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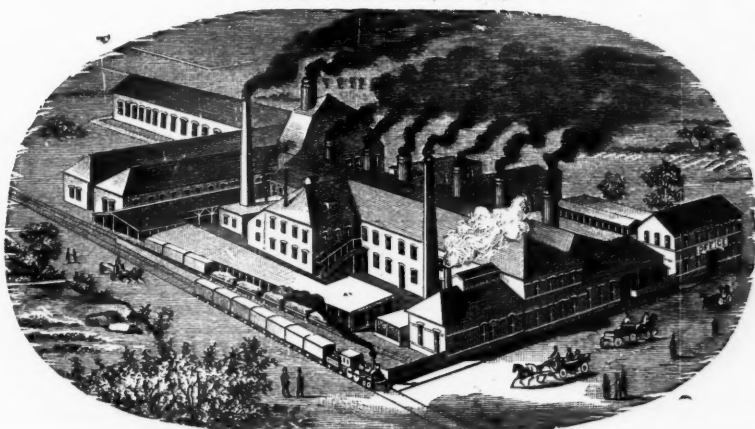
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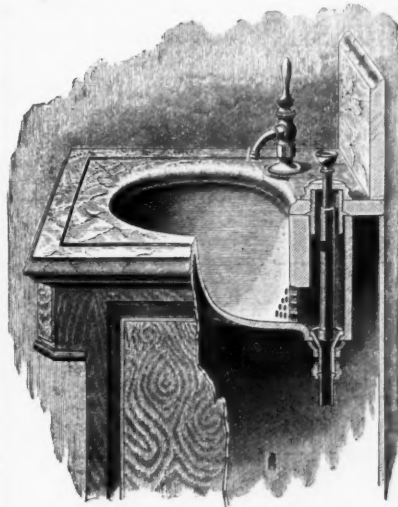
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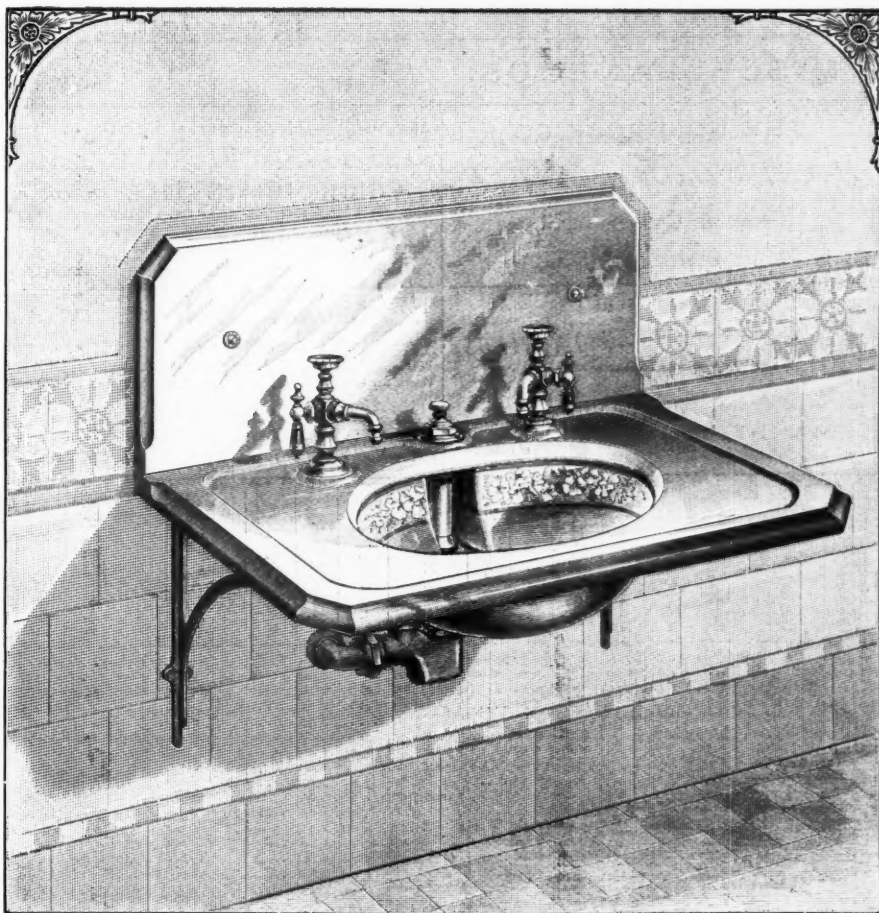


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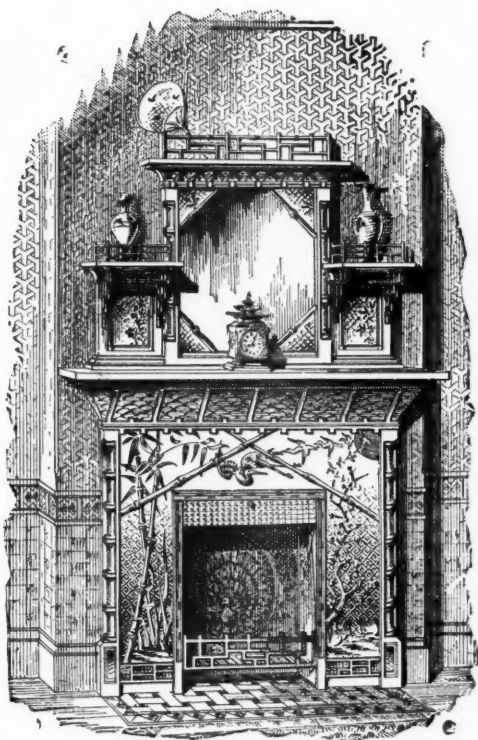
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Carpenter.....	2 50	2 50@2 75	2 50	1 75@2 25	2 50	2 75	3 00	3 50	2 75	2 50	2 50@3 00	2 50	2 25	2 50	2 40	2 50	2 50	1 75
Cabinetmaker.....				1 75@2 25														
Finisher.....				1 75@2 25														
Gasfitter.....				1 00@1 75														
Laborer.....	3 50	2 50@3 00	3 25	2 00@3 00	3 00	3 50					3 00@4 00	3 00	3 00	2 50	3 50	2 25	2 50	2 75
Painter.....	1 25	1 60@1 76	1 50	1 50	1 50	1 75	1 25	2 50	1 50	1 00	1 75@2 00	1 50	1 25	1 00	1 25@1 50	1 25	1 50	1 00
Plasterer.....	2 00	2 25@2 50	2 50	1 50@2 50	2 50	2 50		2 50	2 50	2 50	2 50@3 00	3 00	2 00	2 75	3 50	2 25	2 50	1 75
Glazier.....				1 50@2 50	3 00	2 50												
Plumber.....	3 00	8 hrs. 3 50	3 50	3 25	3 00						4 00@4 50	3 66	3 00		3 00	2 25	2 50	1 75
Stonemason.....	3 50	3 50@4 00	3 50	2 50@3 00	4 00	4 00		8 00	4 00		5 00	3 50	3 25		3 50	2 50	2 75	3 00
Carver.....	3 00	4 00	3 50	3 25	3 00	3 75		4 50	3 50		4 50@5 00	3 00	2 75	3 00	4 00	3 50	2 75	
Stonemason.....	5 00	4 50@5 00	5 50	5 00														
Stonemason.....	3 50	3 75@4 00	3 50	3 50	2 75			9 00	4 00		5 00	3 50	3 00		4 00	4 00	3 00	
Stonemason.....	3 00	4 00	3 50	3 50				5 00	4 00		4 00	4 00	2 50		4 00	4 00	2 75	
Roofing (Tin).....	2 75	2 75	2 75	1 25@2 25	2 75	3 00		3 00	2 50		2 50@3 00	2 50	2 25		2 50	2 50	2 25	2 00
Slaters.....	3 00	3 00	3 25	2 25	2 50	2 75									2 50@3 00	3 50	2 50	2 00
Stairbuilder.....	3 00	2 25@3 75	2 75	2 75@3 00	3 00	4 00					5 00	2 50	3 00	3 00	3 00	3 00	3 00	2 50
Steamfitter.....	3 50	3 50	2 50	2 50@3 00	3 50	3 50		8 00	3 50		4 00@5 00	2 50	2 75		3 50	2 50	2 50	3 00

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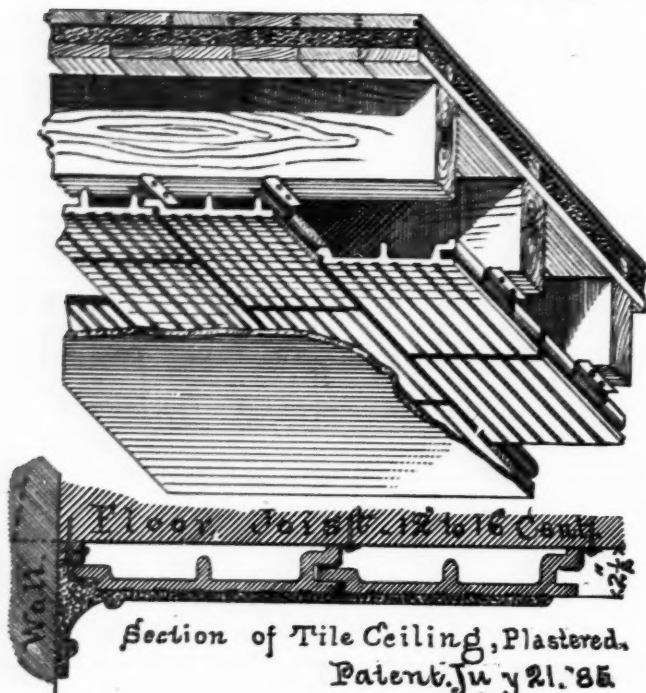
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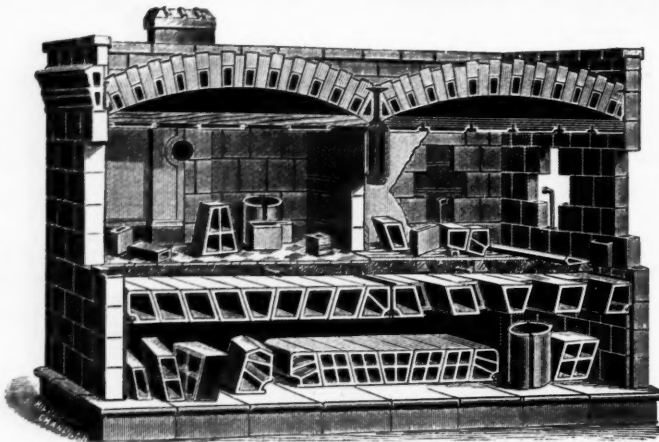
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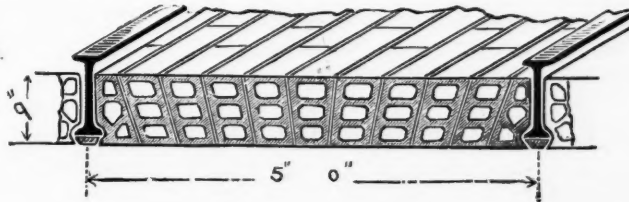
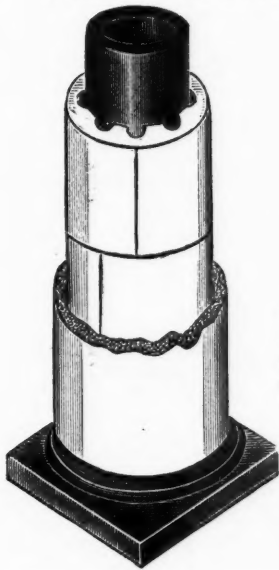
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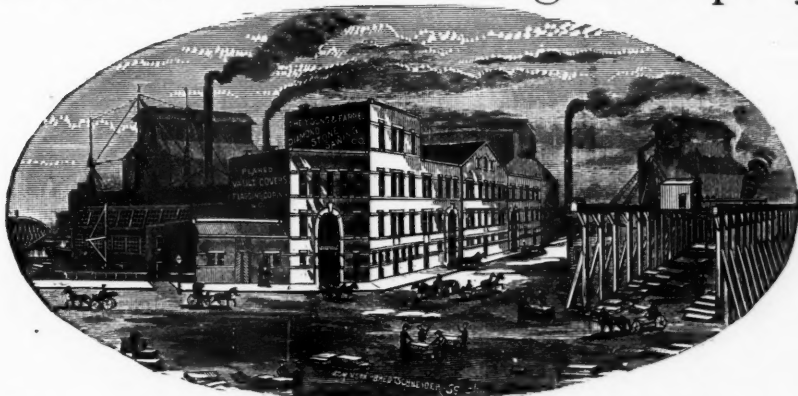
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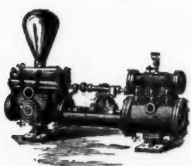
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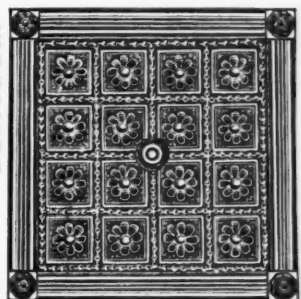
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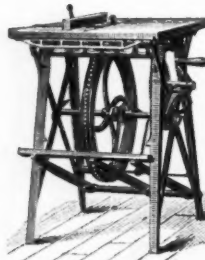
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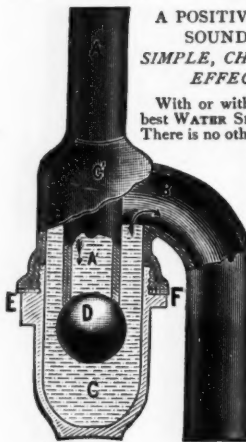
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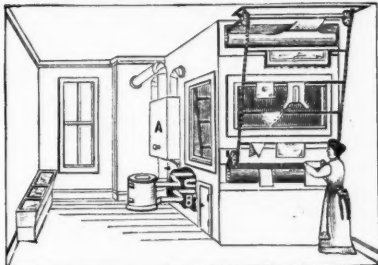
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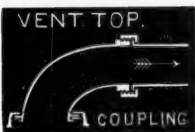
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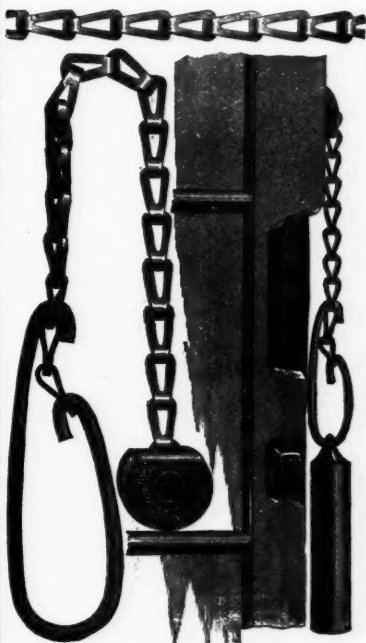
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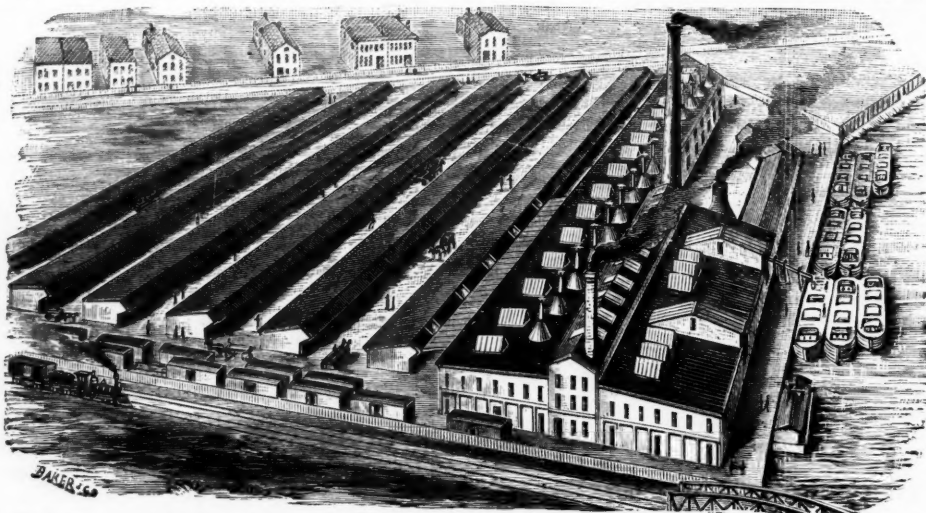
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THE convention of builders, which assembled in Chicago, March 29, 30, 31, and formed a national association, has by this movement taken a most important step in the interest of the public as well as the building fraternity. We had feared that because of the labor agitation of the past year, that the work of the convention might be misdirected, and tend to antagonize labor; but nothing was more unanimous than the effort to show the workmen that the best efforts of the builders was toward their direct benefit. As a convention, it was one of the best organized and conducted ever assembled in Chicago. The measures considered were looking toward an insurance fund for the trades, the establishment of manual training and trade schools, the review of the lien laws in the different states, the system of contracts, etc., all of which we pointed out as proper work for the convention months ago, and are glad to see that there is such an apparent uniformity of thought upon these great questions.

