain, of the firm of contractors, Thain & Diez, reports: I am just breaking ground and building for myself two houses on Prairie avenue and Thirty-second street, to have best pressed brick front, Connecticut brown stone trimming, first and second stories to be finished in hardwood, and to cost \$16,000.

Architect C. O. Hansen, reports: Plans prepared for work upon the Cook County building. Mr. Hansen reported his investigations and was instructed to make plans for the necessary work, which is as follows: The entablature over the porticos, on the Washington, Clark and Randolph street entrances, will have to be replaced by granite. The granite columns will, however, remain as at present. The coping of the roof of the whole building will also be replaced with granite. This is made necessary because of the disintegration of the stone now in place, which would, at the most, last but a few years, and would be a continual expense to the county until permanently repaired. In some places the disintegrated substance is an eighth of an inch thick upon the stone; this will be removed with steel brushes, and when the work of filling the cracks and patching up the numerous places in the building where the stone is utterly worthless, is done, the top of the cornices and projections will be covered with a mastic composition. Then the whole building will be treated with a chemical preparation for the preservation of the stone. The plans also include the finishing of the west corners of both the Washington and Randolph street fronts, the columns never having been put in place at these points. It is estimated that it will cost \$100,000 to carry out the plans.

Architects Edbrooke & Burnham report: For Messrs. J. & M. Wolff, four green stone front dwellings, on Calumet avenue, between Thirty-first and Thirty-second streets, cost \$30,000. For J. J. Curran, "Taras Hall," four-story building, 72 by 100 feet; first story will be stores, second story flats, and third and fourth stories to be divided into one large hall, one small hall and supper room, ladies' and gents' parlors, etc., etc., cost \$25,000. For G. H. Cole, two-story brick dwelling, Forest avenue, between Thirty-first and Thirty-second streets, Anderson pressed brick and terra-cotta front, cost \$7,000. For J. P. Taylor, two-story frame residence, on Kimbark avenue, near Forty-seventh street, cost \$6,000. For Campbell Bros., five dwellings, cost \$18,000. For Solan D. Wilson, two-story and attic dwelling, Anderson pressed brick, brown stone trimmings, slate roof, cost \$6,000.

Architects Ostling & Bourgeois report: For C. F. Julian, three-story and basement attic store and dwelling, to be erected southeast corner Wells and Schiller streets, cost \$12,000. For P. Oleson, three-story and basement dwelling, No. 92 Sedgewick street, cost \$6,000. For A. Friberg two-story and basement frame dwelling, in Lake View, cost \$4,000. For J. L. Lombard corner Kedzie avenue and Nineteenth street, Lawndale, two residences, cost \$10,000; under way. For A. A. Bigelow, on Kedzie avenue, near Nineteenth street, Lawndale, two residences, cost \$8,000.

Architect C. O. Hansen reports: For Cook county insane asylum buildings, has just completed one ward building, 50 by 193 feet, besides projections. The second ward building, 50 by 193 feet, is now being plastered. These are two of the twelve ward buildings, which are to be connected in angular shape, leaving a court in the center 730 by 352 feet, at the widest point, in this court will be erected the engine house and laundry building, 80 by 80 feet, and kitchen building, 66 by 81 feet, connecting with the employees and administrative building, 66 by 172 feet; the buildings are two stories and basement high, built of brick, with stone trimmings; they are connected by a thoroughly fireproof wing, 42 by 31 feet; the building now being completed, has des. having accommodations for one hundred patients, will contain a complete system of baths, including Russian, Turkish, Electric, etc., and a large swimming basin. The system of heating and ventilation has been an especial care of the architect, and is claimed to be first class; the cost of the two buildings now up is \$150,000; the whole institution, when completed, will accommodate one thousand inmates and cost about \$1,000,000. For E. P. Johnson, two-story and basement and attic residence, 32 by 75 feet, on Robey street, opposite Vicker park; St. Louis pressed brick, with green and brown stone and terra-cotta trimmings, cost \$11,000; nearly completed. For C. Stenge, two-story dwelling, 28 by 63 feet, Anderson pressed brick, stone trimmings, cost \$4,500; under way. For P. Schmitt three-story and basement residence, 23 by 70 feet, corner Warren avenue and Page streets, St. Louis pressed brick, stone and terra-cotta trimmings, cost \$7,000; nearly completed. For P. Bernsen, three-story and basement building, 40 by 80 feet, on Union street; Indiana pre-seed brick, stone trimmings, cost \$11,500. For Thos. Meyer, four-story and basement store and flats, 42 by 70 feet, on Milwaukee avenue, St. Louis pressed brick, stone and terra-cotta trimmings, cost \$9,000; nearly completed.

Architect L. G. Hallberg reports: For S. E. Gross, on corner of Sacramento and Madison streets, a block of stores and dwellings, three stories, 170 by 50 feet, pressed brick front, cost \$15,000; contractors: Peter Larssen, carpenter; Wm. Falkneau, mason. For H. Hemmelgarn, residence, on Fullerton avenue, near Huribut street, two stories, attic and basement, brownstone front, carved capitals for portico, 40 by 72 feet, cost \$20,000; contractors: John Mountain, mason; X. Aube, carpenter. For Geo. P. Brown, on La Salle avenue, near Eugene street, a two-story, attic and basement residence, brownstone front, and Anderson pressed brick on sides, elegant hardwood finish on the inside, 32 by 72 feet, cost about \$25,000; contracts not let. Plans being made for a flat building, for Swain Nelson, on La Salle avenue, to be three stories, attic and basement, pressed brick front, with brownstone trimmings, 25 by 75 feet, cost \$12,000.

Architect John Otter reports: for J. Sweeney, on Oak street, near Rush, three-story and basement residence, 30 by 78 feet, pressed brick, and blue stone, cost \$10,000.

Architect J. Speyer has recently let contracts for the following work: A four-story block of flats at the corner of Nineteenth and Clark streets, and a three-story and basement building at the corner of Twentieth and Butterfield streets, for Mr. Geo. H. Norris, at a total cost of \$35,000. A three-story apartment house, on Washington boulevard, for Mr. Mark Clancy, to cost \$8,000. Remodeling the French Catholic church, at the corner of Halsted and Congress streets. For Mr. P. O'Donnell, a four-story block of flats, 150 feet on Butterfield street, between Twenty-first and Twenty-second streets; an additional story, 100 by 100 feet, on building at the corner of Taylor and Clark streets. Remodeling two buildings at the corner of Seeley avenue and Jackson street, for Mr. Thos. Smythe. A four-story building, corner of Van Buren and Lincoln streets, for Mr. P. J. Ryan, to cost \$12,000. Also preparing drawings for the following buildings: A five-story and basement building at No. 27 Lincoln Place, for Messrs. Haskins & Bigelow, to cost \$12,000. A two-story building, corner of Twenty-ninth and Cottage Grove avenue, for Mr. P. Griffin, to cost \$8,000. A three-story flat on Wentworth avenue, near Thirty-first street, for Capt. Byrnes, to cost \$7,000. A four-story building on Division street, near Market street, for Mr. M. Cohen, to cost \$12,000. A four-story block, 150 feet front, on Butterfield street. The same architect has several buildings under his supervision, which are rapidly nearing completion. Among these are a four-story hotel on Canal street, near Adams street, for P. White, to cost \$14,000. A three-story and basement store and flat building, corner of Huron and Wells streets, for T. Nolan, to cost \$13,000. A three-story and basement building, corner of Wells and Ontario streets, for P. Callahan, to cost \$12,000. A two-story and basement building, on Chicago avenue, near Wells street, for the Chicago Pie Company, to cost \$12,000. A three-story addition to a building on Bishop court, near Madison street, for Joseph Freund, to cost \$8,000.

Architect August Bessler reports: For Hermann Lemke, three-story and basement dwelling, 22 by 58 feet, on Harrison, near Leavitt street, Anderson pressed brick, with Lemont stone trimmings, cost \$5,200; under way. For Fred Miller, two-story and basement store building, 25 by 80 feet, Twenty-first and Oakley streets, Indiana brick, Lemont stone trimmings, cost \$5,000; under way. For J. L. Hoerber, three story and

basement store building, 25 by 80 feet, Fourteenth and Throop streets, Indiana pressed brick, with Lemont stone trimmings, cost \$9,000; under way.

Architect A. Druiding reports: Addition to Alexander Bros. Hospital, estimated cost \$11,500. Park Hotel, at Sheboygan, Wis., estimated cost \$21,000; contract sub let. Catholic church, at St. Francis, Milwaukee county, Wis., cost \$11,500; contract sub let. Church at Harrietsville, Ohio, cost \$4,000. St. Peter's and Paul's church, at Seneca, Kans., cost \$12,400.

Architect C. W. Palmer: For C. Gray, stores and dwellings, Nos. 1289-91 West Chicago avenue, cost \$7,500.

Architect Hansen: For G. W. Gehrig, store and flats, No. 348 West Madison street, cost \$10,000; A. Pischke, builder.

Architect Fred. Kelenich: For George Edwards, stores and dwellings, Nos. 745-55 Taylor street, cost \$20,000.

Architect Joseph Frank: For Martin Kratz, store and dwelling, No. 2504 Wentworth avenue, cost \$10,000.

Architect Geo. C. Spohr: For S. V. P. Sullivan, store and dwelling, No. 302 Wells street, cost \$6,000.

Architect E. Baumann: For L. Dietrich, store and flats, No. 389 East Division street, cost \$11,000; N. Garten, builder.

Cincinnati, O.—The following is reported by the secretary of the Builders' Exchange: Contractors are hurrying forward their work to complete it before cold weather sets in. St. Xavier's College will soon be completed, and the addition will no doubt be filled with students bent on acquiring a fine education. The Rawson block, on the corner of Sixth and Race is assuming fine proportions, and will soon be under roof. There have been fewer fine residences erected this season than formerly, owing, no doubt, to the general depression in business. Cheap dwellings and stores make up the largest part of the building business with which, although less than last season, both in point of profit and amount, the builders seem to be reasonably satisfied. It can, I think, be safely predicted that improvement will come in business, affecting every branch of it, and a good building season, unless strikes and other calamities come along, will be the result. With her new buildings and streets, Cincinnati will soon be able to assume metropolitan airs. Architects are only fairly busy, but are living in hope.

Architects Oliver C. Smith & Walter S. Forbush report the following: For Hermann Brockman, a brick dwelling of twelve rooms and bath, etc., and slate roof. Two stories and attic, and has hardwood finish first floor, cost \$7,500. Mrs. E. P. Ransom will build a two-story frame house of eight rooms, with bath, slate roof, cost \$3,000. Wendell Schiel will build a two-story frame house, containing eight rooms and bath, slate roof, cost \$3,500. For Jos. Shields, a brick dwelling of ten rooms and bath, two stories high, with slate roof, cost \$7,000. I. J. Mack will build one drug store and dwelling combined, of brick and frame, cost \$7,000. The bent glass bay window is quite unique in design, and has plaster gables and slate roof. For A. S. Parker, a frame dwelling of nine rooms, two stories and slate roof, cost \$6,500.

Architects Plympton & Trowbridge report: For F. A. Price, a stone, brick and shingle dwelling, two and one-half stories, with eleven rooms, shingle roof, and plaster gables. Quite a new style, cost \$5,500. For F. B. Plympton, Walnut Hills, a residence, 30 by 45, two stories and basement, foundation and first story limestone plaster, second story continental half-timber work, contains eleven rooms, with tile roof, cost \$5,500.

Architects Des Jardins & Hayward (S. E. Des Jardins and A. W. Hayward), successors to S. E. Des Jardins, report the following: For May Fecheimer, Esq., a two-story brick, laid up in red mortar, with freestone trimmings, contains nine rooms, finished in pine, and has slate roof, cost \$5,500. For B. F. Blymyer, Esq., Mansfield, Ohio, a frame and shingle house of two stories and eight rooms, slate roof, and cost \$4,000. Time well employed.

Architect Geo. W. Rapp reports: For Joseph Feriman, a two-story brick dwelling, of nine rooms, with slate roof, cost \$9,000. For L. and E. Fey, a brick storage building, 30 by 90, three stories, with tin roof, cost \$3,000.

Clinton, Ia.—Architect W. W. Sanburn: For Curtis, Lamb & Bailey, three-story brick block, 90 by 100 feet, cost \$24,000; projected. For H. B. Sutherland, two-story brick building, 50 by 90 feet, cost \$12,000; projected.

Coldwater, Mich.—Present condition and prospects for building, good though it is mostly small work and little architectural drawing is required.

Architect M. H. Parker reports: For J. Allen Pratt, Queen Anne college, 28 by 32 feet, cost \$1,700; not let. Mr. Thompson is erecting a new dwelling on the corner of Elm and Perkins streets; David Fuller has nearly completed a new barn on his lot on Washington street; Martin Mannerow is converting a building on Hooker street into a dwelling and nearly doubling its size; William Bryan is rebuilding his residence on Hanchett street; H. Wood is erecting a new frame dwelling 24 by 26 on Morse street; George Greenwood has built an addition to the dwelling erected by him on Battle Creek street last summer; R. V. Eligh, on the same street, is putting a fifteen-inch wall under his dwelling, the roof will be raised and the building converted into a two-story house, a cellar dug the entire size of the upright, and other improvements made, when completed, will make his residence one of the finest on that street; J. R. Champion is converting his recent purchase of R. G. Chandler, on Jackson street, into a very pleasant residence; R. G. Chandler broke ground last Wednesday for his new residence, corner of Pearl and Walnut streets. It will be of the Queen Anne style of architecture, and cost about \$6,000; Asbury Buckley will have charge of its construction.

Columbus, O.—The following permits have been issued: C. D. Firestone, two-story dwelling, 45 by 80 feet, Broad street, steam heat and all modern improvements, estimated cost \$15,000. Christina Benninghoff, three-story brick house, 23 by 60 feet. David Kellenberger, two-story brick dwelling, 14 by 42 feet. Frank Bette, one and a half story frame dwelling. Herman Schwanke, one-story frame dwelling, 18 by 32 feet. Henry Strobymer, one-story brick dwelling, 16 by 44 feet.

Creighton, Neb.—Building outlook is improving. Architect N. L. Raymond reports: Preparing plans for several dwellings, to be built the coming fall and winter; also considerable repair work. Besides work under way, amounting to some \$6,000, in small jobs. It is expected some good work will be done later in the season.

Detroit, Mich.—There is no material change in the building situation since last month's report. If any, for the better. Permits were issued during the month of August, as follows: New buildings, \$194,445; additions and repairs, \$219,545.

Architects Mason & Rice report: For Julian Strelinger, two two-story, double dwellings, brick, stone trimmings, slate roof, each 22 by 66 feet, cost \$8,000; under way; W. H. Holland & Sons, builders. For same, two two-story dwellings, brick, stone trimmings, slate roof, each 23 by 55 feet, cost \$9,000; under way; W. H. Holland & Sons, builders. For Hammond & Standish, two-story packing-house, 125 by 150 feet, brick, gravel roof, cost \$15,000; under way; A. Albrecht, mason, Nuppenan & Clark, carpenters. For Josiah Dilley, at Portland, Mich., two-story dwelling, 50 by 60 feet, brick, stone trimmings, slate roof, cost \$7,000; projected.

Architect R. T. Brooks reports: For Michael McCaul, five-story hotel building, 40 by 72 feet, brick, stone trimmings, tin roof, cost \$18,000; Thos. Sherk & Co., builders.

Architect A. E. French reports: For Wm. E. Maloney, two-story and basement brewery, 38 by 120 feet, brick, stone trimmings, gravel roof, cost \$10,000; projected. For Geo. A. Parker, two-story store building, 33 by 100 feet, brick, stone trimmings, gravel roof, cost \$5,000; projected.

Architect C. B. Cole reports: For Goff Stenton, three-story double dwelling, 42 by 64 feet, frame, slate and tin roof, cost \$5,500; projected. For F. Chamberlain, three-story double dwelling, 42 by 64 feet, brick, slate and tin roof, cost \$7,000; projected.

Architect W. E. Brown reports: For Grosse Point Club, three-story club-house; 100 by 140 feet, frame, shingle roof; projected; cost not given. For P. Blake, three-story and basement building, 47 by 130 feet, brick and stone, gravel roof; projected; cost not given.

Architects Schmidt & Brydges report: For Louis Shmitt, three-story dwelling, 20 by 52 feet, brick, stone trimmings, slate roof, cost \$3,000; projected. For Chas. Baumgardner, at Marine City, Mich., two-story store, 46 by 56 feet, and stables 25 by 46 feet, brick, with stone trimmings, gravel roof, cost \$7,000; projected.

Architect H. Engelbert reports: For Lake Huron Stone Co., two-story block of five dwellings, 88 by 46 feet, brick, stone trimmings, gravel roof; also block of three two-story dwellings, of same material as the above, 54 by 46 feet, cost of whole improvement, \$10,000.

Architect A. C. Varney reports: For A. Morass, two-story dwelling, 30 by 65 feet, brick, stone trimmings, slate roof; also barn of same material, cost of improvement \$4,500; projected. For Frank Gibson, two-story dwelling, 40 by 60 feet, brick, stone trimmings, cost \$5,000; projected; contracts let; Lane and Deitz, masons; Frank Gibson, carpenter. For Prof. Parker at Adrian, Mich., extensive interior alterations; cost, \$5,000.

A. Chapoton, Jr., for Little Sisters of the Poor, two-story shops, barn, etc. brick, 79 by 76 feet; cost, \$7,000.

H. S. Peoples is building thirteen one-story frame dwellings 25 by 42 feet, cost \$7,800. Samuel J. Kelso, twelve two-story frame cottages, 12 by 23 feet, cost \$4,200.

Denver, Colo.—Architects F. E. Edbrooke & Co.: For G. W. Clayton, three-story brick and stone block, 125 by 175 feet, cost \$60,000. For C. G. Chever, three-story brick block, 25 by 125 feet, cost \$8,000.

Architects Varian & Sterner: For J. S. Dreyfuss, two-story brick dwelling, 24 by 50 feet, cost \$6,000.

Architect Wm. Quayle, two-story brick store and dwelling, 32 by 75 feet, cost \$5,000. For H. Bennett, two-story brick dwelling, 37 by 46 feet, stone basement, cost \$8,000.

During August permits were granted for buildings to the extent of \$71,475. Mrs. Smiley, a two-story brick block of stores and offices, 50 by 125, to cost \$71,500; F. E. Edbrooke & Co., architects. School District No. 1, a two-story brick school building, 44 by 79, to cost \$7,500; R. S. Roeschlaub, architect. The Board of Capitol managers have awarded the three prizes, \$1,500, \$1,000 and \$850, to E. E. Myers, of Detroit, Mich., F. E. Edbrooke & Co., of Denver, Colo., and Mr. H. B. Seely, of Denver, Colo., respectively. These awards will be paid "when it is definitely ascertained that the building can be built for \$1,000,000." To settle this, bids will be advertised for on the first, which will be rejected if the cost exceeds the limit. The next will then be treated likewise, and then, if the third is also rejected, a new set will be selected.

Dubuque, Ia.—Architect T. T. Carckek reports: For C. O. Foney, at Manchester, Ia., brick veneer dwelling, cost \$4,500. For Dr. U. S. Craig, Manchester, frame dwelling, cost \$3,500. For E. A. Engler, at Dubuque, frame cottage, cost \$1,200. For P. M. Pease, at Strawberry Point, Ia., two-story frame cottage, cost \$2,800. For the town of Manchester and the Odd Fellows, three-story brick building, 40 by 60 feet, the first story to be used by the fire department; second story for council room, firemen's hall, reading room and library, cost \$5,000. For A. R. Loomis, at Manchester, two-story brick bank building, pressed brick and terra-cotta front, cost about \$6,000.

Ellendale, Dak.—A court house, to cost \$9,000, is projected. Also \$5,000 school house.

Fort Worth, Tex.—The present outlook for building in north Texas is good. Architect J. J. Kane reports: For City of Weatherford, Tex., two-story stone building, 60 by 80 feet, cost \$15,000; under way; Chas. Smith, builder. Two one-story frame buildings, 20 by 40 feet, each cost \$1,400; under way; Ed. Lowry, builder. For W. F. Lake, two-story frame, 40 by 60 feet, cost \$12,000; under way; Newell & Tomlinson, builders. For Tom Waggoner Wire Co., two-story stone building, 46 by 80 feet, tin roof, cost \$42,000; under way; Ed. Hyers, builder. For K. M. Van Zandt, Sr., two-story brick, 44 by 68 feet, tin roof, cost \$14,000; under way; A. E. Newell, builder. For Mrs. Peak, two-story brick store, 25 by 90 feet, cost \$7,000; under way; Tomlinson & Newell, builders. Montague county court house, two-story stone building, 76 by 84 feet, cost \$40,000; under way; Jarrall & Tooley, contractors. Northwest Texas University, four-story stone building, 285 by 96 feet, cost \$100,000; contracts not let.

Galena, Ill.—Architect F. G. Roberts has prepared plans for the erection of two brick dwellings, on Beach street, for Mrs. Charlotte Wilcox, to cost \$5,000 each. Ed. Capps, builder.