THE officers elected are: President, J. Milton Blair, of Cincinnati, who made a decided impression upon the delegates, by his forcible arguments and critical handling of the different subjects which came up for debate. The secretary, Mr. W. H. Sayward, of Boston, whom the association must regard as its author, is a man of great executive ability, and possessed of a personal magnetism which makes every man a friend. The treasurer, Mr. J. J. Tucker, of New York, is one of the best known among the builders of that city. As a board of directors, one member was chosen from each city which was represented in the convention, these directors to act as delegates at large. They are twenty-three in number and are all representative men.

THE work laid out in the way of discussion was introduced in the shape of resolutions, which were submitted to a committee on resolutions, which arranged them so that they could be adopted and stand as the platform of the association. The work of this committee was well done, and the discussion which followed the committee's report showed that every delegate was not only able to think, but had given much time and study to the different problems which lie outside of the figuring of contracts, but are equally important to the success of the builder's business. The visitors were most royally entertained by the Chicago Builders and Traders' Exchange, and went home well satisfied with the convention and its results. No association ever started out with better prospects for success, and this, the most important movement ever inaugurated by builders in this country, will undoubtedly have a strong effect upon general building interests.

THE sudden collapse and fall of new buildings, especially court houses and others of a public nature, from no apparent cause but an inherent inability to stand up, has been, unfortunately, frequent in this country, and is popularly assumed to be a peculiarity of American architecture. While there should be no disposition to excuse or palliate such accidents, it may sometimes be instructive to learn that they are not wholly unknown in foreign lands. A remarkable illustration is given by the Vienna *Bau Industrie Zeitung*, the building being no other than the new court house (Justizpalast) of Brussels, Belgium, an edifice which was finished about two years ago, and was believed to be a model of solidity, able to bid defiance to the storms of centuries. An entire ceiling fell almost without warning; soon another fell, and another, while threatening cracks and fissures opened, widened, and

branched in ceilings of rooms, halls and corridors, and excited the utmost alarm for a time as to the safety of the whole building. A partial investigation showed that the ceilings in some fifty-three rooms were insecure, and it was feared that the worst had not yet developed. It is thought by experts that the whole edifice, which rests upon a chalky formation penetrated with numerous water-bearing strata, is undergoing a gradual and constant sinking, due to the escape of the subterranean water. It will be remembered that a similar result was observed in London some years ago, where the pumping operations in connection with excavations for underground railways or sewers, occasioned some alarming settlements in adjacent buildings, due to the removal of the water from underlying strata. The subject is one of great interest to architects and engineers, and is to be investigated as thoroughly as possible. The Vienna *Bau Industrie Zeitung* remarks, much as American journals are wont to do: "It is a poor recommendation for Belgian official architecture that so important a building should be in such a condition of decay before it has been occupied two years."

SEVERAL interesting articles have appeared in *La Semaine des Constructeurs*, on the use of asphalt as a cement in the foundations for heavy machinery, with a view to the diminution or entire elimination of the noise and shock produced by its operation. Since the year 1880, M. Malo, a mechanical engineer, has been experimenting with asphalt masonry, and has attained some remarkable results. In one instance a manufacturer in Paris had been threatened with damage suits by his neighbors, disturbed by the noise and jarring produced by his machinery. M. Malo was called in, rebuilt the foundations with asphalt cement, and there was no more complaint. Another case was at Lyons, France, where a steam engine of one hundred horsepower was rendered noiseless in like manner. M. Malo's method is to excavate a pit for the masonry, to spread on the bottom a layer of melted asphalt mastic, at a temperature of 200 degrees (Centigrade?) and to bed in this the footing stones. The upper courses are then constructed of uneven stones laid in asphalt, and the joints filled solid with liquid asphalt mastic used as a grouting. This cementing material is not affected by moderate changes in temperature, and has a degree of elasticity which dissipates the jarring and noise of machinery and prevents its communication to the earth beneath. After standing twelve days, the masonry is ready to receive the machinery. To prevent any heat being transmitted to the top layers of the asphalt from a steam cylinder, or other very hot piece of mechanism, M. Malo advises to cover the top of the masonry with a thick layer of hydraulic cement.

A LATE number of *La Semaine des Constructeurs*, reproduces from a photograph by Albert Levy, a view of an interior, designed by Mr. E. A. P. Newcomb, architect, of Boston, Mass., and makes it the occasion for quite extended remarks on American architecture. The following extracts will serve as samples: "If it has been said, 'Happy are the nations which have no history,' we may add, by analogy, our congratulation to those which have no architecture. In this sense the American people are blessed, for in the specimens of their work which come to our view, it is difficult to distinguish any characteristic of a style peculiar to this new nation. There is, indeed, nothing strange in the absence of architectural canons in America, since there are no traditions of a national art over there, and its designers are left to an interpretation more or less 'bizarre' of the artistic echoes which reach them from Europe. More quickly even than could be expected, these 'English cousins' show a marked predilection

for whatever serves to recall the more popular architectural styles of England, of the fourteenth and fifteenth centuries, and the 'Queen Anne,' corresponding to our Louis Thirteenth. These are reproduced or suggested with varying freedom or accuracy, quite as largely in the suburbs of New York and Philadelphia, as around London or Birmingham."

THIS French journal points out in detail many features of the interior illustrated as properly characteristic of "Queen Anne," such as the paneled pier inclosing and framing the fireplace, the square, single member, blocked door casings, the low, broad, beveled mirror over the mantel (we must doubt if beveled mirrors were known in Queen Anne's day), the high, paneled wainscot, with square, uniform panels, artlessly repeated in vertical and horizontal rows, the plain, geometrically paneled ceiling, the portières hanging from an iron rod across an arched opening into the next apartment, also the somewhat stiff center table and the uncushioned, bare wooden chair which keeps it company. All these it finds a sort of harsh anachronism in the light of the gas chandelier, with its globes of opalescent glass, and in the whole arrangement it observes a sort of "primitive left-handedness," possibly so intended. But on the whole, it considers such naive and healthy originality far preferable to the excessively proper conventionalities of modern French decoration, where individuality is smothered under the excess of rules and traditions.

AN amendment to the Chicago building ordinance was passed by the council, December 20, providing that all buildings hereafter to be erected, over ninety feet high, including appendages of whatever description, shall be built throughout of incombustible material. This does not prohibit the use of wood for doors, interior finish, etc., but the flooring boards must be laid down upon substantially solid concrete and the roof boards covered with incombustible covering. Churches and elevators do not come within the provisions of the amendment. This is one of the most sensible and valuable ordinances passed in Chicago since that prohibiting the erection of frame buildings within the city limits. It remains now for the city building inspectors to see that the ordinance is rigidly enforced. It will be of immense benefit to the city as a city, as well as to individual property owners, an important factor in the future development of the western metropolis.

LA *Semaine des Constructeurs* announces the publication of a learned and important work in Paris, in the shape of a dictionary, biographical and critical, of French architects, an octavo volume of 800 pages and some 6,000 names. Some curious historico-architectural errors are noted and corrected in this work, such as the following: "It is not a little strange that until the end of the nineteenth century, people should ascribe the design of the ground floor of the grand gallery of the Louvre to Thibaut Ketezeau, although it is well known that Ketezeau first came to Paris in 1569, two whole years after this gallery was built. In like manner, Pierre Chainbige is usually considered the designer of the smaller gallery of the Louvre, and has been honored with a statue therefor, although he was but twenty years old and quite unknown to fame when this gallery was begun, and it was not till 1582, fifteen years later, that his name first appeared in official records, as one of the contractors for constructing the grand gallery." If the French find so much difficulty in keeping their architectural history in order, we may, perhaps, congratulate our busy nation that we have so little architectural antiquities of our own to perplex us and distract our much preoccupied attention.

Building Contracts.*

THE fundamental idea of a contract is the mutual agreement of the contracting parties put in writing for convenient reference in avoiding and settling disputes. If it is correctly drawn it will prevent the possibility of dispute, but if such a contingency should arise it must provide for settling the dispute without litigation. A contract for building or executing any kind of work connected with a building is supposed to be such an agreement as the owner and contractor may make with reference to determining the rights of both parties. To do this it has always been thought necessary to bring in a third party, the architect who has drawn the plans and is engaged to supervise the work, and who, while not signing the contract, is made a referee in it for certain defined purposes. It has been held by some that the architect, being thus recognized, should be a signing party also, and that his relation to the owner and contractor should be defined in it. Experience has not shown the necessity for it, and the use of an architect's name as referee and for the identification of the specifications and plans, which always form part of the contract, has generally answered the purpose in view.

The main defect, however, in contracts in which the architect is referee, has arisen from the difficulty of defining his duties as superintendent, and the failure to insert after his name, when defining such duties, the words "or his successor."

Admitting, therefore, that a building contract is sufficient if made by two parties only, and having the architect for referee for certain purposes, it is of the utmost necessity that the contracting parties agree as to the nature and extent of the referee's duties and authority.

And aside from this there are certain stipulations which it is necessary to make, because in the absence of them the common law would step in under certain contingencies which might arise in the execution of any contract, which would practically nullify its true intent and meaning, and in case either party should attempt to take advantage of it, would work to the injury of the other party.

Many architects who have prepared printed forms of contracts for their own use have not always been mindful of this, and many of these stipulations have appeared to them to be useless verbiage, and have been left out of the contracts. There are many who draw up contracts in the simplest possible form, only stating the names of the parties, nature of the work in brief, reference to plans and specification, consideration, method of payment and time for completion, leaving all other matters to be settled by the law. This is all very well if the parties are well disposed and the work goes on without alteration, interference, interruption, accident, neglect or financial shortcomings. But in either of these contingencies the general law of contracts as accepted and interpreted by the courts—and it is pretty much the same in all the states—will be most likely to settle the matter to the prejudice of both or either of the parties. There are no laws, that I am aware of, defining what is most expedient in carrying on the various works on a building so that the many contractors shall work together in harmony, and that all the rights of owner, architect and contractors shall be preserved and the work executed with economy and dispatch, so that everybody shall get all that is due him at the right time and in the right way, and forfeit what is not due to him. In some states the law defines the rights under leases so clearly that it is only necessary for the landlord to give what is called a "simple letting." In this he says that he leases such a house, such a time, to such a party, for such a sum, to be paid in such a way, and signs his name. Underneath this the lessee says he has hired such a house, such a time, from such a party, for such a sum, to be paid in such a way, and signs his name. The law will settle any dispute that may arise. But it will not do so justly in the case of a building contract. And moreover the law-makers in, I think, every state of this union have made what are called "lien laws," especially to prevent the action of the common law in such contracts, making unknown persons parties to them, and tending to complicate the whole contract system.

Now, these stipulations to which I have referred, are the numbered clauses that have always appeared in the blanks sold by law stationers all over the country, the origin of which is involved in obscurity, and they cover the ground pretty nearly. Yet strange to say very few of them have any clause referring to liens, or showing how the existence of liens is to affect the money payments.

But most of these clauses have grown out of the peculiar nature of building contracts, which are different in their purpose from all others; and yet, while tens of thousands are signed yearly throughout the country, there is so slight a difference between the contingencies likely to arise in the execution of any two contracts, that there is little or no necessity that they should ever be varied in their essential particulars.

And this brings us to a realization of the absolute absurdity of the system of contracts now prevailing, which is exactly the opposite one. The state of affairs existing today is about like this: a contractor for some particular line of business executes ten contracts in the course of a season's work. They are on ten different buildings, and there are ten different architects for them. After the jobs are awarded to him, he is asked to call and sign the contracts, which are filled out on the architect's blanks, and he is expected to sign a different form of contract in each case; and yet the materials and workmanship are the same in each building, and the conditions under which the work is to be done are very similar. One contract may have three pages of fine print, which he can hardly read without glasses, and another may have one page of coarse print; and so they may vary through all the possible changes from one to ten. In each case, it is not expected that he will demur to anything; but he is expected to sit down and affix his name. In some cases only one copy is prepared, and he is told that the architect will keep it safe, so that both parties can see it. In others it is prepared in duplicate, and he is allowed to take one of them. In others he sees that the owner's name is not affixed, and when

he asks if the owner will not sign his name, as an earnest that he has awarded and will abide by the contract, he is told that, "In this office the owner does not sign contracts, but will write his name when necessary." In some contracts the percentage to be retained is twenty per cent; in others, fifteen, and in others ten. In some, the architect is made the arbitrator in everything, and his decision as to the construction of the contract and the valuation of extras and deductions is absolute and final; in others he is the arbitrator in all things except a dispute over the value of extra work, and in that the usual arbitration by disinterested parties is provided for. In some, the time to finish is a reasonable one, in others it is an impossible one. In some he is obliged to insure his work, in others the owner agrees to insure it. But I have now exceeded my ten contracts, though I might go on to a hundred variations. I have seen a contract with heavy penalties per diem, for failure to complete within a given time, in which it is stated that alterations or additions to the design of the work shall not vitiate the contract, but that such shall be made without any allowance of extra time for doing it, and that the contractor must "increase the number of workmen" for that purpose; and further, that an inspector may be put on the work at the will of the architect and expense of the contractor. If a contractor declines to sign the form of contract presented to him, his refusal is first regarded with astonishment. The architect naturally thinks that his form, which he has taken so much pains to have printed in large (and small) type, is the quintessence of all that is technical, legal and just, and that he has guarded the interest of his client against every possible art of the quibbler and skin builder. He has improved on everything else of the kind that he has ever seen. And while the contractor may hesitate at first, he may be forgiven if he signs quickly thereafter. But if he should request the obliteration or modification of some clause, especially if it is a printed one, which denies him all right to manage his work in his own way, without detriment to any one else, it is likely to be taken as a personal insult. It is expected that if he goes to that office he must sign that contract without murmur. So he *does* sign in ninety-nine cases out of a hundred. But his business sense tells him that he has signed with a mental reservation, and with a hope that it may all be for the best. In most cases, a conscientious builder consoles himself by saying, "Those clauses don't hit me." He knows, too, that the architect is an honorable man, and is trying to do right, and showing great zeal for his client, though in a mistaken way. He is pretty sure that he will not have any occasion to put his ironclad clauses into effect, or if he has, will not have the courage, or perhaps meanness, to do so. But for all that, the contractor has put himself into the power of two men to do him a wrong. One of them he may not even know, except that he is responsible. The other may not be responsible at all. I am supposing an extreme case, and it is for illustration only. I do not say that the majority of contracts are not fairly and justly drawn up, even though they may all differ from one another. But the fault is in the variation. The fault is with *us*, because we are too considerate of the feelings of others to protest against this irregular way of making contracts. I say, gentlemen, that it is unbusiness-like, and I appeal to you as business men, assembled for the purpose of advancing your business interests and improving your business methods, to take some action that will lead to the establishment of a uniform system of contracts. If one form will not answer the purpose, two forms may be used, or three. It may be desirable to have forms for different trades, or one form for a whole building and one for a part of a building; one for constructive work, and one for applied work, such as plumbing and painting. Already the steamfitters and elevator contractors have their own forms, which are recognized—the latter at least—by the architects and owners.