Green Bay, Wis.—Architect D. M. Harteau reports: For city of Green Bay, public high school building, two stories, brick, 63 by 75 feet, cost \$4,000; nearly completed; A. Johnson, builder. For D. Carl, four two-story brick stores, 100 by 80 feet, cost \$16,000; under way; E. Q. Kendall, builder. For Brown County Hospital for the Insane, two-story brick building, 36 by 35 feet, stone basement, cost \$3,837; under way. For J. Jorgensen, at Fort Howard, two-story frame dwelling, 33 by 63 feet, cost \$3,500; projected. Also several small buildings, \$1,400 or \$1,500 each.

Hamilton, O.—Architect Max Reutti reports: For S. H. Allan, at Oxford, O., two-story frame, 29 by 47 feet, cost about \$2,500; Lloyd & Hewitt, builders. Also several smaller buildings ranging from \$1,500 to \$1,800; projected.

Helena, Ark.—Architect F. A. Rauhart. For Ed. Pillow, two-story frame residence, cost \$7,000; under way. Also superintending the two-story brick school house, after design of architects Eckel & Mann, of St. Joseph, Mo., and reported by them in our July number, the building will cost about \$15,000.

Hot Springs, Ark.—Architect R. R. Thornton. For Ex-Gov. Rector, block of brick store and office buildings, 60 by 100 feet, cost \$10,000; projected.

Indianapolis, Ind.—Building permits have been issued as follows: Emma L. Charles, frame cottage, State avenue, near Carier; Charles M. Rugenstein, frame cottage, Union street; John Sullivan, addition, 315 South Missouri street; Henry S. Spencer, frame cottage, Chadwick street; Nellie Commins, frame cottage, Chadwick street; Louis P. Blumetina, frame cottage, Calross street; Mary Ann Knurr, frame store-room, Palmer street, corner Meridian; D. W. Ruiter, frame cottage, Bret street, near West.

Joliet, Ill.—There is plenty of work now, but nothing in prospect to speak of. Architect G. Julian Barnes reports: For Geo. Chase, two-story brick veneer dwelling, 36 by 54 feet, cost \$5,000; ready for roof; J. W. Walker, builder. For Mrs. Henry Fish, remodeling two-story brick residence, cost \$3,000; John Seely, builder. Also several small buildings ranging from \$1,000 to \$2,600, and aggregating \$13,400.

Kansas City, Mo.—Architect F. B. Hamilton: For K. L. Barion, two-story, Queen Anne, brick dwelling; all modern improvements; cost \$7,000. Architects W. W. Polk & Son: For John B. Stone, two-story eight-room residence, pressed brick, with stone trimmings; all modern improvements; cost \$6,500.

La Harpe, Ill.—Contractors and builders are busy on unfinished work. Some new work in contemplation and prospects good for a busy fall.

Architect W. L. Ross is preparing plans for a two-story frame dwelling, 32 by 46 feet, for Mrs. Crunin, cost about \$2,200; contracts not let.

La Monte, Mo.—Architect J. B. Means. For school district, brick school building, 46 by 50 feet, tin roof; cost, \$35,000.

Laramie, Wyo. Ter.—Present condition good and outlook better. The railway Company have sold some two hundred building lots during the past month, and it is probable considerable building will be done. A number of prominent stock men have recently purchased land and intend to locate here. This will of course have a tendency to stimulate improvements.

Mr. W. A. McKenzie, builder, reports: For Laramie Club, two-story club house, cost \$2,000; projected. For R. A. Holmes, two Queen Anne cottages, cost \$2,000; projected. For Jesse Converse, two tenement houses, 20 by 30 feet, cost \$1,500; J. H. Davis, builder. For Union Pacific Railway, addition to eating-house, cost \$1,000; under way.

Leavenworth, Kan.—Work has been commenced on the north tower of the Cathedral, which is to be raised about eighty feet for the new bells; the amount to be expended on the work is \$4,000.

Little Rock, Ark.—Dr. Marshall, the dentist, will shortly begin the erection of a residence, corner Gaines and Eighteenth streets. Mrs. J. B. Boddieser is preparing to build a residence on Rock street, between Eighth and Ninth streets. Messrs. Hornbrook & Townsend will soon begin the erection of a two-story brick business block on East Markham street, between Main and Scott streets.

Lonoke, Ark.—The contract to build a court house has been awarded to Sturritt & Co., of Pine Bluff, who are now building the school house.

Manistee, Mich.—A fire in Buttler & Peters' saw and shingle mill, in Tallman, Friday burned the building with all its contents. The loss on the mill and machinery is \$80,000.

Marshalltown, Ia.—General business outlook hopeful, but little building in prospect.

Architect W. A. Hawley reports: For Banner Lodge No. 123, I. O. O. F., three-story brick and terra-cotta business block, 40 by 100 feet, cost \$10,000; advertised for bids on foundation. For H. E. J. Boardman, two-story frame dwelling, 30 by 40 feet, cost \$2,000; nearly finished; day work. For Geo. T. Ball, of Iowa Falls, two-story frame dwelling, 40 by 32 feet, cost \$2,500; nearly finished. Other work, repairs, etc., \$2,000; under way.

Minneapolis, Minn.—Building Inspector Pardee's quarterly report shows the following record of permits issued during the quarter ending August 31: Twenty-four miscellaneous, \$231,075; thirty-four brick stores, \$616,000; six brick-veneered stores, \$24,910; eight wooden stores, \$11,625; two hundred and seventy-three two-story dwellings, \$673,000; one hundred and thirteen one-and-one-half-story dwellings, \$125,725; thirty one-story dwellings, \$10,760; two hundred and sixty-five additions, \$98,685; one hundred and fifty-seven barns, \$37,282. Grand total, 911 permits; \$1,830,962.

The figures for the previous quarter are as follows: Miscellaneous, \$556,250; brick stores, \$433,000; brick veneered stores, \$48,000; wooden stores, \$27,210; two-story dwellings, \$1,010,490; one-and-one-half-story dwellings, \$171,560; one-story dwellings, \$16,400; additions, \$172,265; barns, \$55,246. Grand total, \$2,480,411.

The late strike among the stonecutters may result in a change being made in the material to be used in the front of the Lumberman's Exchange building. It was the original design to run the walls up for the entire new stories with red sandstone, of which the first story is already built. Unless the stone is forthcoming more rapidly than it has been, red brick will be substituted. The Hebrew Reform congregation, whose lease of their Fifth street synagogue expires in April next, are looking around for a suitable corner lot, upon which to move their church building. It is the desire to secure a site inside of Second and Fifth avenues so that east of Fifteenth street. Material additions will be made to the present edifice, which will be greatly improved and supplied with a \$2,000 organ. The work of excavating for the five-story brown stone front Stafford-Curtis block, at No. 1-6 Washington avenue south, has been commenced. The present wooden structure will occupy the site until the new foundation walls are finished. The Diana society has decided to proceed with the building of their hall on the corner of Fifth street and Cedar avenue. Mr. Sonner is to build on the adjoining lot at the same time the Diana society will run up their structure. The block at the corner of Grant and Nicollet streets is to be remodeled into a family hotel. It will be run up three stories, given a total height of five stories, and will be fitted up with steam, an elevator, etc. About \$15,000 will be expended in the improvements. E. M. Wilson has let the contract for the building of his apartment house on Sixteenth street between Laurel and Hawthorne avenues, to Hoglet & Morse, for \$31,260.

Plans are being prepared for the new Northwestern Hospital building. The plans for the medical college building are also in hand.

Among the building permits recently issued are the following: P. G. Lamoreaux, six two-story, fifteen-room wooden dwellings, First avenue, between East Thirty-second and East Thirty-third streets, cost \$8,000 each. George H. Hoyt & Son, two-story, ten-room wooden dwelling, East Fourteenth street, between Portland and Park avenues, cost \$4,000. Calvin E. Brown, two-story wooden dwelling, sixteen rooms, Vine place, between West Nineteenth and West Twentieth streets south, cost \$7,500. Kenyon Bros., four-story brick store, between Thirteenth and Fourteenth avenues south, cost \$12,000. J. C. Monroe, J. L. Laten, W. S. Hunter, C. H. Taylor and J. Clark, three-story brick store and flat, Fifth street, between Hennepin avenue and First avenue north, cost \$30,000. Joseph W. Griffith, three-story veneered store, sixteen rooms, Fifth avenue, between Washington and Third streets north, cost \$4,000. E. E. and S. A. Whitmore, double frame dwelling, sixteen rooms, Irving avenue, between Superior and Laurel avenues north, cost \$5,000. William Buckler, two-story, eleven-room wooden dwelling, Irving avenue, between Third and Sixth avenues north, cost \$8,000. William Butters, one-and-a-half-story wooden dwelling, Seventh street, between Eighth and Ninth avenues south, cost \$3,000. Frank Holmes, double two-and-a-half-story, sixteen-room stone veneer dwelling, Thirteenth street, between Hennepin and Hawthorne avenues, cost \$15,000. City of Minneapolis, brick engine house, Seventh avenue and Eighth street southeast, cost \$9,000. Fred D. Noerenberg, eight-story stone malt-house, Twenty first avenue south, near Twentieth street south, cost \$30,000. City of Minneapolis, two-story brick engine house, Highland avenue and Border avenue north, cost \$5,800. Kenyon & Best, six-story stone and brick store and office building, Nicollet avenue, between Sixth and Seventh streets, cost \$75,000. A. Hatheway, two-story, fourteen-room wooden dwelling, Hawthorne avenue and Seventeenth street north, cost \$10,000. N. E. Marsh, three two-story, seven-room wooden dwellings, South Dupont avenue, between West Twenty-sixth and West Twenty-seventh streets, cost \$5,250. J. H. Rowell & Co., double two-and-a-half-story, sixteen-room wooden dwelling, Garfield avenue, between Lake and Thirty-first streets, cost \$4,800. Mrs. Esther Curtis, 106 Washington avenue south, four-story brick store, 22 feet front by 165 feet deep, cost \$18,000. Joel B. Clough, two-story wooden dwelling and one-and-a-half-story barn, North Aldrich avenue and Hawthorne avenue, cost \$4,000. J. C. Hoblett, three-story brick veneer store and dwelling, Western avenue and Ninth street, cost \$8,000. Island Power Company, repairs to section one and two of stone factory, south end of Nicollet island, cost \$9,000. Campbell Bros., two-story frame dwelling, fourteen rooms, Twenty-sixth street and Garfield avenue north, cost \$8,000. Swedish Mission Society, brick church building, Twelfth avenue and East Seventh street, cost \$4,000. F. S. Gilson & Co., addition to Nicollet House, corner Washington and Hennepin avenues, cost \$25,000. Casey & Rand, brick barn, Sixth avenue south, between Tenth and Eleventh streets, cost \$4,500. Joseph Menard, two-story, eight-room brick dwelling, cost \$3,900. John Booth, two-story, eleven-room wooden dwelling, cost \$5,500. Henry F. Brown, two-story, eight-room wooden dwelling, and barn, cost \$5,000. Minneapolis Gas Light Company, brick retort house, cost \$10,000. Alexander Mitchell, two-story, eight-room wooden dwelling and barn, cost \$2,600. Old Women and Children's Home society, two-story, fifty-room brick building, cost \$39,000. James J. Johnson, two-story, eight-room wooden dwelling, cost \$3,500. George W. Morong, two-story, eight-room brick store and flats, cost \$6,000. Northern Mill Company, one-story brick planing-mill, cost \$15,000. John Reid, one-and-a-half-story, seven-room wooden dwelling, Harriet avenue, cost \$2,000. Walter Babcock, two-story wooden dwelling, cost \$2,800. D. H. Murray, two-story wooden dwelling, cost \$5,000. Coe & Forman, four-story brick store building, cost \$18,000. Chas. Johnson, two-story veneered dwelling, ten rooms, cost \$5,000. Campbell Bros., two-and-a-half-story, nine-room wooden dwelling, Garfield avenue, cost \$4,000. Jackson & Cooper, four-story brick warehouse, cost \$20,000. C. A. Smith, wooden greenhouse, cost \$2,000. H. F. Tillotson, two-story, eight-room wooden dwelling, cost \$2,500. Mrs. E. R. Holbrook, two-story wooden dwelling, cost \$2,000. S. C. Custer, store-room, cost \$4,000. Goodyear Rubber Company, alterations of store building, cost \$2,000. James Rafter and John Eslinger, two-story, seven-room brick veneer dwelling, cost \$2,000. E. S. Kenney, two-story ten-room wooden dwelling, cost \$6,000. E. B. Galusha, two-story, nine-room wooden dwelling, cost \$6,000. E. B. Galusha, double two-story wooden dwelling, eight rooms each, cost \$6,500. Mrs. Thomas McClary, two-story wooden dwelling, cost \$3,700. Union Stone & Building Company, eleven three-story, eight-room tenement houses, cost \$30,000. Samuel Wyatt, a double two-story wooden dwelling, cost \$2,000. Sarah Kimball, one-and-a-half-story, seven-room dwelling, cost \$2,500. W. G. Bebb, two-story, ten-room wooden dwelling, cost \$3,500. C. D. Haven, nine-room, wooden dwelling, cost \$3,500. Louis Laramee, two-story, fourteen-room wooden dwelling, cost \$5,000.