I have no desire to be harsh with our brethren of the architectural profession. I believe they are trying to do right, even though every man has a form of his own. He would not have it printed if he did not think it was a little better than his neighbor's. But the mistakes of the architects, regarding them as individuals and not as a body, are twofold. And here allow me to say that I criticise them as individuals, because in this department of their business they are acting as individuals and not as a body.

In the first place, these gentlemen seem to forget what it means to have two parties to a contract. This is partly because they never heard what the contractor wants. He is considerate enough to wait until they present the contract to him for his signature. He therefore expects that it shall be fair in all its terms, and from this point of view common courtesy demands that it should be. But in many cases it is not, because it is drawn up in the interest of the owner, that is, the architect supposes that it is the interest of the owner to have it ironclad. Now, from the strictly business and legal point of view, he is right. There is an old theory that the architect is a sort of middle man or umpire to stand between the owner and contractor and see that both get their rights. This is only a theory. It is not the fact. It is not the law. It is not to the discredit of the architectural profession that it is not. The architect is the agent of the owner. The courts have so decided. He is paid by him, and only by him if he is an honest man. An architect's certificate is as good in law as a bill of exchange, a draft or a promissory note. He is, therefore, doing his duty when he is looking after the owner's interests. The contractor is doing his duty to himself by looking after his own interests. If he expects the architect to do this he is very much mistaken. It is our duty as a body to look after our own interests as contractors and material-men. We suffer from our own neglect. For while the architect draws the contract in the interest of the owner he does so because the contractor does not assert his rights, until it is too late. Being allowed by both parties to do so he should consult both parties and frame it in a manner intended to be satisfactory to both of them. The contractor should agree with the architect, as the agent of the owner, as to what the contract is to be, before it is ready for signature. But to avoid the necessity of this in every instance, we, as a body of contractors, should agree with the body of architects as to what all forms of contracts should be. And that is the gist of the whole matter.

In the second place the architects, as I have said, do not act in concert. Each one is a law unto himself. He lays down the law as to the practice

* Paper read before the Convention of National Builders by P. B. Wight, of Chicago, General Manager of the Wight Fireproofing Company.

in his own office and expects everyone doing business there to comply with it. He does not think of the position in which the builder is placed, often a very embarrassing one. But the way out of this position is open and clear for him. Several years since, the American Institute of Architects, having local chapters extending from San Francisco to Boston, made an effort to unify the whole contract system. The institute acted, as it supposed, for the benefit of the whole profession, and expected that its decision would be generally adopted. It was not in the position of one architect, zealous for the interests of one owner. It took a large and liberal view of the whole subject, and I think it consulted the wishes of many contractors and builders at the time. The labors of a special committee of its Board of Trustees extend through nearly a year. It compared all the forms of contracts that could be obtained, and employed legal talent to assist in its deliberations. The result was a published form of contract, which I think has been generally accepted where presented to contractors.

If the architects would accept and use it I think there would be general satisfaction. There would, at any rate, be that unity of practice which seems so desirable. But what is most remarkable is that, while before its adoption the legal forms of the stationery were generally used, since its adoption there has been, in the west at least, a greater diversity in contracts as drawn by the architects than ever before.

I think the time has now arrived for the contractors to take some action. This is our first opportunity, and we should embrace it and make it one of the topics for consideration at this convention.

It is not my purpose now to define what a proper form of contract, which would be just to the contractor, should be; that would be matter enough for another paper. The institute form is a good starting point. But we may now decide how to go about it to come to an understanding with the other parties in interest. Heretofore the only effort to unify the contract system that has borne any fruit has been that of the American Institute of Architects, a body which, on account of its long existence, large and extended membership, and the very high standing of many of its fellows, ought to be respected, by its own members at least. But its work has not been generally accepted by the profession. I have a printed form of contract stamped as being adopted by one of the chapters of the institute (the Rhode Island chapter), which is a modification of the institute's form. This shows a divergence of opinion in one of its constituent bodies. It shows that the whole matter must be more carefully studied in order to receive a general approval.

The Western Association of Architects has also taken up this matter. At its last annual convention a committee of fourteen on "Uniform Contracts and Specifications" was appointed, and this committee proposes to report at the annual convention in October of the present year. The result may be the official adoption of still another form of contract, one to suit the ideas of the western architects.

As I have said, the architects, as the legal representatives and agents of the owners, have taken the initiative in this matter. We must not wait to be invited to confer with them, because we are the other party in all contracts. But the subject is of as much interest to us as to the architects or the owners. When a form is ever adopted which has the sanction and approval of the party of the second part as well as the party of the first part, and sanctioned by a national association of master builders and contractors, nothing can stand in the way of its general use. A form of contract, approved by representatives from the two bodies already mentioned and this association, would be more generally used by the architects individually than one adopted by themselves, for they would have some assurance that it would be acceptable to the builders. There would then be some hope for unification of practice; and should they not employ it, we would have good reason to demand its use, and would be justified in refusing to sign any other form; while now we have nothing to suggest, and are powerless to take any firm stand as individuals. It would, therefore, seem to me wise for this association to pass appropriate resolutions, which should appoint a committee to confer with the trustees of the American Institute of Architects, which is a permanent body, having all the powers of a standing committee *ad interim*, with a view to the adoption of the form of contract prepared by it, or any modification of it which may be acceptable alike to owners and contractors. Also, that the Special Committee of the Western Association of Architects on Uniform Contracts and Specifications be invited to join the conference before taking further action. Such a procedure seems to me to be necessary in view of a possible divergence of ideas between the architects of the institute and those of the Western Association, and the want of any sanction from the builders. There is no use of establishing a uniform contract system, unless we see that it is one which respects the rights of the builder, and the builders insist on its use after it is approved. What it should not be we may be free to say now. What it should be we may safely leave to a wise and discreet committee. With these suggestions I offer the following resolutions:

PREAMBLE AND RESOLUTIONS.

WHEREAS, It is desirable,

1. That all blank forms of contracts for building should be uniform throughout the United States;

2. That such forms of contract, with the conditions thereof, should be such as will give the builder, as well as the owner, the protection of his rights, such as even justice demands;

3. That whenever a proper form has been approved by this association, it is the duty of every builder and contractor to insist on its use in every case; and,

WHEREAS, In a spirit of fairness the American Institute of Architects has framed such a form of contract as has seemed to it proper, and has asked its members to use it; and,

WHEREAS, The Western Association of Architects has appointed a Committee on Uniform Contracts and Specifications to report at its next annual meeting; therefore,

Resolved, 1. That a committee of ten be appointed by the president to confer with the Board of Trustees of the American Institute of Archi-

tecs, with a view to the adoption by this association of the form of contract adopted by the American Institute of Architects; or if the same should not be satisfactory to the committee, such a modification of it as would appear to them to deal justly with builders and contractors in general, as well as with the owners and architects.

2. That in case such a conference is had, the Special Committee of the Western Association of Architects on Uniform Contracts and Specifications be invited to join the same before taking further action.

3. That in case no further action is taken by the Board of Trustees of the American Institute of Architects, the special committee of the Western Association be asked to confer with this committee with the objects in view as expressed in this preamble and resolutions.

4. That the committee report such forms of contract as may be approved by the conference for adoption by this association at its next annual meeting.

National Association of Builders.

First Annual Convention of the Builders of the United States.

(COMPILED FROM THE OFFICIAL VERBATIM REPORT FURNISHED THE ASSOCIATION BY THE INLAND ARCHITECT AND NEWS RECORD.)

FIRST DAY—MORNING SESSION.

THE meeting was called to order, at 10:30 A.M., by Mr. George C. Prussing, who requested the delegates to take their seats—the different delegates together as much as possible,—and then said:

Gentlemen,—As a citizen of Chicago, and a representative of its Builders' and Traders' Exchange, I bid you welcome to our city. Welcome at all times, but thrice welcome now in your capacity of delegates to this convention. You are sent here to lay the foundation of an edifice, which, when completed, will bear witness, we trust, of the business tact, moderation and wisdom of its founders, and be of benefit to all—not only to those whom we more directly represent, the Builders, but also to the mechanics and laborers engaged in the various building trades, and in the shaping and preparation of building materials. And if such be the result of your deliberations, who will say that it is not of use and benefit to the general public as well? Everybody is, or expects to be, a builder, at some time of his life, and the results of your labors will affect all directly or indirectly, immediately or remotely. Again, gentlemen, I bid you welcome. May your stay in this city be pleasant, so that you will ever recall with pleasure the first National Convention of Builders, and Chicago. And now, gentlemen, as chairman of the Executive Committee, appointed at the preliminary conference in Boston, I call you to order for the business in hand. The nomination of officers for this convention is the first business in order. You will please nominate a chairman.

Mr. J. S. Stevens (Philadelphia): You announce the business in order to be the appointment or election of a chairman and president for this convention. Nobody knows better than myself—having been one of the committee appointed in Boston—as regards the labors that have been performed by that committee, and the valuable services that have been rendered thus far in our work by the gentleman who has been our chairman, and I think he is eminently the proper man to preside over this convention. I take pleasure in nominating Mr. George C. Prussing, of Chicago, to be permanent chairman.

Motion seconded.

Mr. Prussing was unanimously elected chairman.

PRESIDENT'S ADDRESS.

We live in an age of organization. The necessity of organizing the building trades has been felt in the larger cities for a long time, and has resulted in nearly all of them in separate trade organizations. In two notable instances these local organizations have formed national associations holding annual conventions. I refer to the National Plumbers' and Painters' Associations. After the local trade organizations had existed for some time the necessity of forming central bodies in each of the larger cities became apparent, there being many questions of common interest to be dealt with, and for the transaction of the current business of the day with one another. This resulted in the formation of Builders' Exchanges under various names and titles. The next step is naturally the establishment of a National Association of these various local exchanges under whatever name they may be known. For a year back this idea has been urged and advocated. Boston deserves the honor to be known as its birthplace, and Wm. H. Sayward as its apostle. At his request a conference of representatives of ten cities met there in January last and took the preliminary steps for this convention. You all know the tenor of resolutions there passed. Your presence in this convention is the result. You are now assembled as the first National Convention of Builders. It has never been intended to give these National Conventions legislative powers; their action must rather be advisory in its character. There are a number of questions which must be dealt with by the local organizations, but there are also a large number on which the interchange of ideas and experience by the various sections of this large country cannot help but be of the greatest benefit to all. You have met to secure uniformity of action by recommendations to local exchanges through a central body in matters affecting the interests of builders in their relations with owners, architects, mechanics, apprentices and workmen generally. And in addition to this, our prime object, it is hoped that by the social intercourse naturally incidental to gatherings of this kind, and the extended acquaintance among the builders of the different cities various and lasting benefits will be derived. Let our meetings be harmonious, our intercourse pleasant; bear with your fellow-delegates, who, coming from another portion of this great

country, accustomed perhaps to entirely different circumstances and customs, may see matters hereafter to be introduced to your notice for discussion in an entirely different light.

You will now nominate a secretary.

Mr. J. Milton Blair (Cincinnati): I move that Mr. W. H. Sayward, of Boston, be our permanent secretary.

Motion seconded.

Mr. W. H. Sayward: Gentlemen of the convention, I need not say that I thank you for giving me these arduous duties to perform, but I accept, with pleasure, and will do my best to carry out my portion of the work in the convention. I will ask Mr. J. Arthur Jacobs, of Boston, and W. Harkness, Jr., of Philadelphia, to act as my assistants.

The President: The next business in order for proper organization will be the appointment of a committee on credentials.

Mr. C. H. Reeves (Philadelphia): I move that the secretaries and nine delegates be appointed by the chairman to act as a committee on credentials. After some discussion, the original motion was carried.

The President: In pursuance of the resolution just passed I will appoint the mover of the resolution, Charles H. Reeves, of Philadelphia, Mr. J. F. Adams, of Baltimore [Mr. Adams not being present, Mr. Philip Walsh, Jr., of Baltimore, was appointed in his stead]; Mr. Ira G. Hersey, of Boston; Mr. Isaac Graveson, of Cincinnati; W. J. Stapleton, of Detroit; John Burns, of New York; G. J. Grant, of St. Paul; J. B. Sullivan, of Chicago, and A. J. Muir, of New Orleans. The gentleman from Chicago, whom I selected, not being present, I will appoint in his place a second gentleman from St. Louis, John R. Ahern. This committee will hold its session upon adjournment of this convention, and each delegation is requested, through its chairman, to hand in their credentials and copies of the constitution and by-laws of their local organization and the initiation fee to the national association of those who have not already paid it, the secretary being authorized to receive the moneys. The secretary requests me to state that it will be necessary for every delegation, whether they have originally filled out their report or not, to present their credentials to the secretary now, so that an authoritative roll of members can be made out and printed, and should be in the printer's hands as soon as possible. The committee will be in session right here. Is there any other business before this convention before adjournment?

A delegate: I move, Mr. Chairman, that we take a recess until 2 o'clock this afternoon. (Adjourned.)

FIRST DAY—AFTERNOON SESSION.

The president called the meeting to order at 2:40 P.M., and said: The first business before the house is the report of the Committee on Credentials.

The secretary read the following report:

CHICAGO, March 29, 1887.

To the Chairman, Officers and Members of the First National Convention of Builders:

GENTLEMEN,—Your Committee on Credentials beg leave to offer the following report, and present the following list as the duly authorized delegates to this convention, viz.:

CLEVELAND, OHIO: Thos. Simmons, H. Kickheim, John T. Watterson, S. W. Watterson.

MILWAUKEE, WIS.: Thos. Mason, Garrett Dunck, John Laugenberger, Richard Smith.

CHARLESTON, S. C.: D. A. J. Sullivan, Henry Oliver.

NASHVILLE, TENN.: Daniel S. Wright.

DETROIT, MICH.: Thos. Fairbairn, W. E. Avery, W. J. Stapleton, Jas. Roche, W. G. Vinton.

MINNEAPOLIS, MINN.: Thos. Downs, F. B. Long, H. N. Leighton, Geo. W. Libby, Herbert Chalker, F. S. Morton.

BALTIMORE, MD.: John Trainor, John J. Purcell, Geo. W. Hetzell, Wm. H. Anderson, Wm. Ferguson, Philip Walsh, George Mann.

CHICAGO, ILL.: Geo. Tapper, P. B. Wight, Geo. C. Prussing, W. E. Frost, F. V. Gindele, A. W. Murray, J. B. Sullivan.

ST. PAUL, MINN.: Edward E. Scribner, J. B. Chapman, E. F. Osborne, G. J. Grant, J. H. Donahue, J. S. Burris, J. W. Gregg.

BUFFALO, N. Y.: Chas. Berick, John Feist, Chas. A. Rupp.

CINCINNATI, OHIO: J. Milton Blair, L. H. McCammon, I. Graveson, Jas. Allison, H. L. Thornton, J. C. Harwood, Wm. Schuberth, Jr.

PHILADELPHIA, Pa.: John S. Stevens, Chas. H. Reeves, D. A. Woelpper, Geo. Watson, Wm. Harkness, Jr., Geo. W. Roydhouse, Wm. Gray.

COLUMBUS, OHIO: Geo. B. Parmelee.

ST. LOUIS, MO.: Andrew Kerr, H. C. Lindsley, Jno. R. Ahrens, John H. Dunlap, Anton Wind, Richard Walsh, Wm. Gahl.

INDIANAPOLIS, IND.: John Martin, J. C. Adams, Fred Mack, G. Weaver, C. Bender, Wm. P. Jungclaus, Peter Rautier.

NEW ORLEANS, LA.: A. J. Muir, H. Hofield, F. H. West.

BOSTON, MASS.: Leander Greely, Ira G. Hersey, John A. Emery, Wm. Lumb, J. Arthur Jacobs, Francis Hayden, Wm. H. Sayward.

NEW YORK CITY: A. J. Campbell, A. G. Bogert, John Byrns, John McGleney, Marc Eidlitz, John J. Tucker.

TROY, N. Y.: C. A. Meeker.

ALBANY, N. Y.: David M. Alexander.

WORCESTER, MASS.: E. B. Crane, O. W. Norcross, Henry Mellen, O. S. Kendall, Robt. S. Griffin, Geo. H. Cutting.

GRAND RAPIDS, MICH.: John Rawson, James Curtis, H. E. Doren, J. D. Boland, C. H. Pelton, W. C. Weatherly, C. A. Sathren.

SIoux CITY, IOWA: Fred F. Beck.

PITTSBURGH AND ALLEGHENY CITY, PA.: Geo. A. Cochran, Saml. Francis, Alex. Hall, R. C. Miller, Geo. S. Fulmer.

PROVIDENCE, R. I.: Geo. R. Phillips, Richard Hayward, Geo. S. Ross.

ROCHESTER, N. Y.: Chas. W. Voshell.

WASHINGTON, D. C.: Thos. J. King.

Your committee also recommend that alternates be entitled to seats in the convention, but to have no voice or vote except in the absence of a delegate.

Respectfully,

WM. H. SAYWARD, *Chairman for Committee.*

Mr. A. W. Murray (Chicago): I move that the report of the committee be received, approved and adopted. The report was unanimously accepted.

The President: I hereby declare the names, as read, delegates, and entitled to seats in this convention.

Mr. Stevens (Philadelphia): I would move, sir, that a committee of five be appointed on constitution and by-laws.

Mr. Campbell (New York): I suggest that there be a committee on preamble, constitution and by-laws.

The President: The motion now stands that a committee of five be appointed on a preamble, constitution and by-laws. (Carried.)

Mr. George Watson (Philadelphia): I move that a committee be appointed to name the time and place of holding our next convention, and nominating officers therefor, after the committee on by-laws and constitution make their report.

The President: The first business in order, gentlemen, is the appointing of a committee of five on constitution and by-laws. I will appoint:

John S. Stevens, Philadelphia; Edward E. Scribner, St. Paul; J. Milton Blair, Cincinnati; W. P. Jungclaus, Indianapolis; John Byrns, New York.

Mr. Campbell: I now renew my motion to add the secretary and president to that committee. (Carried.)

Mr. Watson: I renew my motion that a committee be appointed to name the time, and nominate officers for the next convention, after the Committee on Constitution and By-Laws have reported. (Carried.)

The President: I will appoint on that committee George Watson, Philadelphia; Marc Eidlitz, New York; C. B. Crane, Worcester, Mass.; J. C. Harwood, Cincinnati, and John Trainor, Baltimore.

The Secretary: I move that a committee of five be appointed by the chair to act as a committee on resolutions; that all resolutions offered in this convention be read once and then referred without discussion to this committee, to be by them prepared collectively for presentation to the convention for adoption. (Carried.)

The President: How shall that committee be appointed?

A delegate: By the chair.

The President: On this committee I will appoint Messrs. W. H. Sayward, of Boston, John J. Tucker, of New York, William Harkness, Jr., of Philadelphia, James Allison, of Cincinnati, and Geo. B. Parmelee, of Columbus, Ohio.

The President: If there are any present who have resolutions prepared for the action of this convention, it is now the time to offer them. Upon offering resolutions, such remarks as the mover may have to make will be listened to, but no debate indulged in until they have been reported back from the committee.

Mr. Harkness, of Philadelphia, read a resolution referring to manual training and trade night schools.

Mr. Eidlitz, of New York, read a resolution providing for life and accident insurance.

W. H. Sayward, of Boston, offered a resolution.

These resolutions were all referred to the Committee on Resolutions.

Mr. Campbell: Preparatory to what I have to offer, I wish to say a word or two. This being the first step toward what we hope to be a decided and progressive movement, it is well that we should guard our steps so that no misunderstanding or misrepresentations may be made by those who do not approve of our action. It is proper that we should stand before the world in a light that we can bear, and that we shall not be misrepresented by any shortcomings of our own; and with a view to that course we have, coming from the New York delegation, a form of preamble to the resolutions that may be adopted, which we wish to submit for the consideration of this committee. They were then read by the secretary.

PREAMBLE.

1. The interests of labor and capital are mutual, and should not, by any undue measures, theories or influences, be antagonized.
2. With good will, unity of purpose, reasonable forbearance and full recognition of the just rights of every individual, success in business and the happiness of the social and family circle can be largely enhanced, if not wholly secured.
3. It is not right, nor just, for one class of mechanics or laborers, skilled workmen or employers to endeavor by threats or dictation to encroach upon or nullify the vested rights of another class, or any part thereof, nor of individuals.
4. It is the duty and province of each class of producers within the great human family to employ its surest means and best efforts to ameliorate the condition of its individual members, endeavoring thereby to secure the best results and greatest good for the greatest number.
5. Appeals to common sense, by conference and arbitration, upon all subjects of difference between contending parties holding conflicting ideas, with a view to avoid damaging consequences and disastrous results, should be the course pursued before heroic measures are adopted to cure evils complained of, real or imaginary.
6. In view of the foregoing expressed ethics and sentiments, we, the employing mechanics and tradesmen engaged in the building business throughout the nation, deem it our duty to organize for the purpose of sustaining the following code of principles:

1. Law and order, defending liberty and the just rights of every individual in the earnest and honest pursuit of his vocation, be he employer or workman.
2. The broad and just principle that all men are free to select their own vocations in life, and to pursue the same unmolested and without hindrance; and to dispose of their energies, skill and fruits of their toil, to whom, and at such prices as themselves, individually, may determine.
3. Protection to the combined and united interest of labor and capital alike, as being each dependent upon the other, and neither one subservient to the other.
4. All lawful and just measures which have in view the fundamental principle of harmonizing capital and labor; appealing to reason before force is employed; opposition to the direful and disastrous practices on the part of workmen, in recent years, which have so much disturbed and obstructed the building business and the currents of trade and commerce generally, tending thereby to destroy confidence; impoverish the working classes repeatedly, and impair the prosperity of business generally.
5. All healthful plans and propositions having in view the education of all concerned and interested in our several callings, by teaching and learning the one great principle of justice to all, in all cases, under all circumstances; and that all peremptory acts, arbitrary rules, despotic and unlawful powers, combined and abhorrent means and forces, exercised by organization, or individuals, with the object of obstructing the progress of business, and depriving workmen of their rights to labor, and to a proper and just reward therefor, or interfering with the rights of capital in its legitimate employments for the benefit of its owners, are reprehensible in the extreme, and should be frowned down by every law-abiding and order-loving American citizen, at all times.

6. The encouragement and promulgation of a well devised plan calculated to unseat, and, if possible, destroy the unfortunate hostile feelings at times existing between employers and employes, labor and capital, bringing them together by the union of forces from the ranks of workmen, and of employers, through conventions and committees to disseminate knowledge and information, give lawful and reasonable submission to just and deliberate decisions; so that each man may reap the reward of his merits in industry and skill, and that not any, be they sluggards or drones, may prey or fatten upon the fruits and labors of the honest, industrious men of work.

Unanimously approved by the delegates from New York City for presentation.
A. J. CAMPBELL.

The preamble was referred to the Committee on Resolutions.
The session adjourned.

SECOND DAY—MORNING SESSION.

President Geo. C. Prussing called the meeting to order at ten o'clock, and said: Before proceeding with the regular business of this convention, I wish to announce that the secretary of the Builders' and Traders' Exchange will circulate among you, and present each of the delegates with a little button, which we request you to wear while in this convention, and take home with you as a souvenir of the first Builders' Convention, Chicago.

The President: The following dispatch has been placed in my hands. Before reading it, I wish to explain that Washington City, although represented at the first conference in Boston, was not represented on the floor of this convention yesterday, Mr. King being traveling at the time. He received this dispatch and presented it here this morning:

Thomas J. King, Grand Pacific Hotel:

You are authorized to represent the Master Builders' Association, of this city, in the National Convention.

Attested, J. D. J. McCARTHY, President.

Wm. P. ———, Secretary.

A delegate: I move it be received, and that Mr. King be received as a delegate, and his name entered on the roll. Unanimously carried.

The secretary then called the roll, there being 107 delegates present and 10 absent.

The President: We will now proceed with the regular business. The first in order is the report of the Committee on Preamble, Constitution and By-Laws, Mr. J. S. Stevens, of Philadelphia, chairman.

Mr. Stevens: Mr. Chairman, and gentlemen of the convention: Your Committee on Preamble, Constitution and Rules of Order, have prepared their report. They have omitted preparing anything in the shape of a preamble, for the reason that the sum and substance of the objects of our organization are comprised in one of the articles we have prepared in the constitution: Secondly, that inasmuch as yesterday there were placed in the hands of the committee on resolutions, by Mr. Campbell, of New York, a Preamble and Code of Principles, and inasmuch as there have been other resolutions, and probably will be still more presented to their committee, from which they will compile and present here what we might term a platform, we thought it would be better to have that all embodied in one preamble and set of resolutions, rather than to hamper a document of this kind with a great deal of useless verbiage. Your committee have endeavored to boil this matter down, to get right down to bottom facts. Our object has been to use plain terms in order that "he who runs may read." With your permission, Mr. Chairman, I will read the result of our labor. My suggestion would be, gentlemen, that you will kindly refrain from criticising any one article, even in your own minds, until you have heard the entire paper read.

Mr. Stevens then read the report of the committee.

Mr. Campbell: I move the adoption of the Constitution and Rules of Order as presented by the committee.

Mr. King (Washington): I offer as an amendment that the report of the Committee on Constitution and By-Laws, as read, be adopted by sections.

Mr. Campbell: I will accept the amendment.

The President: If it is the unanimous consent of the house, Mr. Campbell desires to withdraw his original motion and accept the amendment. There being no objection, it has been moved and seconded that the report be read section by section, discussed and adopted seriatim.

The motion of Mr. Campbell, with the amendment of Mr. King, was carried.

Mr. Campbell: For the purpose of facilitating the business, as I apprehend there will be very little suggested by way of amendment, as the document appears to be particularly clear and lucid, I would suggest that the secretary read section after section, without further motion, unless some member may observe some point upon which he would like to have discussion, or upon which he would like to make an amendment, and upon such a separate motion can be made.

The President: That will be taken as the sense of the house.

The report was discussed section by section with very little change from the original reading, and the following is the constitution as finally revised and adopted.

CONSTITUTION.

ARTICLE I.—NAME.

This association shall be known as THE NATIONAL ASSOCIATION OF BUILDERS OF THE UNITED STATES OF AMERICA.

ARTICLE II.

The fundamental objects of this association shall be to foster and protect the interests of contractors, manual workmen, and all others concerned in the erection and construction of buildings; to promote mechanical and industrial interests; to acquire, preserve and disseminate valuable information connected with the building trades; to devise and suggest plans for the preservation of mechanical skill through a more complete and practical apprenticeship system, and to establish uniformity and harmony of action among builders throughout the country. The better to accomplish these objects, this association shall encourage the establishment of builders'

exchanges in every city or town of importance throughout the country, and shall aid them to organize upon some general system that will not conflict with local customs and interests, in order that through these filial associations the resolutions and recommendations of this National Association may be promulgated and adopted in all localities.

ARTICLE III.—MEMBERSHIP.

Membership in this association shall be established on the basis of associations or exchanges, as follows:

Properly incorporated or duly organized builders' exchanges, representing collectively employers in the various trades concerned in the erection, construction and completion of buildings, shall be entitled to membership in this association upon application, and acceptance by the board of directors.

Not more than one exchange in any city or town shall be admitted to membership. Individual members of exchanges thus affiliated shall be considered members *de facto* of the National Association.

ARTICLE IV.—OFFICERS AND DIRECTORS.

The management of the affairs of this association shall be vested in a president, two vice-presidents, a secretary, a treasurer, and one member at large from each city represented, who shall be named by the delegation from said city, who, together, shall constitute a board of directors. These officers and directors shall be elected at the annual convention, and at such election they must receive a majority of the votes cast.

They shall enter upon their duties immediately upon the adjournment of the convention at which they are elected.

They shall have authority to fill any vacancies that may occur in their numbers.

The secretary shall be paid a salary for his services, to be fixed by the board of directors, and must be able to give sufficient time to the association to efficiently carry out its purposes.

ARTICLE V.—DUTIES OF BOARD OF DIRECTORS.

The president, vice-presidents, secretary and treasurer shall constitute an executive committee, and as such shall see that all orders of the association and board of directors are carried out. They shall have direct charge of the detail work of the association.

The president shall preside at all meetings or conventions, shall act as chairman of board of directors, shall appoint committees, not otherwise ordered, approve all bills for payment by the treasurer and attend to all duties usually incumbent on the office.