Mitchell, Dak.—Architect J. H. Bingham: For school district, at Plankinton, Dak., school house, cost \$6,000.

New Corporations.—The Watts Manufacturing Company, at New York; capital stock, \$150,000; incorporators, Watkin M. Griffith, Isaac W. Parmenter, Gilbert R. Elliott; Attorney, John Delamutz, No. 280 Broadway. Object: Making, manufacturing, and sale of door-checks, springs, and other patented and unpatented articles. Mansfield Electric Light and Power Company, at Mansfield, O.; capital stock, \$25,000; incorporators, Sam. Uhrlich, Geo. Boyce, Wm. H. De Long, Martin B. Bushnell, Robert Cairns, Jr. Object: To furnish light and power and to manufacture all kinds of electrical appliances. The Pioneer Illuminating and Heating Company, at Minneapolis, Minn.; capital stock, \$200,000; incorporators, Geo. O. Hollowell (President), Camden, Me., H. C. Stryker (Secretary), R. J. Anderson (Treasurer), and A. L. Crocker (General Manager), Minneapolis. Object: Manufacture and deal in gas, electricity, or any uniform, gaseous, or electric fluid, etc. The American Carbonized Stone, Tile and Marble Company, of Cincinnati, O.; capital stock, \$50,000; incorporators, George Gerke, John Kolf, Chas. A. Baemiger, Julius Adler, Robert M. Kenerze. Object: Manufacturing and selling carbonized stone, tile and artificial marble in all its varieties. The Steubenville Electric Light and Power Company, at Steubenville, O.; capital stock, \$50,000; incorporators, Thos. Johnson, Geo. W. McCook, John M. Barclay, Robert Sherrard, Jr., Wm. Stanton. Object: Manufacturing and furnishing electric light.

Omaha, Neb.—Considerable fall work now in architects' hands, and talked of, mostly residence improvements.

Architect Sidney Smith reports: For F. H. Creamer, four-story brick and terra-cotta business block, 22 by 125 feet, cost \$12,000; projected. For W. H. Creamer, block of three brick tenements, three stories high, terra-cotta and stone trimmings, 36 by 66 feet, cost \$8,000; under way; Griffith & Chapin, builders. For Mrs. W. C. Parrott, double three-story brick residence, 48 by 40 feet, cost \$7,000; under way; Griffith & Chapin, builders. For Dr. Jones, three-story frame residence, 54 by 60 feet, cost \$6,000; under way; John Cully, builder. For J. T. Stuart, frame residence, 24 by 40 feet, cost \$2,500; under way; John Cully, builder. For Walnut Hill Building Association, fifteen frame dwellings, 24 by 36 feet, average cost \$1,600; each under way; John Cully, builder.

Architect C. F. Driscoll reports: For H. C. Lamb, two-story brick stores, 88 by 100 feet, cost \$9,000; under way; by day work. For Mrs. L. B. Whitmore, two-story and basement brick dwelling, 44 by 36 feet, cost \$6,500; under way; R. Stevens & Son, builders. For H. M. Clayton, two-story frame dwelling, 28 by 34 feet, cost \$3,400; under way; work done by the day. For School District, Central City, Neb., eight-room school building, 72 by 78 feet, cost \$14,000; under way; C. F. Nichols, builder. For same, two-room school building, 30 by 40 feet, cost \$2,400; under way; James Vedde, builder. For School District, at Scotia, Neb., four-room school-building, 46 by 40 feet, cost \$3,500; under way. For Juan Boyle, at Kearney, Neb., three-story brick

office building, 26 by 90 feet, cost \$9,500; under way; B. L. Wallace, builder. For O'Brien, Keesick & Co., three-story packing house, 60 by 120 feet, cost \$8,000; under way; work done by the day. For D. B. Houk, frame dwelling, 24 by 38 feet, cost \$2,000; under way; Mans & Ritchie, builders. For School District, Scribner, Neb., four-room schoolhouse, 54 by 48 feet, cost \$8,200; under way; C. F. Nichols, builder. For Episcopal Society, at Cedar Rapids, Neb., church building, 38 by 60 feet, cost \$5,500; under way; A. Smiley, builder. Presbyterian church building, 28 by 40 feet, at Columbia, Neb., cost \$2,800; under way; work done by the day. Addition, 88 by 88 feet, to Masonic Temple, at Omaha, cost \$25,000; under way; H. Livsey & Son, masons; James Griffith, carpenter. For Henry Boeck, at Plattsmouth, Neb., two-story brick store building, 24 by 140 feet, cost \$8,000; plans under way. Also two-story brick store, 24 by 44 feet, cost \$2,500; plans under way. Methodist church building, 32 by 50 feet, at Macedonia, Neb., cost \$4,500; under way; work done by the day. For the state of Nebraska, institute for the feeble minded, cost \$50,000; plans now being estimated. For G. E. Dovey, at Plattsmouth, Neb., two-story and basement store building, 66 by 15 feet, cost \$9,000; plans now being estimated. For Julius Pepperburg, at Plattsmouth, two-story and basement store building, 22 by 60 feet, cost \$3,000; plans now being estimated.

Ottumwa, Ia.—Architect Edward Clark reports: For W. A. Seever, at Oskaloosa, Ia., two-story and basement brick store building, 60 by 100 feet, cutstone, pressed brick, galvanized iron, tin roof, stone foundation, cost \$10,000; under way. For T. Riordan, two-story brick store building, 24 by 45 feet, white brick, cutstone trimmings, cost \$2,600; projected. Also smaller work ranging from \$1,200 to \$1,400; under way.

Paris, Ark.—Messrs. W. E. Barnes & Sons have commenced work on a handsome two-story residence for Mr. J. P. Grady. The school board are about to erect a brick school house, and land has been purchased for this purpose.

Peoria, Ill.—J. Hanna has let the contract for the erection of a handsome dwelling on Eaton street. It will cost about \$4,000.

Springfield, Ill.—Plans have been prepared for additions and repairs to the Executive Mansion, to cost about \$4,000.

Architect Geo. H. Helmle reports the following: Methodist church, at Athens, Minard county, Ill., brick and stone, 32 by 46 feet, with lecture room, 14 by 28 feet, cost \$4,000; contract not let. For Leonard Matthias, on South Eleventh street, brick and stone store building, 24 by 70 feet, cost \$3,500; Fred Rauth, builder. For Leonard Matthias, on South Eleventh street, two-story frame dwelling, 36 by 40 feet, cost \$3,000; Nicholas Ritter, builder. For Charles Zilly, Petersburg, Ill., two-story frame dwelling, seven rooms, cost \$2,600; contract not let. For Franze Bode, corner Seventh and Edwards streets, two-story frame dwelling, 30 by 50 feet, seven rooms, cost \$2,600; projected. For SS. Peter and Paul Catholic Church, on North Sixth street, two-story brick dwelling, cost \$3,000; Matt. Smith, builder. For board of education, sundry repairs on school houses, cost \$4,000. For F. W. Tracy's residence, alterations in dining-room, wood mantels, etc., cost \$2,000; Buck & McKee, builders. For Howard K. Weber's residence, alterations in hall and dining room, cost \$2,000; Buck & McKee, builders.

Hon. H. D. Dement, secretary of state, has appointed Geo. H. Helmle architect and superintendent of repairs on the Illinois State House. The amount appropriated for this purpose by the last general assembly was \$23,000. The contractors are: Wm. Foster, Springfield; True, Brunkhorst & Co., Chicago; Detroit Brass and Copper Rolling Mills, and Austin Obdyke & Co., Philadelphia, Pa.

St. Louis, Mo.—Present condition and outlook good.

Architect Henry G. Isaacs has prepared plans and will superintend the erection of a seven-story fire-proof bank building, to cost \$125,000, for the Bank of Commerce. The buildings now standing on the site are four-story brick and stone buildings, of very attractive appearance, and cost \$155,000, when erected about fifteen years ago. The perfected plans are designed after the Italian school of architecture. The plans contemplate the tearing down of the Jacard Building as far as the top of the second floor, while it is intended to raze the Oaks Building on a level with the pavement. The east wall of this structure, adjoining the Third National Bank, is a party wall, and will be made to do service, as high as it goes, in rebuilding the premises. To carry the additional weight of the new seven-story fire-proof banking house, the foundations will be widened to nearly double their present proportions, and from the top of the new foundation wall, iron columns of the requisite strength will be placed immediately behind the stately columns of stone, that now go to form the front of the first and second stories. These will be allowed to stand as they are, hiding from view the iron columns or supplemental iron front, that is to carry the weight of the five stories above. From the second-story cornice an iron balcony will extend around on both streets. Above this balcony, with its sweeping curve around the corner and extending out from the bays of the facade, the design will be executed up to the cornice, in dark pressed brick, and ornamental stone trimmings. The Broadway front will be embellished with two bays, and on Olive street the building line will be relieved by two projections of the same kind, extending from the second floor to the roof. An entire change will be made at the entrance, on the corner. The columns that stand there will be taken away and replaced with a new canopied entrance. There will also be an entrance to the bank on Olive street. The open court between the two buildings will be converted into a vestibule, of handsome design, leading to the elevators. The outlines of this entrance will be carried all the way up with terra-cotta embellishments adding very materially to the general appearance of the Olive street facade. All the upper floors are arranged for offices, in such a way that they may be used separately or all thrown together on one floor, as convenience may require. From foundation to cap-stone the structure will be fire-proof. The floors will be of rolled-iron beams with burnt clay, hollow tile, flat arches. All the partitions will be of hollow clay tiling, and the roof will be formed of rolled-iron beams with tiles covered in tin. All the staircases will be of iron, and the corridors will be closed with Minton tiles. Possession of the old property can not be secured until the expiration of the leases on the 1st of February next. In the meantime nearly all the stone and iron work will have been prepared, so that after the buildings are torn away the new work can be commenced forthwith. According to the contracts the whole structure is to be finished by February, 1887, one year from the time it is commenced.

Architect H. E. Peipers reports: Business very good. For I. Dickmann, two-story brick, iron and stone store building, 80 by 70 feet, mansard roof, cost \$10,000; under way R. A. Dengler, builder. For J. A. Roederer, two-story brick dwelling, 20 by 60 feet, stone trimmings, cost \$4,000; under way; A. Tranel, builder. For Ch. Gieta, block of three two-story stores and flats, 60 by 50 feet, cost \$8,000; just finished. For E. Tiedemann, dwelling, 40 by 50 feet, cost \$5,000; under way.

Architect W. G. Gaines reports: For John Dower, two-story brick house, 22 by 53 feet, stone trimmings, cost \$5,000; under way; Thos. Roach, builder. For C. Walthers, two-story brick dwelling, 32 by 35 feet, stone trimmings, cost \$4,000; F. G. Gorman, builder. For P. Tierney, two-story brick dwelling, 21 by 48 feet, cutstone trimmings, cost \$4,300; John J. McMahon, builder. For Mrs. A. P. Walthers, two-story frame dwelling, 32 by 38 feet, Queen Anne style, cost \$4,000; just commenced; F. G. Gorman, builder. Also several buildings, under \$4,000 each, under way.

Architects J. B. Legg & Co. have completed plans of a dwelling for Captain Conn, brick, terra-cotta trimmings, Queen Anne style, cost \$8,500. Mr. Legg recently let the contract for an eight-room dwelling for Mrs. Yelliech, to S. L. Jones, for \$4,000.

Architect E. C. Janssen has completed plans for a Queen Anne cottage, to be erected at St. Charles, Mo. In its construction North St. Louis limestone, stock brick, terra-cotta and galvanized iron will be used, cost \$9,000; John Atchison, owner.

Architects Ramsey & Swasey have let contracts for the erection of an eight-room Queen Anne cottage, for Mrs. Mary P. Ramsey, Maple avenue, between Goodfellow and Hamilton avenues; \$5,000. They have prepared plans, and specifications for a Queen Anne dwelling for William Graham, on Bell avenue, between Channing and Ware avenues; probable cost \$4,000.

Architects Grable & Weher have let the following contracts: Two dwellings for the Pallen estate, Leonard and Franklin avenues, to McCormack & Son, cost \$5,500. Residence for J. J. LeDue, 4021 Delmar avenue, cost \$6,500, to B. F. Statlemer. Addition to St. Peter's Episcopal church, Grand avenue, to R. P. McClure, cost \$6,800.

Architect Isaac S. Taylor has about finished plans for a two-story business building, to be erected by Mrs. Kingsland, on Olive street, between Fifteenth and Sixteenth streets, cost \$5,000.

Architect N. T. Allare is working on plans for a club-room for the St. Louis Bicycle Club, to cost \$18,000. The building will probably be of pressed brick and red sandstone, with steam heat and stained glass.

Architect J. Beattie, for Penny & Gentles, brick business building, two stories, cost \$15,000; S. Hoffman, contractor. For Thomas Hodson, on Broadway, three-story brick store building, cost \$9,000; Pritchett & Moore, contractors. For T. W. McManus, five-story brick store building, cost \$17,000; A. T. Hoffman, contractor.

Architect C. K. Ramsey: For Alf. Bevis, four adjoining brick stores and dwellings, two stories, cost \$12,000. For John W. Dill, two-story and mansard brick dwellings, cost \$7,000.

Architect Wm. Uhri: For Ernst Link, double two-story brick dwelling-house, eight rooms, mansard roof, cost \$9,000; A. Uhri, contractor. For C. Meier, double brick dwelling-house, two stories, cost \$4,750; A. Uhri, contractor.

Architect C. C. Hellmers: For Joseph Specht, two double dwelling houses, two stories and mansard, nine rooms each, cost \$12,000 each; Chas. Gerhard, contractor.

Architect A. Biecke: For John Andrews, double brick stores and dwellings, two stories and mansard, cost \$5,000; A. Riewe & Son, contractors. For N. F. Litting, three adjoining brick dwellings, two stories and mansard, cost \$10,000; T. Manning, contractor.

The following permits have been issued recently: Miss L. Tasey, two brick dwellings, two stories, eight rooms, \$4,000 each; K. Tully, architect; J. W. Barnes, contractor. Mrs. Mary Reardon, three adjoining dwellings, two-story, six rooms each, \$4,500; J. H. Kearney, builder. Conrad Kern, double brick store and dwelling, two-story, sixteen rooms, \$4,000; H. Sudhoeffer, contractor. C. C. Kreibohn, brick dwelling, two-story, seven rooms, mansard, \$4,000; O. P. Koenig, architect; A. Uhri, contractor. Henry Hammiller, brick dwelling, two-story, eight rooms, \$18,000; H. Hammiller, contractor. Mrs. Mary C. Garold, double brick dwelling, two-story, six rooms each, mansard, \$5,000; B. Weber & Co., contractors. J. F. Dickmann, two adjoining brick stores and rooms above, two-story, sixteen rooms, mansard, \$6,000; H. C. Peiper, architect. J. V. Hogan, addition to store and tenement, three-story, thirty-five rooms, \$8,000; H. E. Roach, contractor; John Johnston, architect. Memorial Home, brick addition, four-story, twenty-six rooms, \$5,500; L. C. Bulkley, architect; Chapman & Thursby, contractors. Geo. Kufhold, double brick store and tenement, three-story, eleven rooms each, \$18,000; J. H. McNamara, architect; Bothe & Ratterman, contractors. Mrs. Catherine Heine, double brick dwelling, two-story, twelve rooms, \$4,500; Geo. Pipe, architect; L. H. Schaffner, contractor. W. Wahlers, iron and brick store and dwelling, two-story, sixteen rooms, mansard, \$7,000; H. Ellerman, architect and contractor. John Loesch, three adjoining tenements, two-story, twelve rooms, \$4,500; —Dorr, contractor. Herman Armistead, two adjoining dwellings, two-story, sixteen rooms, mansard, \$4,700; Louis Weber, architect and contractor. John Schultz, tenement, three-story, twenty-seven rooms, \$8,500; Jos. B. Goesse, architect; Rothe & Ratterman, contractors. Wm. Keane, dwelling, two-story, ten rooms, mansard, \$4,000; A. M. Balke, architect. John Mahon, two dwellings, two-story, twelve rooms each, mansard, \$11,000 each; John Mahon, contractor. Joe C. Prichard, dwelling, two-story, eight rooms, mansard, \$5,500; Aug. Biecke, architect; J. H. Keefe, contractor. Barklage, four adjoining tenements, two-story, twenty-four rooms, mansard, \$6,500; Henry Sudhoeffer, contractor. John C. Morrison, dwelling, two-story, eight rooms, \$5,000; John C. Morrison, contractor. John Ferrara, architect; Lampert Walter, contractor. Anna Ausman, flats, two-story, eight rooms, mansard, \$4,450; F. Bonney, contractor. Wm. Whiting, dwelling, two-story, eight rooms, \$4,450; Wm. Whiting, contractor. Future City Oil Works, oil refinery, two and three-story, five rooms, \$7,000; J. F. Rivers, architect and contractor. R. B. Lyle, dwelling, two-story, nine rooms, mansard, \$6,500; J. B. McElpatrick & Son, architects; S. H. Hoffman, contractor. E. O. Stannard, dwelling, two-story, eight rooms, mansard, \$7,000; V. Beinke & Co., architect-sub-let. H. Woeltge, double tenement, two-story, twenty rooms, \$5,000; L. Jaeger, contractor. J. J. Le Duc, dwelling, two-story, mansard, ten rooms, \$6,500 Grable & Co., architects; B. F. Stottmeyer, contractor. J. B. Powell, two adjoining dwellings, two-story, fourteen rooms, \$5,800; Fred Hoffman, contractor. St. Louis Illuminating Company, building to be used for electric works, one-story, \$5,000; Kergin & Bro., contractors. St. Peter's Episcopal Church, addition to church, one-story, three rooms, \$6,800; Grable & Co., architects; R. P. McClure, contractor. Olivia Von Schrader, iron and brick store, four-story, four rooms, \$8,000; Isaac Taylor, architect; F. C. Honsack, contractor. Wm. Brenneke, three adjoining tenements, two-story, eighteen rooms, \$4,000; Otto Doerner & Bro., contractors. Mary J. Switzer, store, four-story, four rooms, \$13,000; Edw. Mortimer, architect; Daniel Evans, contractor. Frost & Clemens, stable, two-story, three rooms, \$4,000; John Johnston, architect; J. A. Stanton, contractor. W. L. C. Bray, dwelling, two-story, seven rooms, mansard, \$7,000; Thos. J. Furlong, architect; J. H. Keefe, contractor. John Dower, dwelling, two-story, nine rooms, \$4,500; Thos. Roach, architect and contractor. G. H. Timmermann, brick and stone store, four-story, four rooms, \$15,000; Klute & Hillebrand, architects and contractors. J. J. Leduc, two-story, brick dwelling, cost, \$6,500; A. Grable & Co., architects; B. F. Stottmeyer, contractor.