One of the vice-presidents shall act in absence of the president.

The secretary shall keep record of all meetings, collect all fees and dues, paying over the same to the treasurer. He shall act as secretary of the board of directors, and render such service as may be proper for the good of the association, under the direction of the board.

The treasurer shall receive all moneys from the hands of the secretary, giving his receipt therefor, and shall pay bills of the association from the funds in his possession upon approval by the president.

The president shall appoint the following committees from the board of directors, viz.:

A legislative committee of three.

A committee on statistics, of three.

A committee on resolutions, of three.

An auditing committee, of two.

And their duties shall be as follows:

The legislative committee shall observe, investigate, and report to the board of directors, upon any proposed action by legislative bodies that may affect the interests of builders.

They shall prepare such forms of legislation as they may deem wise for the best interests of the building trades, and present them either to the board or the association for action.

The committee on statistics shall formulate plans for the securing of statistics of importance to the building trade, arrange for their dissemination, and report the same to the directors.

The committee on resolutions shall have charge of the preparation of resolutions to be offered at conventions, and all resolutions sent in by members at large shall be submitted to this committee, for revision, before being offered to conventions for action.

The auditing committee shall examine the accounts of the treasurer and report at the annual convention.

ARTICLE VI.—CONVENTIONS.

Annual conventions shall be held at such time and place as may be decided at the preceding convention.

Other conventions may be held if considered necessary by the board of directors.

ARTICLE VII.—REPRESENTATION AT CONVENTIONS.

Each Exchange affiliated with this association shall, at annual or other conventions, be entitled to representation, as follows:

One delegate at large, who shall be the director chosen at the preceding convention, and one delegate in addition for each fifty members or fractional part thereof.

Each delegate shall have one vote, and may be represented by alternate or proxy.

No delegate shall hold more than one proxy.

ARTICLE VIII.—ADMISSION FEE.

Every Exchange gaining membership in this association shall pay an admission fee of fifteen dollars (\$15).

ARTICLE IX.—ANNUAL DUES.

The annual dues for the ensuing year shall be assessed by each convention, upon recommendation of the board of directors. It shall be assessed per capita of membership in exchanges that have gained membership in this association or organization, and be payable through the officers of the exchanges or organization. This assessment will be due and payable at the annual convention, and must be paid within thirty (30) days next ensuing. Default in payment of assessment shall forfeit membership and representation.

This Constitution and Order of Business may be amended by a two-thirds vote of all the delegates present, and voting at any annual convention, previous notice of such amendment having been mailed by the secretary not less than sixty days prior to said annual convention, to each Exchange affiliated with this association.

ORDER OF BUSINESS AT CONVENTIONS.

1. Calling to order by the president.
2. Appointment of committee on credentials.
3. Recess.
4. Report of committee on credentials.
5. Roll call.
6. Reading of minutes.
7. Reading of resolutions and communications.
8. Appointment of committee to report time and place for next convention, and to nominate officers.
9. Reports of standing committees.
10. Reports of retiring officers.
11. Reports of special committees.
12. Election of officers.
13. Naming of and election of directors.
14. Unfinished business.
15. New business.
16. Adjournment.

Respectfully submitted,

WM. P. JUNGCLAUS, JOHN S. STEVENS,
JOHN BYRNS, EDWARD E. SCRIBNER,
GEO. C. PRUSSING, J. MILTON BLAIR.
CHICAGO, March 30, 1887.

On motion of Mr. Phillips, the constitution, as a whole, was adopted unanimously.

The secretary then read the rules of order, which were unanimously adopted.

Mr. Purcell (Baltimore): I move that a vote of thanks, by this Convention, be tendered to the Committee on Constitution and Order of Business.

The vote was unanimous.

The President: There has been placed in my hands the following:

Geo. C. Prussing, Esq., President. CINCINNATI, O., March 29, 1887.
DEAR SIR,—On behalf of the National Association of Master Plumbers of the United States, I extend to you congratulatory greetings, with cordial and best wishes for success. Hoping that your deliberations may be tempered with prudence, and that wise counsels will prevail, I remain, Fraternal yours,
JAMES ALLISON, President
National Plumbers' Association.

On motion of Mr. John McGlensey, of New York, the dispatch was voted, received and placed on file.

The President: The next business in order is the report of a special committee, appointed yesterday, to select a place for holding the next convention. On motion, the committee report was received.

E. E. Scribner (St. Paul): I would amend to make it the first Tuesday in January of 1888.

Jas. Allison (Cincinnati): I hope this motion will prevail. If the convention is to be in Cincinnati in 1888, as one of the managers of Cincinnati's one hundredth celebration, I bid you a hearty welcome.

On motion, it was decided to postpone further discussion on the subject until after recess.

Delegate St. Paul: St. Paul wishes me to invite the delegations in January, 1888, in the city of St. Paul.

Daniel S. Wright (Nashville, Tenn.): I was unanimously instructed by the Master Builders' Exchange, of Nashville, to extend to you a hearty invitation to come down there this time, but as you have almost decided in another direction, I extend an invitation to come there next time.

Mr. Stevens: Philadelphia has something to say, may be not this time, but the next.

Mr. Trainor (Baltimore): The Maryland delegation came to this convention with one instruction, and that instruction was to use all its influence to get the next convention held in Baltimore.

Mr. Tucker (New York): I wish to say that there is a place there (N. Y.) between two rivers that might accommodate this convention, and that would be the proper place to hold it.

Ira G. Hersey (Boston): It seems to me that if we have our convention in 1888 that some place will want us this year. I hope so.

Adjourned until 2:30 P.M.

SECOND DAY—AFTERNOON SESSION.

The chair called the meeting to order at 3 P.M., and said: In the name of the Builders' and Traders' Exchange of Chicago, I now extend to you a formal invitation to partake of our annual banquet, to be spread tomorrow evening at seven o'clock, in the main dining room of this hotel. There will be an informal reception from six to seven in one of the anterooms, and by seven o'clock we will be ready to sit down at the table. (Applause). Before we return to the regular order of business, Mr. Scribner, of St. Paul, has something to say to you.

E. E. Scribner: Such of our number as were present at the preliminary conference in Boston will remember that the delegate from St. Paul endeavored to persuade those in attendance upon the conference that the better place for holding this, the next convention, would be St. Paul. Having failed, however, lamentably, largely, I think, because Chicago always gets to the front whenever she undertakes anything, and, possibly, also, because she has five or six delegates, while the St. Paul man was alone, and very modest, as you know. Having failed in securing this convention, some of our friends suggested as a compromise that the delegates, either before or immediately after this convention, would favor the people of St. Paul by making them a visit. Quite a number of our delegates to Boston, and a number of those who are now here, I am happy to say, have signified their willingness. I presume you have all been furnished with a formal invitation today; at all events you are all invited here now to go with us at three o'clock Friday afternoon. A special car will be provided if enough signify their willingness to go. We will arrive in St. Paul Saturday morning in time for breakfast. We will try and make it pleasant during the day and evening. On Sunday, if it be necessary that we should do so, you can leave there at noon and get back here Monday morning. The cost of the whole trip, it has been estimated, will be about \$25. Our secretary, Mr. Hansen, will be happy to furnish you with tickets at reduced rates, which have been secured for the occasion. (Applause.)

The Chair: We will now proceed with the regular order of business. Is the committee upon place of the next annual convention and officers ready to report?

The committee on place of meeting, and officers, made the following report:

Your committee will report and would recommend holding the next convention in the city of Cincinnati on the first Tuesday of February, 1888, and would nominate J. Milton Blair, of Cincinnati, president; John S. Stevens, of Philadelphia, first vice-president; E. E. Scribner, of St. Paul, second vice-president; W. H. Sayward, of Boston, secretary; John J. Tucker, of New York, treasurer.

Signed on behalf of the committee,

GEO. WATSON, Chairman.

Mr. Allison (Cincinnati): On behalf of the delegation from Cincinnati, and as a representative of the Builders' Exchange of that city, I return thanks to the committee and the convention for selecting our city as the next place for the convention.

On motion, the report of the committee was received and adopted.

Mr. Stapleton: I move that the officers selected by this committee be elected by acclamation.

Mr. Harkness: Would it not be proper to go into the election for president alone, and vice-president and secretary separately? It was so agreed.

A delegate: I move that J. Milton Blair be elected president of the association for the ensuing year.

The Chair: I wish to impress on the gentlemen the necessity of having the president of and in the city where the next convention is to be held. I will guarantee that Mr. J. M. Blair will serve you as well as I have done, at least.

Mr. Blair was unanimously elected president for the ensuing year.

J. M. Blair: It is not my intention to take the time of this convention; but after the compliment passed upon me by your worthy president, it seems to me my bounden duty to make at least one sentence or two of a speech. Mr. President, I thank you for the compliment you have extended to me personally, in saying that I will make as good a presiding officer as yourself. We all know, gentlemen—and let me take this occasion to remark, that I do not know of an organization, nor a convention, of which I have been a member, where I have seen a better presiding officer than Mr. Prussing. If it is possible for me to be the one hundredth portion as good a presiding officer as Mr. Prussing, I will feel I have performed my duty properly. Again, gentlemen, I thank you, and in this connection will reiterate what Mr. Allison, of our delegation has said, and thank you again, on the part of the citizens of Cincinnati, and especially of the building fraternity, in selecting the Queen City of the West as your meeting place.

The Chair: The next business in order is the election of a vice-president.

J. S. Stevens, Philadelphia, was unanimously elected.

Mr. Stevens: *Mr. President and Gentlemen of the Convention*.—The well-known modesty of our Quaker City, the city of brotherly love, and as some of my friends have added, now, of sisterly affection, from which I have come, I feel that you have honored our city and not the individual so much, because I feel myself really unworthy of the honor which you have conferred. In regard to the object that we have had in view in the organization of this national association of builders, I wish to say a word. Heretofore, gentlemen, we have all felt that the mechanic of our country has not received at the hands of the citizens at large, the recognition that he

deserved. We feel that it is high time that the people should know who we are, and what we are, and what we are doing. When I was invited from Philadelphia by our friends in Boston, to attend the preliminary conference, and expecting that I might be asked to say something in regard to the city from which I had been sent, I made it my business to ascertain by an examination of some statistics, what we were doing in the city of Philadelphia. It was something of this kind: By examination of the census of 1880, I found out this fact, which was really startling to myself, because it was a subject that I had not given much thought to, and it may be of interest to you. If you will bear with me, I will read it. I found that in 1880, according to these statistics, which are official, that there was in Philadelphia 146,412 dwelling houses; that they had an average of 5-79-100 persons to the dwelling. In New Orleans, they had 36,347; a percentage of 5.95 persons. In Baltimore, 50,833; a percentage of 6.54. In San Francisco, 34,110; a percentage of 6.86. St. Louis, 43,026; a percentage of 8.15. Chicago, 61,069; percentage of 8.24. Boston, 48,944; percentage of 8.26. Brooklyn, 62,233; percentage of 9.11. Cincinnati, 28,017; percentage of 9.11. New York, 73,684; percentage of 16.37. Now that is a matter of interest. Then I went to our building inspectors, to ascertain what had been done in that line for the last six years. I found by an examination of our records there, that there had been 38,084 building operations. 24,672 of these were dwellings, which, added to the previous number, make a total at the first of the year of 171,084 dwellings in Philadelphia. I then inquired of our building inspectors as to the value of these building operations. I learned there that each one of these comprised a single operation. A large store that we had built there, that had cost \$300,000, was a single operation. Our churches, our factories, and our storehouses were all single operations and so down to the home of the mechanic, costing possibly \$1,000. And I have thought \$6,000 for each operation would be a fair average. But the figure startled me, and I said, "No, I cannot go away from here with a statement of that kind; I will base it at \$5,000." Well, now, \$5,000 for each of these operations, makes a sum of over \$30,000,000, that is received and expended by the mechanics of Philadelphia. Gentlemen, if we expend \$30,000,000 in Philadelphia, what is spent in New York, Boston, Chicago—all over this great country? Gentlemen, \$750,000,000 would be a low estimate as to the amount of money that is expended by the mechanics who are represented here in the convention at this time. Think of it! A sum of money that will exceed the amount that is expended in many of our commercial exchanges or boards of trade. And we want, gentlemen, that the public should know this. We want them to respect us, and we want to respect ourselves.

If these few words will make any of you go home from here feeling that you can lift yourselves up in your manhood, and that when you stand alongside of a professional man, or a storekeeper, or a merchant, that you are part and parcel of the interests of this country, that exceed in magnitude that which he represents, it will give you that much more self-respect, and you will receive in accordance as you consider of yourselves. So much, gentlemen, for the business that we do. Now, I ask you, let not our own dignity and our own self-respect—should it not be commensurate with the business that we do—men that represent the handling and the distribution of this large amount of money, should take their proper positions before the public. It is with a view to that that we propose that we shall organize in these different cities, such exchanges as have been spoken of. You know, gentlemen, the old adage—and it is a true one—that "in union there is strength;" one individual in a city can accomplish but little, but if they are all united in one common cause, success is likely to attend their efforts, and it is for this kind of union that we meet. The question has been asked by some timid people, "What is going to be your attitude toward the workingman; do you propose to array yourselves in antagonism toward the employes?" I say, "No, most emphatically no." (Applause.) We want to appeal to the great mass of workingmen, the conservative element of the working classes, who today are led and ruled by a few demagogues in their own branches of business, and we want to teach them that we, the employers, are their friends and not their enemies. To illustrate that, I will simply say, that in the city of New York, I am informed, that they have a Bricklayers' Association, composed of nineteen hundred members, and the average attendance at their meetings for the past year has been less than one hundred. Those one hundred men, the agitators, came there and made laws for the control of the nineteen hundred. Gentlemen, we want to reach the hearts and the sympathies of the eighteen hundred that do not go there, and let them assert their power to sit down upon the one hundred agitators and acknowledge that we are their friends, and that their interests and ours are identical. (Applause.) I have been asked, "What further do you expect to accomplish by these exchanges?" May I map out to you just briefly the plans that have been revolving in my own mind, and in the minds of the directors of our own exchange in Philadelphia, where an infant institution was incorporated in the year 1887—so you know we cannot be very old—and we are now voting for an exchange which we expect to open with proper ceremonies on April the 7th in Philadelphia. We intend to have there with us probably five or six hundreds of the citizens of Philadelphia, the architects and builders, etc. After that is done, it is proposed that we shall send an invitation to the different trade organizations, asking them to send a committee of three or five as the case may be, to meet us at our exchange, when our board of directors will endeavor to show and explain to them the object of our exchange, and try then and there to inaugurate a movement that shall prevent in the future any strikes; to try and teach them, if we can by moral suasion, that if they have any wrongs, that they should come to us as a brother man would go to another and say "Let us confer together on the subject." That is what we want to get at in that line. Next, we propose that we shall divide ourselves into committees; we have in our board probably ten trades represented; two from each will get together and they will adopt each one, with his colleagues in the same branch of business, a form of specifications that shall be brief and intelligible to himself and to the rest of them. We then propose to call a committee of the chapter of architects, and submit it to them that they and us may agree, and thus

establish something that we have not had in Philadelphia—uniformity in specifications. We shall ask for a certain detail that we shall want previous to making an estimate, so that we will make no mistakes.