St. Paul, Minn.—The Evangelical Association of North America are about to erect a two-story brick church, on the corner of Eleventh and Pine streets, and also a brick parsonage, the whole to cost \$15,000. On Fourth street, near Jackson, McAllister, Pearson & Smith are about to build a brick block, costing \$25,000; it will be occupied as offices. Commodore Davidson is preparing to erect another brick block on Seventh street, near Jackson; it will cost \$25,000. Ground has been broken for the new Syndicate block, corner of Fifth and Robert streets. The superstructure for J. G. Hinkle's \$15,000 residence, at Union Park, has been raised. The St. Paul & Northern Pacific Railroad Company have broken ground on Mississippi street for their buildings to be erected there. A. M. Oxman is to build a \$20,000 residence, corner Holly avenue and Arundel street. Anna B. Orban and C. Lang are erecting two dwelling houses on Albion, near Feronia street, \$4,000 each. F. R. Welz, two-story brick stores and dwelling, Lafayette, near Pennsylvania, cost \$5,900. Maurice Lyons, five-story brick business block of stores, Sibley, near Fifth, cost \$25,000. C. F. Meyer, three-story brick stores and dwelling, east side Dakota avenue, between Chicago and Indiana avenues, cost \$14,000. St. Paul Real Estate and Improvement Company, four-story brick block, Robert, near Sixth, cost \$19,000. C. E. D. Olmsted, Wilkin, near McBoal, cost \$4,000. J. S. Robertson, brick veneer dwelling, Summit, near Selby, cost \$10,000. L. L. May, dwelling, Grant, near University, cost \$6,000. United States government, alter and complete five-story brick army offices, Robert and Second, cost \$20,000. Harvey Hill, two-story frame block of dwellings, south side Fifteenth street, between Canada and Broadway streets, cost \$4,000. August Hiedel, double dwelling, Bates, near Sixth, cost \$4,000. Swedish Mission church, one-story, built of brick, Twelfth avenue and east Seventh street, cost \$4,000. Mrs. C. S.

Hall, dwelling, Pleasant, near Third, cost \$4,000. Julius Austrian, two-story frame double dwelling, east Ninth, near Neill, \$6,000. F. Driscoll, two-story brick barn, south side of Summit avenue, between Western and Walnut streets, cost \$4,500. Nicklas Wilmar, two-story frame dwelling on Margaret street, between Summer and Arcade streets, cost \$3,500. E. R. Moyre, two-story frame dwelling, north side of Hancock street, between Howell and Laurel avenues, cost \$2,000. A. R. Capehart, three-story brick block stores, East Fifth, near Wabasha \$35,000. Hall & Brace, two-story brick furniture factory, Railway, near Hampden, cost \$10,000. H. W. Carter, double dwelling, Ferrina, near Westwood, cost \$4,500. Lorenzo D. Parker, brick warehouse, Fourth street, between Nicollet and Hennipen, cost \$4,000. German Lutheran church, brick church south side of Dearborn street, between Goff and Gorman avenues, cost \$5,000. W. Dunlap, brick block, three-story, of stone, and dwelling, corner of Wabasha and St. Peter streets, cost \$11,000. C. G. Smith, two-story frame dwelling, east side of Albion avenue, between Waltham and Feronia avenue, cost \$2,000. E. A. Fitzgerald, dwelling, Oakley, near Lyndhurst, cost \$2,000. F. R. Moore, dwelling, Hancock, near Howell, cost \$2,000. William Foulke, three-story brick store, West Seventh, near Chestnut, cost \$5,000. A. Foss, three-story brick double dwelling, west side of Washington street, between Third and Eagle streets, cost \$10,000. J. Chas. McCarthy, one-and-one-half-story frame dwelling, east side of Clinton avenue, between McKenty and Van Slyke avenue, cost \$1,500. Presbyterian church, one-story frame church, north side of Winifred street, between Clinton and Greenwood avenues, cost \$4,000. E. P. Wilgus, frame dwelling, Portland avenue, between Kent and Dale, cost \$5,000. F. Driscoll, Sr., brick veneer barn, Summit avenue, between Western and Walnut, cost \$2,500. J. S. Merriam, brick front to business building, Fourth avenue, between Wabasha and Cedar, cost \$4,000. A. P. Gruger, frame dwelling, Holly avenue, cost \$5,000. J. P. Gribben, brick veneer barn, Summit near Walnut, cost \$2,000. E. S. Parker, two-story frame dwelling, Terrace near Wilder, cost \$2,000. Aug. Reimer, one-story frame addition to shop, Seventh near Sinnen, cost \$2,000. John W. Hilyard, three dwellings, one-and-one-half-story, Minnehaha near Frank, cost \$3,000. George S. Baxter, two-story frame dwelling, Holly near Mackubin, cost \$5,000. St. Paul & Northern Pacific railroad: Brick office and storehouse, \$17,000; car-erecting and wood-working shop, \$30,000; brick coach repair shop, \$11,000; brick machine shop, \$13,000; brick shaving and dust tower, \$3,000; brick engine house, \$2,000; brick smoke stack, \$5,500; blacksmith shop, \$8,000; freight repair shop, \$15,500; dry kiln, \$4,000; boiler house, \$7,000; brick boiler house, \$2,000; coal and iron storehouse, \$3,000; brick oil house, \$3,000; brick paint shop, \$3,000; brick paint stock room \$3,500; brick laboratory, \$2,200. Total, \$153,700.

Streator, Ill.—Outlook is good, better than last year at this time.

Architect F. S. Allen reports: For F. Whiting, six-room frame cottage, 28 by 41 feet, cost \$1,500; under way. For Rev. Penhalligan, ten-room frame dwelling, 28 by 54 feet, cost \$3,000; under way; J. Lagart, builder.

Terre Haute, Ind.—Architect W. H. Floyd: For Dr. J. P. Worrell, two-story residence and office, 22 by 64 feet, tin and slate roof, elevator, hot air heating, and stained glass, cost \$4,000; plans prepared. For Mrs. Coats, for a double tenement building, corner Sixth and Mulberry streets, to cost \$3,000; plans prepared.

Traverse City, Mich.—A school house, to cost \$15,000, is projected.

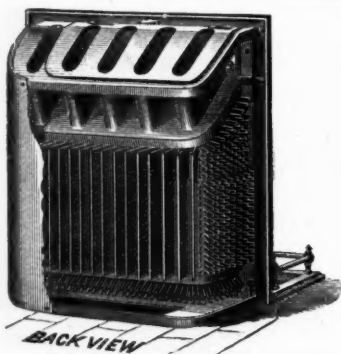
Washburn, Wis.—Architects J. T. Moulton & Son, of Chicago, report: For the Chicago, St. Paul, Minneapolis & Omaha Railroad Company, a large grain elevator. Washburn is the new terminus, on Lake Superior, of the Chicago, St. Paul, Minneapolis & Omaha Railway. They have extensive coal docks and flour sheds there. Besides planning the elevator and its foundation, with the pier on which it is built, we also have taken the entire contract to set the elevator in running order. It will be eight hundred thousand bushels actual storage capacity, and have twelve elevators (six receiving and six shipping). It will be able to handle two hundred and fifty cars daily, in and out, and ship to vessels at rate of thirty-five thousand bushels per hour. Vessels can load on either side, as the elevator will be built on a pier. Owing to the hard and rocky bottom of the bay at Washburn, and the impossibility of driving piles there, the elevator must be built on cribwork, raised about twenty or twenty-five feet from the bottom of the bay, which makes the construction more costly than it would have been here, or where there is good ground for driving piles for the foundation. For the cribs underneath this elevator about two million feet of 12 by 12 timber and ten thousand cords of stone will be used. There will be three million feet of lumber in the superstructure. The machinery will be made by the Union Foundry & Pullman Car Wheel Works, of this city, with whom we have contracted for that work. The cribwork for foundation will be sunk to place by the 20th inst., and work will then be started on the masonry foundation piers. Elevator will be completed by April 1, of next year; cost \$225,000.

West Bay City, Mich.—Architect D. P. Clark reports: For John Burns, two-story frame dwelling, 33 by 53 feet, cost \$1,650; under way; E. J. Pfeifer, builder. For Bangor township, Mich., two frame school houses, 24 by 36 feet, cost \$1,200 each. For E. J. Pfeifer, three one-story frame cottages, cost \$2,000; E. J. Pfeifer, builder.

Wichita, Kan.—Outlook good.

Architects Crist & Rush report: For E. A. Dorsey, two-story brick store building, 25 by 120 feet, stone trimmings, cost \$7,000; under way; G. Gribbs, builder. For Reth & Furlly, three-story brick and stone store and office building, 50 by 100 feet, cost \$15,000; foundations in; contract for superstructure not let.

Youngstown, O.—Architect Wm. B. Ellis has prepared plans for John Gallagher for a three-story and basement brick warehouse, 25 by 72 feet, on Hazel street, to cost \$5,000. The building will have stone trimmings, cathedral glass transoms, a tin roof, and hydraulic freight elevator. Also prepared plans for G. M. McKelvey & Co., for a three-story and basement brick addition to store on Hazel street, to cost \$5,000. The new portion will have stone trimmings and cornice, steam heat, tin roof, and dumb waiters.



The grate is situated in the parlor, 15x14 feet, with which communicates a sitting-room, 17x14 feet, which is used as a bed-room. The grate has kept the air pure, and there has been no frost nor frozen flowers, nor any severe cold in our house the whole winter.

The grate thoroughly warms and ventilates a room 16x14 feet when the mercury ranges from 30° to 40° below zero. In more moderate weather it also warms a second room, 12x14 feet.

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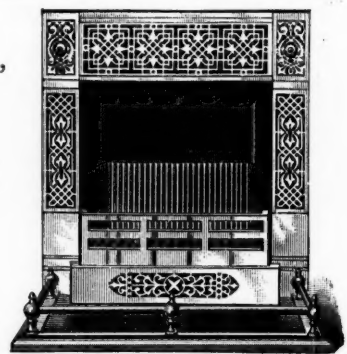
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J. H. PENMANN, Battle Creek.

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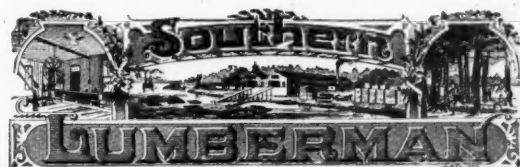
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PROPOSALS.

SEWER-PIPE.

[At Cincinnati, O.

CINCINNATI, August 25, 1885.
Sealed proposals will be received at the office of the undersigned, Room 23, Sinton Building, Fifth and Vine sts., Cincinnati, O., until 12 o'clock, M., of Tuesday, September 22, 1885, for furnishing and delivering at Avondale, Hamilton Co., O., about
1,900 feet of 21-inch sewer-pipe.
1,900 feet of 24-inch sewer-pipe.
400 feet of 21-inch iron-pipe.

According to plans on file with the Clerk of the Board of Sewerage Commissioners. The Council reserves the right to reject any or all bids.

Bidder to indorse their names and address upon the outside of the envelopes containing their bids.

Each bid to be accompanied by two disinterested sureties.

Bidders to use the blank form, as none others will be received.

Plans and specifications and forms of proposals can be obtained at the office of the undersigned, or at the office of Anderson & Hobby, 68 and 69 Johnston Building, Cincinnati, O.

By order of the Board of Sewerage Commissioners,
W. ELLWOOD WYNNE, Clerk.

DECORATIONS.

[At Lansing, Mich.

LANSING, Mich., August 3, 1885.
Notice is hereby given that under the provisions of Act No. 140, of the session laws of 1885, designs and proposals for decorating the walls and corridors of the capitol at Lansing are solicited, and will be received by the secretary at the office of the Board of State Auditors until 9 A.M., on Wednesday, September 30, next. Bids may be made in the following manner, each to be accompanied by sketches or designs showing as clearly as may be the plan upon which the work is proposed to be finished.

Bid No. 1, for Senate Chamber and House of Representatives.

Bid No. 2, for Supreme Court room.

Bid No. 3, for rotunda and front corridor on first floor.

Bid No. 4, for Governor's reception room.

Bid No. 5, for all of above mentioned.

The whole amount to be expended on the work is limited to \$23,000.

Each bid must be accompanied by a bond of the bidder or bidders, to the people of the State of Michigan, in the penal sum of one thousand dollars, to be approved by any member of the commission, conditioned that if any contract be awarded to him or them, he or they will, within a reasonable time, to be designated by said board, enter into an agreement with said board, and furnish a bond, to be approved by said board, conditioned for the prompt and faithful performance of the contract so awarded.

Blank form of both bids and bonds to accompany them, and the act of the Legislature authorizing the work will be furnished on application to the secretary.

The board reserves the right to reject any and all bids or designs.

R. A. ALGER, Chairman.
T. M. WILSON, Secretary.

PROPOSALS.

STEAM-HEATING.

[At Leavenworth, Kans.

THE NATIONAL HOME FOR
DISABLED VOLUNTEER SOLDIERS,
LEAVENWORTH, KANS., August 26, 1885.)

Sealed proposals will be received at the Planters' House, in this city, until 12 o'clock, noon, Saturday, September 20, 1885, for furnishing all material (except the boilers, which are to be furnished and delivered at the boiler-house), and setting the boilers in place, complete the steam-fitting, the steam-heating, the gas-fitting, the plumbing, and the sewer-pipes and connections required in the buildings, now being erected at the Home.

The bids must be made separately for each branch of the work, in a lump sum for each, but may be bid for also in a lump sum for the entire work.

Plans and specifications may be seen at the office of Carr & Grodavent, architects, Leavenworth, Kans.

The right is reserved to reject any or all bids.
GEN. W. B. FRANKLIN, President.

E. F. BROWN, Inspector-General.

STONE AND BRICK WORK.

[At Minneapolis, Minn.

OFFICE OF SUPERVISING ARCHITECT,
TREASURY DEPARTMENT,
WASHINGTON, D.C., September 1, 1885.)

Sealed proposals will be received at this office until 2 P.M., on the 20th day of September, 1885, for all the stone and brick work required for the basement and area walls of the postoffice, etc., building at Minneapolis, Minn., 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 for \$1,000 for stonework, and \$500 for brickwork.

M. E. BELL, Supervising Architect.

ALTERATIONS.

[At Oxford, O.

Sealed proposals will be received by the Board of Trustees of the Miami University, up to noon of the 17th day of September, 1885, at the Secretary's office, University Building, in the village of Oxford, O., for material and labor required in the alterations and repairs of the Miami University Buildings, in accordance with plans and specifications by D. W. Gibbs & Co., architects, now on file in the office of the Secretary.

Also, at same time and place, bids will be received by said Board of Trustees for the heating and ventilating of said University buildings, parties bidding to furnish complete plan, showing system contemplated.

Each bid must be accompanied by a good and sufficient bond in the sum of \$1,000, conditional that if awarded the work he or they will enter into contract and give bond for the faithful performance of the same.

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

By order of the Board of Trustees,
F. W. BISHOP, Secretary.

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American Cottages.—One large quarto, 42 plates.. 5 00
This book was published last June, and is the latest book of modern cottage designs.

The Air We Breathe, and Ventilation.—By Henry A. Mott, Jr. One 12mo vol., cloth. 1 00

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Clark's Building Superintendence.—One vol., profusely illustrated with plans, diagrams, etc. Price\$3 00

An exceedingly valuable work, based on the series of thirty articles recently published in *The American Architect*, and so fully illustrated with cuts and diagrams that every point is made very plain.

Modern Perspective.—A treatise upon the principles and practice of plane and cylindrical perspective, by William R. Ware, Professor of Architecture in the School of Mines, Columbia College. One vol. 12mo, 321 pages, with 27 plates in a portfolio 5 00

This is by far the most exhaustive of modern works on the subjects relating to perspective, plane and panoramic, and will be of great value to all architects and artists and others interested in the problems of art.

Carpenters' and Builders' Assistant and Wood-Workers' Guide.—Revised and enlarged by Lucius D. Gould. Price..... 2 50

This is the fourth revised edition of this work, and contains many valuable rules; plates containing steel square problems, together with tables of weight and cohesive strength of different materials used in the construction of buildings, etc.

Architectural Perspective for Beginners.—By F. A. Wright, architect. Price..... 3 00

This book contains 11 plates of practical examples, considered with reference to a student in an architect's office.

Bicknell's Street, Store and Bank Fronts.—Price.....\$2 50

This book contains 22 plates of wooden and brick buildings, with details, and 34 designs for street fronts for dwellings, stores and banks, including several plates of details.

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This work comprises 52 large quarto plates, comprising a large number of original designs of halls, staircases, parlors, libraries, dining-rooms, etc., together with special designs for low cost, medium and elaborate wood mantels, sideboards, furniture, wood ceilings, etc., etc., and is a valuable series of suggestions for architects and architectural designs.

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The St. Louis Hydraulic Pressed Brick Company also invite designs for mantels of the plain and molded brick shown in their catalogue of June 1, 1885 (a copy of which will be sent free to any address, on application to H. W. Eliot, secretary, Turner Building, St. Louis). The height, width, and other dimensions are left to the discretion of the designer. The shelf may be of marble, slate, or wood, all other parts to be of brick as above. The premiated designs to be the property of the company, with the right to publish in their catalogue and in THE INLAND ARCHITECT. For the best design, without restriction as to cost, they offer a prize of \$50; also a prize of \$30 for the best mantel costing not less than \$75 nor more than \$100; also a prize of \$20 for the best mantel costing from \$40 to \$75.

These competitions, while intended especially for draughtsmen, are open to all persons, irrespective of age, sex, or occupation, except professional designers employed by mantel manufacturers. The drawings in each case must consist of a perspective not less than six inches square, beside margin, a front elevation, a side elevation and a section, all to a scale of one inch to the foot, and a sufficient number of details to show construction to one quarter full size. Ink or colors may be used, as preferred, in the perspective, the other drawings must be entirely in ink, except the section, where colors may be used to show material.

Perspectives intended for publication should be in ink as below. Drawings must be sent free of expense to the undersigned not later than Tuesday, November 10, 1885. Drawings arriving after that date may be exhibited with the rest, but will not receive a premium. They may be sent framed, rolled or flat, as their owners may prefer. Each drawing must bear the following title: "Convention of Western Association of Architects, at St. Louis, November 18, 1885. Competition for wood (or brick) mantels;" and immediately beneath this a clearly legible motto or device, corresponding with that on a sealed envelope, bearing the author's full address, age and occupation, and written declaration that this design is original, and has never before been used nor published.

The awards will be made by a committee of five architects, whose decision will be final on all points, two to be chosen by the respective promoters and three by the Western Association of Architects. The premiums will be paid in cash within three days after the awards are announced.

In making their decisions the committee will regard the feasibility and economy of a design, and the clearness and neatness of the drawings, and of their arrangement on the sheet, as well as the artistic merit of the design, and they will reserve the right to withhold any or all premiums should no design appear to them sufficiently meritorious. The respective promoters further reserve the right to acquire any or all non-premiated designs for an agreed price, not exceeding the lowest price.

It is expected that the designs will be placed on public exhibition during the sessions of the convention, and all designs not premiated or purchased as above will be delivered to their owners promptly thereafter.