Then we have a little scheme in our minds of this kind: We charge \$200 as membership fees for the corporate members, and we limit them to one hundred, which makes a fund of \$20,000. We limit our incorporated members to two hundred. They, with the corporate members, each of them pay \$50 per year for the use of our exchange rooms, which are intended to be a down-town office, where a man that lives in a remote part of the city can receive his mail and transact his business. Before the expiration of the year, we expect to put up a building that shall have possibly on the first floor, the Master Builders' Exchange National Bank; in the second, the rooms of the association; adjoining it, a permanent exhibition, as you have here in Chicago. In the upper floors the architects' offices; while on the top of the building (possibly the twelfth, thirteenth, or fourteenth story) with fast running elevators, we hope to have a dining room attached, so that a man can come down to that bank, deposit his money (and he will have lots of it), and then he can go up in the exchange and attend to the business there; up to the architects' office and make another contract, and then up and get his dinner, and down off to his business, and all in a couple of hours. Brethren, all go home and do likewise. (Continued applause.) I forgot to say that I thank you for electing me as first vice-president. (Laughter.)

Mr. E. E. Scribner, of St. Paul, was then unanimously elected second vice-president, and spoke as follows:

Mr. President and Gentlemen of the Convention.—Perhaps I should be all right, gentlemen, but for the natural embarrassment under which I labor, on receiving the unexpected honor (I believe it is customary to state that all honors received are unexpected), and from the further fact that I accepted today an invitation to dine with the delegation from New York, and from our worthy president, it can only be expected that I am too full for utterance. I hardly think it best to take up your time; you have important business before you. I will simply thank you for the honor conferred upon the Northwest through its delegate. (Applause.)

Mr. W. H. Sayward was then unanimously elected secretary.

Mr. W. H. Sayward: Mr. President, and Gentlemen.—If, after the conference in Boston, it had been decided to have elected or chosen for the position of secretary, another man than myself to try and get this meeting to come here for the first time, in order that a national association might be formed, I possibly should have felt a little hurt; for I have indeed devoted a great deal of my time for the last year to the study of this question, and to bring about this result; and now that it has been reached, it is not my modesty which makes me say that I would be very glad, indeed, if some other man could be found to take upon himself the arduous duties of secretary. But I really mean what I say, and there are probably many men right here in this room, who could fill the position a great deal better than I can myself. I thank you most heartily, and I will endeavor to do my part faithfully. (Applause.)

Mr. John J. Tucker, of New York, was then unanimously elected treasurer, and spoke as follows:

Mr. President and Gentlemen.—I have the honor to give the only negative vote to this election, which has brought me to this platform. If I consulted my own feelings I would go further, and decline the proffered position to which you have so unanimously elected me; but in view of the objects that we are here convened to establish throughout this broad land of ours, it does not permit me to raise an objection to even taking the modest position of treasurer. My heart has been so full of the great needs of an association of this character for so many years, that I am ready to devote a little more of my fast passing time to the furtherance and benefits that may be derived from a body of this character. For twenty odd years past, it has been my wish that an association, embracing what now has been so clearly set forth as being the principal object of this convention be incorporated. I had the privilege, and the great pleasure of being at the conference that first called us together in Boston, out of which this convention grew. A few years past we, in New York, were in a very demoralized condition in regard to the organization of our various bodies of mechanical employers. I can see the plan of forming an association of master builders. We have now in New York a very effective association of that order. It has been said here that the unions are assuming numbers and not strength, and that a small percentage of the whole regulates or governs the mass of the body. That is true to some extent, but further than that, these members who do not give attention to the meetings are men engaged in their daily pursuits, and allow the work done there to be done by a few that are willing to do it. In our efforts for the better promotion of the interests of all, we have established an arbitration through a conference held with our men, and by that arbitration we cover all excuses that may arise in the prosecution of our work. For two or three years past that process has been going on, and has worked very satisfactorily to both sides. We have monthly meetings at which the members on the other side meet with us, and any dispute that may arise during the progress of our employment is brought there for adjudication, and in every case that has arisen so far, they have been met and adjusted without any difficulty on either side, and perfect harmony exists. I look upon the very fact of our coming now to this national convention as being the commencement of a spirit of unity, that is likely to pervade our land, and that the success of the movement will grow; and from it, I think, you will find that the difficulty of our mechanics will be very much improved through the incentive that will be given from this body. And I hope in a very short time we will succeed in restoring the character of these workingmen to what they once were. The apathy that has prevailed in the minds of our employers throughout the land has been truly wonderful. There are many improvements in our processes of building that by the contact of this gathering we will learn to remedy, and show to the world that the builders engaged in the pursuit of erecting homes for ourselves, and business places for the community, will occupy a plane that they have long deserved. In regard to the position of treasurer, to which you have elected me, all I can say is that having but little time upon my hands, I would from that fact be obliged to

decline, but since you have seen fit to place me here, I will endeavor to perform the duties to the best of my ability, and hope that in their performance there will be nothing done to open up a charge for legal proceedings. I thank you kindly for the honor you have conferred upon me. (Applause.)

The Chair: Under the constitution adopted by you this morning, the next thing in order would be the naming of a director from each city represented here today, that director to serve as a delegate at large from that city at the next convention. In order to avoid confusion, and to give each delegation a chance of consulting with its members, it would be well to postpone the nomination of such directors until tomorrow morning.

Mr. Harkness, of Philadelphia, seconded the motion, which was carried.

The Chair: We are now ready to receive further resolutions that may be in the hands of the members.

J. Milton Blair submitted a resolution on lien laws.

The resolution was referred to the Committee on Resolutions.

Mr. Campbell offered a resolution on the word "Master."

The resolution was referred to the Committee on Resolutions.

Mr. Geo. Roydhouse (Philadelphia) submitted a resolution on uniformity of constitution and by-laws.

The resolution was referred to the Committee on Resolutions.

Mr. E. E. Scribner (St. Paul) submitted a resolution on lien laws.

The resolution was referred to the Committee on Resolutions.

Mr. W. J. Stapleton (Detroit): There is a clause in our constitution that requires the Board of Directors to report to the annual convention a certain amount of assessment per capita for defraying the expenses of the National Association. Now, inasmuch as the officers that you have elected, or are about to elect tomorrow morning in the shape of directors, do not take their positions as officers of this association until after this convention adjourns, I move that the officers of this convention consult together as to what the probable expense will be for the ensuing year, and ascertain as near as possible the number of members of the different associations that are represented here, so that they may be able to report to us tomorrow morning a sum per capita to be assessed, that this convention can accept and adopt for the use of the incoming board.

Motion was seconded and carried.

A paper was offered by P. B. Wight, of Chicago. It is printed in full elsewhere in this issue.

On motion of the secretary, Mr. W. H. Sayward, the thanks of the convention were heartily tendered to Mr. Wight for his unusually able and interesting paper.

The Chair: In the paper just read by Mr. Wight he states that the American Institute of Architects, and, laterally, the Western Association of Architects, are the only body that have striven for a uniform contract system. Doubtless those are facts as he understands them; but in order to make the record right, and put credit where it is due, I desire to say that the Chicago Master Masons' Association, three years ago, made an effort in that direction. The result of its labors is embodied in a printed pamphlet, and if there are no objections, a copy of that pamphlet will be given to the Committee on Resolutions at the same time.

Mr. Blair (Cincinnati): I understand that the Boston Master Builders' Association were consulting on the form of a contract in January last, when we were there at the conference, and I would like to ask Mr. Sayward if anything was done to perfect that form of contract.

Mr. Sayward: The fact as stated by Mr. Blair is correct, and we are still in conference with our society of architects, but have reached no conclusions as yet.

It was moved and seconded, that the printed paper now in existence, and prepared by the Master Masons' Association of Chicago, and the contract about to be prepared by the Boston Association of Architects, and any other papers bearing on that subject, be referred to the Committee on Resolutions. (Carried.)

Adjourned to 9:30 o'clock Wednesday morning.

THIRD DAY—MORNING SESSION.

The meeting was called to order by the chairman at 10:30 o'clock.

The roll call resulted in 104 delegates present and 16 absent. The following directors were then elected:

For Cleveland, Ohio: Thomas Simmons. For Milwaukee, Wis.: Thomas Mason. For Charleston, S. C.: Henry Oliver. For Nashville, Tenn.: J. N. Phillips. For Detroit, Mich.: W. G. Vinton. For Baltimore, Md.: William Ferguson. For Chicago, Ill.: George C. Prussing. For St. Paul, Minn.: E. F. Osborne. For Buffalo, N. Y.: Charles Berwick. For Cincinnati, Ohio: James Allison. For Philadelphia, Pa.: William Harkness, Jr. For Columbus, Ohio: Thomas Kanauss. For Indianapolis, Ind.: W. P. Junglaus. For New Orleans, La.: F. H. West. For Boston, Mass.: Leander Greely. For New York City: Marc Eidlitz. For Troy, N. Y.: C. A. Meeker. For Worcester, Mass.: E. B. Crane. For Grand Rapids, Mich.: W. C. Weatherby. For Sioux City, Iowa: F. F. Beck. For Pittsburgh and Allegheny City, Pa.: Samuel Francis. For Providence, R. I.: George R. Phillips.

The Chair: We will now hear the report of the Committee on Resolutions.

REPORT OF COMMITTEE ON RESOLUTIONS.

To the National Association of Builders:

GENTLEMEN,—Your committee have carefully considered the resolutions referred to them, and offer the following as their report:

The resolutions submitted were as follows:

1. On attitude of employers toward labor associations. Submitted by the Boston delegation.
2. On apprenticeship. Submitted by Philadelphia and New York delegations.
3. On payment by the hour. By Boston delegation.
4. On building contracts. By Chicago delegation.
5. On lien law. By Cincinnati and St. Paul delegations.

6. On safeguards against accidents to workmen and others in the erection of buildings. By New York delegation.

7. On insurance of workmen against accident and provision of annuities to those permanently disabled. By New York delegation.

8. On elimination of the word "master." By New York delegation.

9. On uniformity of constitution and by-laws for filial associations. By Philadelphia delegation.

10. On uniformity of measurements. By Indianapolis delegation.

The last three resolutions are returned to the committee with the recommendation that they be favorably referred to the Executive Committee.

The first seven resolutions are returned with the recommendation that they be adopted in the form of a declaration of principles, which your committee have prepared, preserving as completely as possible the original wording.

In this connection your committee desire to state, that as the preamble offered by the New York delegation, with the suggestion that it be used in connection with and preceding the constitution, was *not* so used, they have taken the liberty to consider that also, and report that they believe the ideas and suggestions therein contained are fully expressed in this platform.

Those portions of the original resolutions not appearing in this declaration (consisting mainly of reference to method of carrying out the principles or ideas involved), together with a draft of a uniform contract prepared by the Master Masons of Chicago, your committee recommend should be referred to the Executive Committee for their action.

Declaration of Principles.

First, This association affirms that absolute personal independence of the individual to *work or not to work*, to *employ or not to employ*, is a fundamental principle which should never be questioned or assailed; that upon it depends the security of our whole social fabric and business prosperity, and that employers and workmen should be equally interested in its defense and preservation.

While upholding this principle as an essential safeguard for all concerned, this association would appeal to employers in the building trades to recognize that there are many opportunities for good in associations of workmen, and while condemning and opposing improper action upon their part, they should aid and assist them in all just and honorable purposes; that while upon fundamental principles it would be useless to confer or arbitrate, there are still many points upon which conferences and arbitrations are perfectly right and proper, and that upon such points it is a manifest duty to take advantage of the opportunities afforded by associations to confer together to the end that strikes, lockouts, and other disturbances may be prevented.

When such conferences are entered into, care should be taken to state clearly in advance that this fundamental principle must be maintained, and that such conferences should only be competent to report results in the form of resolutions of recommendation to the individuals composing the various organizations participating, *avoiding all forms of dictatorial authority*.

Second, That a uniform system of apprenticeship should be adopted by the various mechanical trades; that manual training schools should be established as a part of the public school system; and, that trade night schools should be organized by the various local trade organizations for the benefit and improvement of apprentices.

Third, This association earnestly recommends all its affiliated associations to secure, as soon as possible, the adoption of a system of payment "*by the hour*" for all labor performed, other than "*piece work*" or "*salary work*," and to obtain the coöperation of associations of workmen in this just and equitable arrangement.

Fourth, That all blank forms of contracts for buildings should be uniform throughout the United States. That such forms of contract, with the conditions thereof, should be such as will give the builder, as well as the owner, the protection of his rights, such as justice demands. That whenever a proper form has been approved by this association, after consultation with the American Institute of Architects, and the Western Association of Architects, we recommend its use by every builder and contractor.

Fifth, The legislatures of the various states should be petitioned to formulate and adopt uniform lien laws, and every organization represented in this association is recommended to use its best endeavors to secure the passage of the same.

Sixth, Architects and builders should be required to adopt more effectual safeguards in buildings in process of construction, so as to lessen the danger of injury to workmen and others.

Seventh, We recommend the adoption of a system of insurance against injuries by accident to workmen in the employ of builders, wherein the employer may participate in the payment of premiums for the benefit of his employés. Also in securing the payment of annuities to workmen who may become permanently disabled, through injuries received by accident or the infirmities of old age.

On motion, the report of the committee was received.

Mr. Watson (Philadelphia): I move it be adopted as read.

Mr. G. A. Cochran (Pittsburgh): In the name of the Pittsburgh delegation I would say that we have no objection to that resolution, with the exception of the last one read, referring to insurance guarantees. To that we do certainly object. I think it is entirely wrong for this association to offer such a resolution. I think the proper way is that every workingman should be responsible for himself, and should be paid sufficient wages to live on so he can put away something. This thing is simply putting a premium on pauperism.

Mr. Adams (Indianapolis): Does the motion of our friend contemplate adopting this resolution as a whole? If so I would offer as an amendment to take it up section by section and adopt it seriatim.

Mr. Campbell (New York): I trust the amendment will not pass. I think it is palpable to the men of this convention that it must be that if we, who have not studied the details of these resolutions, undertake to

manipulate them now that we are going to get into an interminable turmoil here that will do us no good whatever. We do not suppose it possible that every resolution, and every word that is embodied in the report of the committee who have had to consider so various an amount of ideas and suggestions and avoid running counter to such obstacles as they would naturally find in the way. We cannot suppose it possible that such a report should be framed as to meet the entire approbation of a convention of this kind. There is always a certain percentage of humankind that naturally kicks at everything, and it is impossible to legislate entirely for that class. I have such unbounded confidence in a committee of such an intelligent degree, that I am willing to concede that they know much more after digesting all the subjects before them, than I do about it, and I am willing to yield something of that which I may entertain in my own mind in deference to the labor and intelligence of that committee.

I trust that this convention will not disturb the resolutions as they stand. It may be that some new resolution might be adopted to express what is desired, but if I may be permitted to make one single allusion upon a remark that has been made in this connection, I would say this convention cannot afford to go before the world with any sentiments expressed that are not of a liberal and far-reaching nature. (Applause.) The suggestion or idea that is embodied in the last resolution, and the one the gentleman has taken exception to, is one of those gigantic strides in advance and progress that is worthy of the intelligence of this convention, and I trust it may pass. (Applause.) We cannot be bound down by any narrow gauge ideas. We cannot possibly ignore the fact that there is another factor in the grand scheme which covers the whole broad question of building interests, and that factor is an important one. It is a fact that there are workmen, and they must be recognized and considered. (Applause.) Now, sir, when we began the march of progress, by extending the right hand of generosity and liberality and kindly feeling toward the workmen what will be the effect? The effect will be to attract them toward us. It must be so. What is the most desirable end to be gained? It is that the best possible feeling and understanding may arise and exist between the workman and the employer. I have looked forward with a great deal of interest and anxiety toward the development, in the hope that it would discover some master minds, that would be able to deal with this vast problem, and solve this important question which exists today in our land, to our great vexation, that of the conflict between labor and capital. We need, for the success of ourselves, and for the development of ingenuity, industry and morality and comfort of our fellow citizens who are, unfortunately, so situated in life that they must work day by day for their daily bread, that they should be educated and that they be taught, and that we do all we can to impress them with the idea that our interests are mutual, and must be considered together.

Perhaps, Mr. Chairman, I have infringed upon the privilege of speaking to the amendment, but I trust not. I hope this amendment will not pass.

Mr. W. H. Sayward: If I may be permitted, as chairman of the committee that reported the resolution, I would say I have been delighted to hear what the gentleman from New York has said, because I feel that this is a day and place when just such sentiments as his should be spoken; because I know that they are in the hearts of everyone of us. But I do not approve of acting upon these resolutions, as a whole, for several good and sufficient reasons. We have here together a large body of men, some of us having thought of these questions quite thoroughly in all their details, many others who have not. I want, because I feel exactly the same as the gentleman from New York, to have the opportunity, as these various details are brought up, to explain to any gentleman who may not thoroughly understand them, what I believe to be the reason for and the reason why we should adopt them. I want to have an opportunity, without mixing it up in a bunch, all to be considered together. And in addition to that, it is a more business-like way. I want to have an opportunity to reiterate when we come to this resolution in regard to the attitude of employers toward labor organizations, to say here in Chicago, the heart of the continent, and the widespread arena of listeners that we shall have, that I believe it is right for associations of employers to confer together with the associations of the employes upon questions that it is perfectly right and proper that we should confer upon. I want to be able to say that we have gone through with this convention having thoroughly considered every word and every line of what we do or offer, and unless we take it up section by section we are likely to leave out something which it is best to consider a little more carefully. In addition to that, remember that all of these delegations from the various parts of the country are going home to their constituents, and they want to have something to report to those constituents; they want to be able to tell them in detail what has been done and what has been talked about, and if we consider this in the whole we shall not have the opportunity of saying all that we want to. Mr. Chairman, I support the motion to amend and discuss this section by section.

Mr. Campbell: I would say that the remarks coming from the committee have convinced me. (Applause.)

Mr. Adams (Indianapolis): I too, like to listen to our friend from New York, for there is music in his voice, and logic in his words, and for the very reasons that he gave sufficient in themselves to justify the mover in making the motion he did. I speak, not for the delegation of which I am a member, but only as an individual, and I would say that I could adopt the resolutions coming from the committee in the whole without a moment's hesitation, but Mr. Chairman this convention is convened for the purpose of viewing the matter in all its phases. We come from all parts of this country where different conditions exist. What would affect the gentleman in New York, possibly would not affect us in Indiana, and it is for the purpose of the most full, free and complete discussion of the questions involved that I offered the motion. If this convention shall do nothing more than bring the interests of the employer and the employe closer together, whereby we can affect a more harmonious action, it will have accomplished much, and will have done a great and good work, and I believe Mr. Chairman that this convention cannot afford to rush through

now, at the last day, in the manner proposed by our friend from New York. They are the final results of the labors of this convention as embodied in these resolutions, and it is for a thorough and complete opportunity for all to discuss them that I offered the motion in good faith. (Applause.)

The motion to take up and adopt seriatim was then put and carried, and the secretary proceeded to read the resolutions.

Regarding Article VII, Mr. Eidlitz of New York said: I hope this resolution will be passed. It is, I suppose, hardly possible for anyone to bring out in his own mind such a scheme as he would have for himself. It is a matter of form, which life insurance people could determine, but in answer to our friend from Pittsburgh, I would say this, that what we mean by "participating" is simply that we might recommend our men to get their lives insured. I do not mean that we should go to work and insure every man in our employ, but when a man shows his willingness to insure his own life against accident, we, as the employers, should pay a certain part of that premium. How this is to be done will in the future be shown; that is the idea.

Mr. Osborne (St. Paul): There are some features in connection with insurance for our workmen which I do not think have received the consideration they should. In years past, we in America, have followed the general laws and principles in vogue in Europe, which were that the servant was dependent upon another. Our methods of doing business here in America have wiped out that word servant very largely, as we have seen before us here, there is a strong feeling that the word "master" should be eliminated from all our proceedings, which means that the word servant should be eliminated. Now, in dealing with the matter of insurance, it has been considered that one servant was dependent upon another, and that the employer was not responsible for the accident to the servant which has been partially brought about by the negligence of some other servant. But the magnitude of our railroads and other enterprises has been such that what is ordinarily understood in the English language as a servant it makes him a master. I trust the matter of insurance will be carefully considered and adopted.

Mr. I. G. Hersey (Boston): While I think the principle all right, I think we ought to be very careful and not have the men think that we are going to compel them to come into this scheme.

Mr. Cochran (Pittsburgh): I do not think that we ought to attempt to pay annuities for anybody, because I think that every workingman ought to feel that he is responsible for himself, but we do stand here today, and say that every man that works ought to be paid for his work; that he ought to be paid a good, fair wage, so that he can provide for insurance and pay for it. Every American mechanic is able to take care of himself, if you give him enough.

Mr. Stevens (Philadelphia): Mr. Chairman, I think the resolution is exactly in accordance with the remarks of the gentleman from Pittsburgh. These resolutions are not obligatory; they are altogether in the shape of recommendations.

Mr. Scribner (St. Paul): It is simply a business proposition.

Mr. Graveson (Cincinnati): It seems to me that there should be no objection to this resolution, as it is not obligatory.

After considerable discussion, the resolution was adopted as a whole.

Mr. Scribner: My delegation requests me to move a vote of thanks to the Committee on Resolutions, and especially to its chairman, for the remarkably able manner in which they have considered, collected, and presented to this body, the resolutions offered by the various delegates.

The following resolution was offered by Mr. Tapper of Builders' and Traders' Exchange, Chicago:

WHEREAS, This convention has, through the skill, intelligence and devotion of its officers, been conducted in a manner so perfect and thorough as to reflect the highest degree of credit on the entire fraternity assembled to organize one of the most important associations known to commercial economy; and

WHEREAS, The press has, through its intelligent and genial representatives, faithfully and generously given publicity to our proceedings, therefore be it

Resolved, That we, the delegates occupying the floor, extend our warmest thanks to the officers of this association for their unswerving courtesy and impartiality. And, further, be it

Resolved, That we also hereby record our gratitude to the various newspapers for their kindness and faithfulness in rendering invaluable assistance by publishing to the world our proceedings.

WHEREAS, The Western Association of Architects have formulated a bill providing for the examination and licensing of architects for the purpose of regulating the designing, planning and erection of buildings in the interest of public health and safety, and placed it in the hands of committees to be presented before the legislatures of the different states for passage; therefore

Resolved, That we hereby indorse such a measure, and recommend the members of the National Association of Builders to give to the architects of the Western Association and the several state associations of architects any assistance possible in securing the passage of such a law to secure greater safety in the erection of buildings.

The resolution was accepted, and adopted unanimously.

The committee upon per capita tax reported in favor of \$2 for each member, and was generally discussed, and finally, upon motion, the report of the committee was adopted.

The following dispatch was read from Cincinnati:

J. M. Blair, Grand Pacific, Chicago, Ill.:

Express to the Convention our very great appreciation of the high honor conferred upon our Exchange and city, not only in the selection of its presiding officer, but in locating its next convention in Cincinnati. We will endeavor to make you all happy.

J. H. FINNEGAN, President.

The following reply was read to the convention and ordered sent:

To the National Association of Master Plumbers:

GENTLEMEN,—Your kind message of congratulation is gratefully acknowledged. It is gratifying to know that the purposes for which this convention has been called meets with the approval of your association, and in accepting your cordial expressions and wishes for our success, we extend to you in return our heartiest thanks, and express the hope that all action by our two national bodies will be harmonious in all their attempts to benefit all classes connected with the building trades.

Faithfully all, W. H. SAYWARD, Secretary.

The following resolution was offered by Chas. H. Reeves of Philadelphia:

The delegates to this National Convention of Builders, through their various chairmen, desire to express to the Chicago Builders' and Traders' Exchange, also to the

citizens, their appreciation of the hospitable treatment received during their stay in the city, in attendance upon the convention. We expected, of course, in coming to this beautiful city of the West, whose fame for hospitality has spread far and wide, to find a cordial as well as progressive people. We have not been disappointed. We find that the improvements have been far in excess of anything we could have conceived to have been accomplished in so short a time. The lofty buildings, the fine banks, large churches should certainly be called the eighth wonder of the world. The Reception Committee, who have provided and carried out such varied entertainments, and on so generous a scale, deserve particular praise for their devoted attention. Therefore

Resolved, That the thanks of the convention be and are hereby tendered to the Chicago Builders' and Traders' Exchange, and to the citizens of Chicago, for their many acts of courtesy, and their boundless hospitality during their stay in the city.

Resolved, That a copy of this resolution be sent to the Chicago Builders' and Traders' Exchange and be entered upon the minutes of our proceedings.

CHAS. H. REEVES, Philadelphia.

The following resolution was formulated by R. C. McLean, of THE INLAND ARCHITECT, and presented by J. S. Stevens of the Philadelphia delegation:

Whereas, The Western Association of Architects has formulated a bill providing for the examination and licensing of architects, for the purpose of regulating the designing, planning and erection of buildings, in the interests of public health and safety, and placed in the hands of committees, to be presented before the legislatures of the several states, for passage; therefore,

Resolved, That we heartily indorse such a measure, and recommend the members of the National Association of Builders to give the architects of the Western Association and the several state associations of architects any assistance possible in securing the passage of such a law to secure greater safety in the erection of buildings.

The resolution was referred to the Executive Committee.

The following resolution was offered by president-elect J. Milton Blair:

Whereas, The press of Chicago have, with their usual enterprise, sent to this Convention their best reporters, and have published uniformly fair and full reports of each day's proceedings, therefore be it

Resolved, That a vote of thanks be extended to the press of the city of Chicago, and that this resolution stand not only as a recognition of our appreciation of the courtesies extended, but a testimonial of our belief that the newspaper is an important factor in the success of the building interests.

The following telegram was received:

PITTSBURGH, Pa., March 29, 1887.
To the President of the National Association of Builders, Grand Pacific Hotel:
In the name of the twelve hundred members of the National Association of Master House Painters of the United States I congratulate you upon your first national convention. I pray the Almighty to guide your deliberations, and offering you our motto, "Industry, Prosperity, Fraternity," and persistent work for the good of our cause, and God speed, I regret I cannot be with you.

TITUS BERGER,
President National Association Master Painters.

The Chair: Do any of you know any reason why I should not now introduce to you your president-elect.

Amid cheers, Mr. Blair took the platform, and said: If I was the presiding officer of this convention I should declare this proceeding out of order. The working of our constitution just adopted, is that the new president takes hold after the present convention is adjourned. Allow me, gentlemen, to digress a little, and say that I thank you for your personal compliment to me. I should like to meet the members of the new board of directors and the executive board, at 3 o'clock this afternoon.

Three hearty cheers were then given for Mr. W. H. Sayward, and the convention adjourned to meet at Cincinnati the first Tuesday in February 1888.

THE BANQUET.

On Thursday evening, March 31, the Chicago Builders' and Traders' Exchange gave its annual banquet to members and guests at the Grand Pacific. The delegates to the convention and about fifteen Chicago architects were present. The entire attendance was about four hundred. A very tasteful menu card was given to each guest. On its face was an appropriate design, by W. G. Williamson, of the Chicago Architectural Sketch Club. Mr. George Tapper, president of the Chicago Builders' and Traders' Exchange, presided, and after the excellent menu was discussed, called the assembly to order and spoke as follows:

Gentlemen, Members of the Builders' and Traders' Exchange,—I greet you on this, our annual banquet. We have with us this evening, as our guests, gentlemen from other cities who are engaged in the several building trades, and in behalf of the Builders' and Traders' Exchange of Chicago, I extend to our honored guests a hearty welcome (applause), a welcome not of mere words, I assure you, but from the very depths of our hearts, and we hope that your brief stay with us has been as pleasant to you as it has been to us. (Applause.) During the last three days, gentlemen, we have been engaged in organizing a National Association of Builders. The foundation has been laid for a grand superstructure, which, I have no doubt, will be a great and lasting benefit to the building interests of this country. It has been said, "Why should we builders organize for mutual benefit?" I answer, why not? Almost every trade combines for its mutual benefit. The railroads, the iron, the coal and other interests have strong organizations for their protection. The building interest is second to none. (Applause.) Look for a moment and see how our cities have been built up in the last thirty or forty years. When I came to Chicago, in the spring of 1852, there were only 42,000 inhabitants. Today we have at least 800,000; probably in this county, a million. Other cities all over this country have grown rapidly. Look for a moment at the amount of capital which must be invested in building every year. Our friend from Philadelphia gave us an idea of that yesterday. There is no cast of business men that have greater responsibility than the builders. The architect, to a great extent, must rely upon the integrity and ability of the builder for the proper execution of his plan. (Applause.) Delegates of the convention, I congratulate you upon the grand work that you have commenced, and may it go forward until it becomes a power that will be felt all over this country for our common interests. Gentlemen, again allow me to welcome you to our banquet this evening. (Applause.)

President Tapper then introduced William H. Sayward, by remarking: Gentlemen, the first toast of the evening is "Our National Association;" and the gentleman who is to respond to this toast needs no introduction from me. We all know him. My friend, Mr. Prussing, at the opening of the convention called him the apostle for our National Association. May I be permitted to call him the father of the National Builders' Association?

(Applause.) You all know who I mean, William H. Sayward, of Boston.