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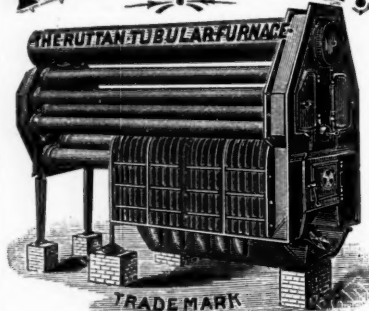
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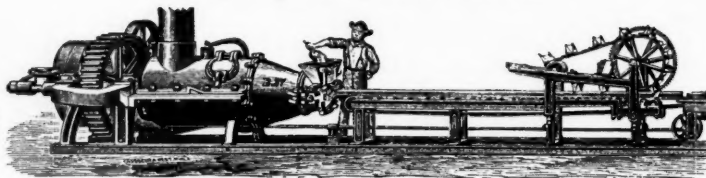
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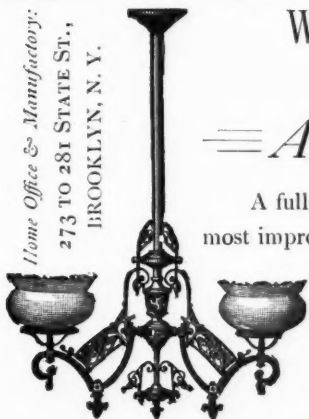
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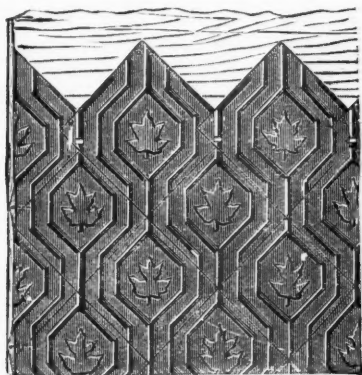
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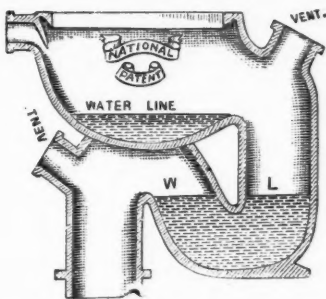
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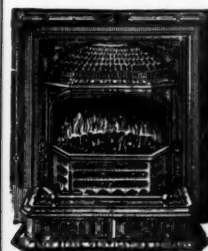
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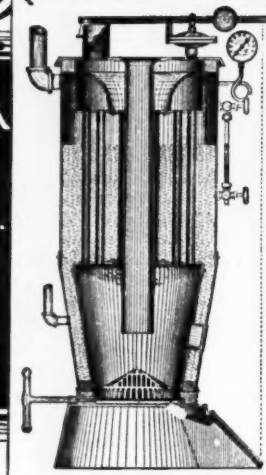
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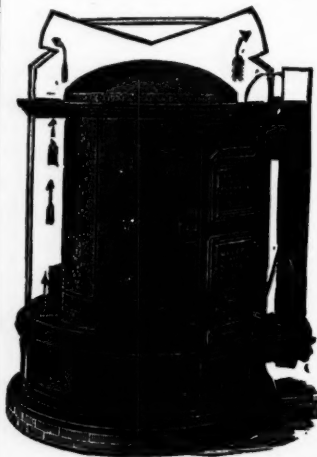
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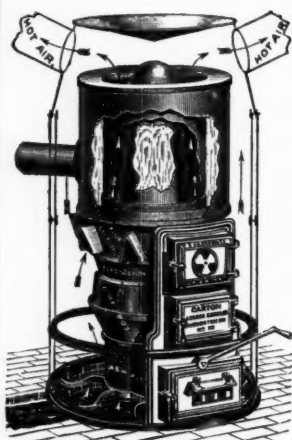
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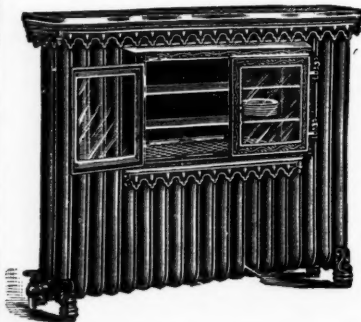
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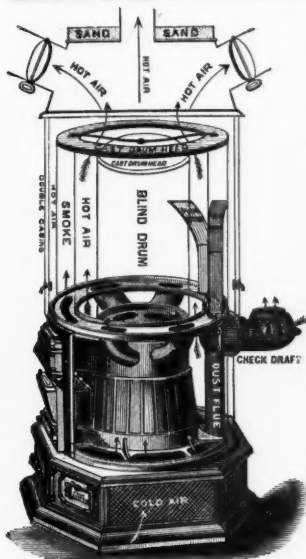
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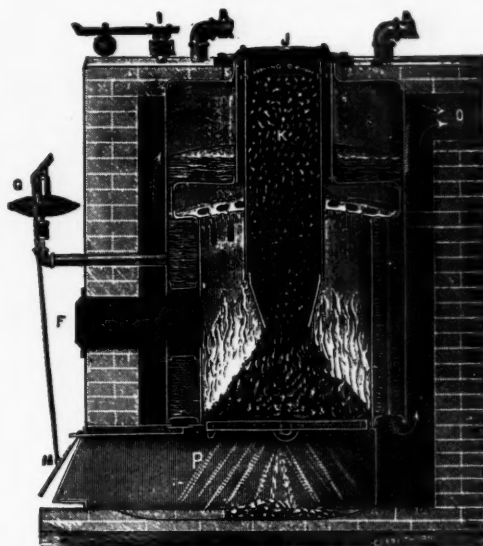
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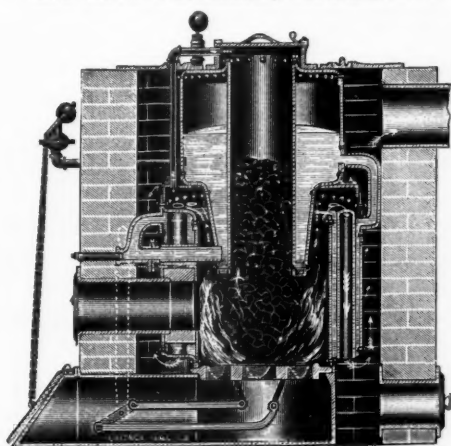
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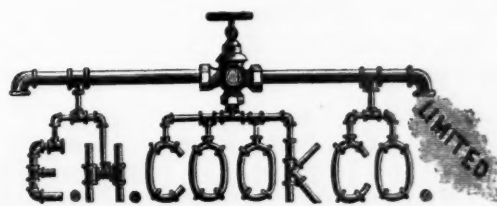
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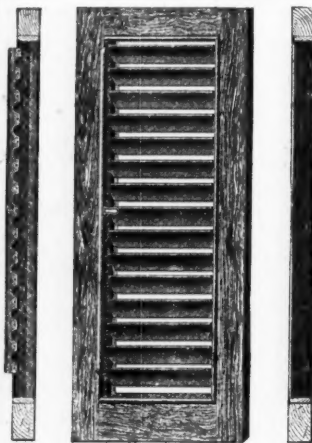
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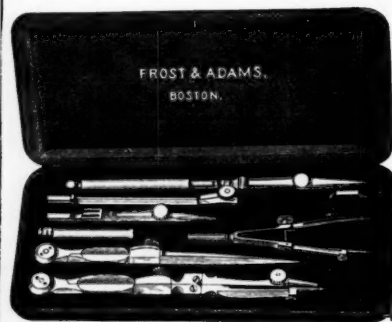
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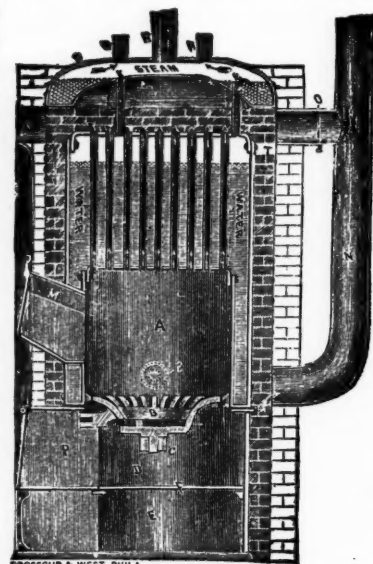
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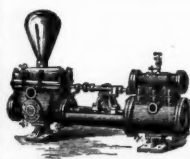
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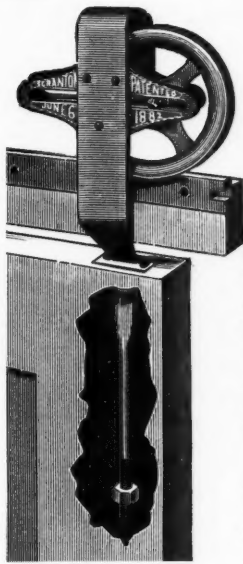
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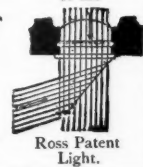
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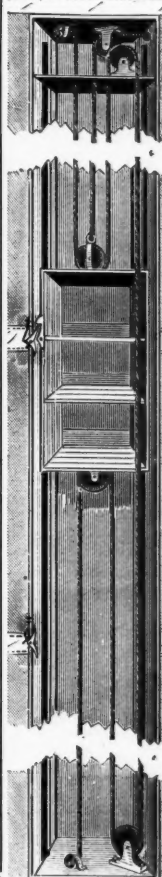
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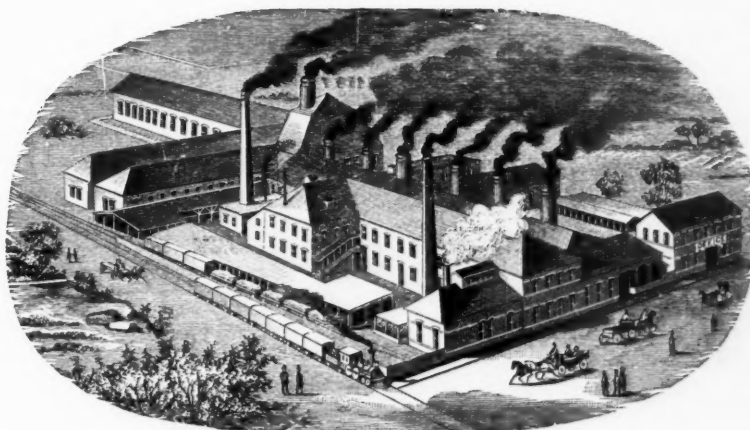
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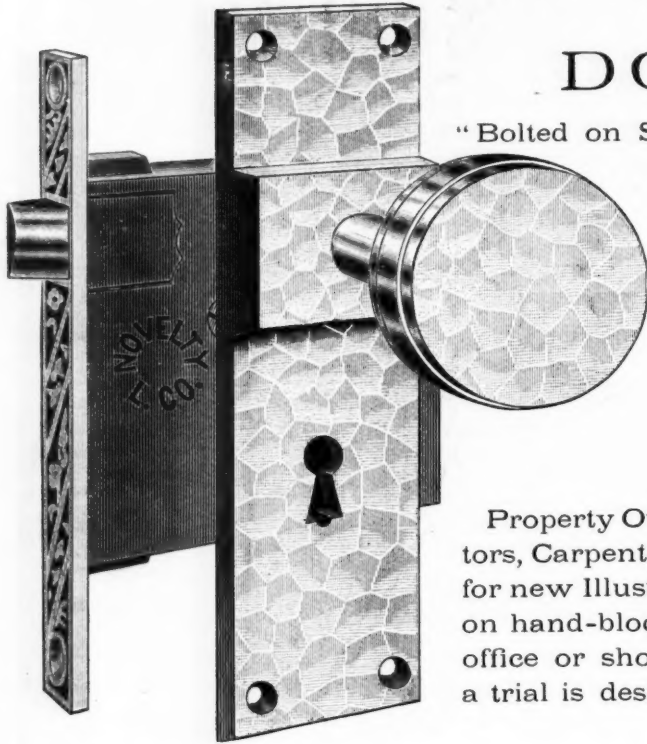
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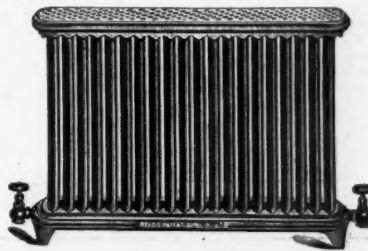
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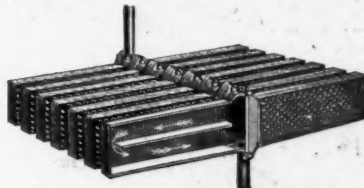
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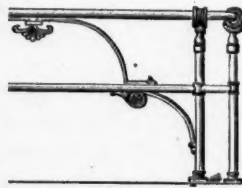
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