Mr. Sayward was greeted with cheers as he arose and addressed the banqueters as follows:

Mr. President and Gentlemen,—I rejoice in the privilege of speaking to the toast you have proposed, and I feel gratified by the honor you have conferred upon me. I need not say to you how proud I am to be here at this time, and to feel that you know how dear this scheme, if you please to call it such, has been to me. How delighted I am to find that you, gentlemen, here in Chicago, appreciate all the effort, all the pains, all the enthusiasm that have been put into it, and have met it with all the enthusiasm of your hearts and souls, as you have sent out to me and to all the delegates who have come here into your midst your hearty welcome and your enthusiastic hospitality. (Great applause.) Owing to the great pressure of work upon my hands, I have been obliged, for the first time, to commit to paper the words that I wish to say to you; for I have felt that it was due, in answer to a toast which for the first time has been heard in the United States, that I should say something that was worth saying, and that should have been considered at least a half-hour before it was spoken; and so, I may ask your pardon if I read to you a few words that have occurred to me as suitable to use in reply to the toast of your president, the "National Association of Builders." (Applause.) What a picture this title of our new association calls up as the mind flashes over the wide space of years that separate us from the time when first the foot of the white man touched the shores of this continent! We can seem to hear his ax ringing through the mighty aisles of the forest, as the first tree was felled, and the first timber was hewn to build the first house in this land, that was soon to be known as the land of the free and the home of the brave. (Great applause.) What mighty panorama is rolled out before us, taking in its gigantic sweep all the progress from that day to this, in that noble calling which we are proud to name as our own! We see the timid settlers building their log huts along the sea-girt shore, from the cold and rocky promontories of New England down to the mild and inviting regions of the more favored South. We see how these first adventurous habitations stand, bare and meager, hesitating in their simplicity, upon the shore, like mere specks against the limitless expanse which spreads out behind them; and yet we know that from these weak beginnings, followed surely on that tremendous growth which has filled the land with life, and has built mighty cities all over this trackless wilderness, and bound them together with bands of steel. From the log hut of the pilgrim, which but poorly sheltered him from the cold blasts of winter, we follow on and on in successive stages of change and power, till here, in this mighty city of the West (applause), we gaze in wonder at those majestic buildings whose tops almost reach heaven. How wonderful the transformation and how great the change! And in it, and through it, and as a most intimate part of it all, the builder stands. (Applause.) His form is seen in every change, his hand has followed every line in which the growth of our country has been written. The hand that modeled the first poor house on Massachusetts bay was rough, perhaps, perhaps unskillful, but it held the germ of power, and through all the manifold stages of advance we saw it gaining skill and strength, until at last, as with magician's wand, it molds and fashions from some desert waste a mighty city in a single night. (Great applause.) Its firm grasp has wrenched the granite from its native hills, and by its skill has wrought it till polished shaft and column fling back the glitter of the morning sun. From towering forests, which at first were asked to yield but the roughest forms to meet roughest needs, have been fashioned wondrous and luxurious forms to meet the growing needs and tastes of men, till now, from east to west, from north to south, the country lifts within its liberal palm the bounteous exhibit of the skill of man.

We, brethren, are representatives of the various callings that have been instrumental in this mighty work of wresting from the grasp of creation the elements and substances useful for the shelter, protection, comfort and satisfaction of humanity, in the form of dwellings and buildings for their life and work. Our callings are close down to the first need of man, and they must keep pace with his growth; they must stand ready to answer his demands and anticipate them. But we are not to forget ourselves, and while we are instrumental in building up the cities and towns and villages of this dear land of ours, and devoting our lives and skill to the perfection of our trades, we are not to omit the duty which we owe to each other as members of a common calling, and our duty to those intimately associated with us in carrying on the business of building. Too long, too long, has this duty been neglected. Too long have we been unmindful that our individual interests will suffer if we do not unite these interests with the interests of others in the same calling; and though we have delayed, and suffered because of the delay, it is not too late, and here and now in this great beating heart of the country, we have formed a noble alliance. (Applause and cheers.) From this central, life-giving source will flow through countless arteries a new life and power, which shall vitalize and strengthen all, both far and near.

This, my brothers, is an era of associations. The various branches of industry are waking up to the good that comes from being associated together and knowing each other better. Let us not be behind them, but let our movement be as widespread as the country itself. Would to God that this era of good-fellowship, this era of hand clasping hand, among the various callings, had come thirty years ago. (Applause, and cries of good, good.) Then would this dear country of ours have been saved that awful struggle which drenched the land with blood, and in which half a million of our sons were slaughtered. Then would have been saved the terrible sorrow and pain which still lingers in the hearts of thousands more.

My brothers, let us hope that this new association of ours will fulfill even more than appears written in its constitution, and be the means of binding us together, north and south, east and west (loud applause and cheers) in bonds of friendship ever growing stronger and stronger, for our dearest hope is always with this land of liberty. Its cause is ours, whether we be to the manner born, or have sought its shores in search of that freedom and opportunity which no other land can give. (Renewed applause and cheers.) To our country as to a mother, we come and lay

our offering at her feet, with the consciousness that the sorrows and trials and tears of the past have but built up for us a stronger country and a higher hope. (Applause.)

Oh, Mother Land, though stained with blood,
And wrenched with civil strife and feud,
How beautiful thou art, how fair!
And as the blood-wet strands of hair,
Parted by glorious brows around,
Do typify a strength new-found,
So 'round thy form, a sturdy band,
Thy reunited sons now stand;
And raise their loving voices strong
In one note all the shores along.

Oh, Mother Land, our prayer to God
Is that the stain of fire and blood
May never more its purple trace
Leave on thy fair and loving face.
But if war's fateful blast shall sound
We pray that we prepared be found,
Ready in one united band
To fight for our beloved land.

(Loud and prolonged cheers, and applause.)

At the conclusion of Mr. Sayward's speech, President Tapper introduced Mr. Stevens, of Philadelphia, who, the president said, would like to tell a little story, apropos of Mr. Sayward's remarks. Mr. Stevens came forward and spoke as follows:

Mr. President and Gentlemen.—Of course you won't expect me to make any extended remarks. I have exhausted myself in that line with my talk to the convention. But the fact of the president, the presiding officer this evening, saying that our Brother Sayward was the father of this National Association, has reminded me of a little story that I heard told in Philadelphia not long since, to this effect. It was about Christmas times, and they were about preparing the church for a Christmas festival. The ladies, of course, had that matter in charge, and in arranging for the decoration of the rooms they found one particular place that would be appropriate for a motto. One of the ladies said, "Now, I will attend to that. I will get George to order the motto in the morning when he goes in town;" and she took the size of it, came home and told her husband, and he, as most business men, became immersed in his business and almost forgot his wife's message, but like a careful husband, before he went home to this suburban town, he put on his thinking cap, and among other things it just occurred to him that his wife had told him to do this, but he had forgotten the size of the motto, and even the motto itself. So he telegraphed home to his wife, and the operators were astounded when they received the following message: "Dear George,—Unto us a child is born and a son is given. Nine feet long and three feet wide." (Great laughter and applause.) Now, gentlemen, it strikes me that if Brother Sayward is the father of this National Association, he has a son larger than that. (Renewed laughter.) I certainly, with the rest of you, tender him my congratulations on this occasion. But aside, gentlemen, from joking about this matter, it strikes me that we have entered upon a new era. In one of the planks of our platform, as we may call it, that we adopted today, the system of apprenticeship was spoken of, the system of manual training, and advice was given to local associations to establish night schools for the instruction of apprentices. Gentlemen, there is a field open for us that will make a revolution in this country. In the slow city of Philadelphia—we are slow in some things, but when we get moving we go way to the front—we have established there and had for years a technical school. It is called the Spring Garden Institute, of which your humble servant has the honor, and has had for years, of being one of the managers. We give there technical instruction, mechanical instruction. We take the student, and in one year we put him in the architectural drawing class; the next year we put him down in the workshop and teach him how to work the lumber and make the patterns. We send him the next year to the foundry and teach him how those castings are made. The next year we put him at the shop and we teach him how to handle the hammer, the chisel and the file, and how to finish up the casting. That has progressed to an extent that it has been adopted by our public school system, and now we have a mechanical school in our public school system. It has been introduced into the Girard College where we have 1,500 students, boys ranging in ages from twelve to eighteen years. This is the work that is before us. The whole system of apprenticeship is changed. When you and I were boys at fourteen or fifteen years of age, we were sent apprentices and we worked at our trades, and probably boarded with our masters for four, five, six or seven years. Now the thing is wholly changed. A boy does not get his education in our schools until he is seventeen or eighteen years of age; we must supplement that lost time by giving him practical instructions as he goes along in the handling and use of tools. Gentlemen, I urge each one of you, more particularly the delegates who have come from distant sections of our country, to emulate us in this great work, so that a new era shall start forth in the history of our country in regard to our mechanics in which we shall not be subject and subservient to the foreign labor that comes flipping into our country one portion of the year and goes back to the other country for the balance of the year, but in which we shall educate and have American mechanics who shall do the work of the country. (Applause.) Mr. Chairman, as you have broken in upon the regular toasts of the evening, I thank you for the opportunity and ask you to proceed.

President Tapper: Gentlemen, we will now take up the regular order of exercises. The next toast is "The City of Chicago." Gentlemen, I want to introduce to you an intimate friend, who has been connected with the public works of Chicago almost ever since I have been here. I do not think there is any man in this city who knows more about Chicago than he does, and he no doubt will be able to give you a great deal of information in regard to our city: Mr. DeWitt C. Cregier. (Applause.) Gentlemen, I have the pleasure of introducing to you Mr. Cregier.

Mr. Cregier spoke as follows:

Mr. Chairman and Gentlemen.—Some two weeks ago, a member of your exchange called at my office and kindly invited me to this banquet.

Being one of the Chicago kind, who rarely declines a free lunch (laughter), I promptly accepted the invitation, expecting of course, to get a pasteboard to get in. During the past two weeks, being a laborer, like the balance of this audience (laughter), I had forgotten entirely about this occasion, until today, late this afternoon, I met half a dozen gentlemen, who said, "You are going to be at the banquet, tonight, are you not?" and all at once I thought of the invitation that I had received. I immediately went home, put on a clean dickey, and started for this tabernacle (laughter and applause), but how to get in, I did not know. All I received was a miserable piece of pasteboard—here it is (laughter), saying that this seat was No. 12 at a table. I met the proprietor of the tavern out here, and he asked me, "What do you want?" I said, "I was invited here." Being somewhat acquainted with our friend Drake, he let me in. (Laughter.) I had no ticket; no one sent me any, but here I am, gentlemen, and I notice by the programme that I am called upon to respond to the sentiment, "Chicago." And that reminds me, Mr. Chairman and gentlemen, of reading, not long since, of an unfortunate man who stood on the scaffold, awaiting execution of the sentence that had been pronounced upon him, when the sheriff turned around and said, "Have you anything to say before sentence is executed?" Being a bad man, he said "No." Whereupon a gentleman standing near turned around, and he said to the sheriff, "If the gentleman will allow me a portion of his unexpired time (laughter) I would like to address a few words to this audience." (Great laughter.) The sheriff, in the goodness of his heart, said to the culprit, "Would you like to have this gentleman say a few words in your behalf?" He said, "No; I'd rather be hung." (Renewed and prolonged laughter.) Gentlemen, if Chicago could speak, I verily believe that is what it would say to me tonight. But I have got a good text. The father of this organization, this association of the United States builders, has said to you, that his labors have prevented him from doing justice to the toast, and he therefore committed it to writing. So have I, being a child. (Laughter.)

Gentlemen, the toast that I am required to respond to requires time and talents. (Laughter.) I mean that now—you needn't laugh. (More laughter.) The one you cannot afford; the other, in the parlance of quite a number of board of trade men whom I see here tonight, I am short in. (Laughter.) Moreover, gentlemen, to speak of Chicago one must observe the well-known characteristics of Chicagoans, reticence and modesty (laughter), when referring to their city. To this natural custom may be ascribed, in a large measure, the material prosperity and high moral standing of our city. (Laughter.) This may seem strange to you, gentlemen, who hail from the great metropolitan centers of our country, and who doubtless are given to brag (laughter), and see more or less—more, I guess—of the wickedness of great cities. Do not, therefore, be disappointed if this element is lacking here. (Laughter.) We do not regard that as necessary to prosperity. (Renewed laughter.) We may, however, in behalf of Chicago, say that her citizens endeavor to keep abreast of the times—in other particulars—and meet the demands of a rapidly increasing and progressive community. Chicago, as a city, is but fifty years old this month. Nay, gentlemen, Chicago may be said to be but sixteen years old, since we may date our birth from 1871, when that awful calamity befell her which baptized her with fire, leaving most of her fair surface clad in the habiliments of a blackened ruin. But by the sympathy and aid of a generous world, the pluck, energy and indomitable will of her citizens, and the skill, courage and integrity of her builders, Chicago has risen to her present estate, and sits in her glory here at the northern limit of our commonwealth, a bright and shining star among the great cities of our republic (applause), earning the proud title of being the third city in population on the American continent and the first city in the world in many branches of trade. (Applause.) Two score and ten years ago Chicago was a frontier town, graced with a few comparatively rude buildings and a few hundred people. Her street pavements were of the kind known as "No bottom here." (Great laughter.) Designed and constructed by nature, the drainage system of the period was a little off color, although fashioned by those distinguished engineers, Long John and Mark Beauvien. (Laughter and applause.) Chicago water and beer supply was then of about equal proportions, but all somewhat limited. (Laughter.) But, Mr. Chairman, the master builders in every line came to Chicago; they came from the East, the South, the North and from the Old World, and have kept coming ever since, and will continue to come as long as such banquets as these are given. (Laughter.) A great many of them are here tonight to greet you builders from abroad, who, by your achievements, have beautified and adorned the cities of our country with the grandest edifices of modern times; and while we may fail to impress you with anything like grandeur, you will find no truer or more hearty welcome on any part of God's green earth than you will with the builders of Chicago. (A voice, "That's so!" and great applause.) To attempt to recite the results of Chicago's master builders would be tedious; besides, to go into detail might disclose some soft brick (laughter), poor mortar, defective stone and knotty timber; but it may be said of them as was said of one of your ancient bosses, Sir Christopher Wren, if you would see the handiwork of the builders of Chicago, look all around you. (Applause.) Behold, gentlemen, Chicago's busy population of 750,000 souls—just 50,000 less than somebody spoke of here a moment ago. (Laughter.) Look along her nearly 700 miles of streets and note the many stately edifices towering eight, ten and twelve stories toward the clouds, built upon staple foundations, although resting on the treacherous prairie soil of our locality. Cast your critical eye over the lines of these structures and you will find them plumb, square and level (applause), embodying in their majestic proportions strength and beauty, the legitimate offspring of wisdom. Nary a crack, Mr. Chairman, will be found anywhere, except, possibly, in the United States building (laughter), and there I think—and I am looking at Brother Donovan now when I say that—I think by careful investigation it will be found to be the long lost and much dreaded crack of doom. (Laughter.)

Gentlemen, let your mind's eye, if you please, delve below the surface of Chicago and see six hundred miles of water pipe, conveying more than one hundred million gallons of water daily to the houses and factories of her citizens, water drawn from Nature's reservoir, covering an area of

23,000 square miles, and bearing upon its surface vessels which enter and depart from the port of Chicago, annually representing in the aggregate eight millions of tons burden. Speaking of water, Mr. Chairman, the amount used in Chicago is entirely exclusive of the beer and other fluids used daily. (Laughter.) The latter evidently is necessary to purify the water, which may be at times affected by the contents of five hundred miles of sewer. (Laughter.) From the presence of a number of glasses in the immediate neighborhood, and the black bottles here, I judge there is some doubt as to the purity of the water tonight. (Laughter.) Chicago too, may be called a city of bridges, as there are thirty-three of those useful links swinging across our river and uniting the three divisions in one grand metropolis. These bridges open and close from twenty-five thousand to thirty thousand times during a season of navigation, and each time they open there are from twenty-five thousand to thirty thousand people waiting with patience until they are closed (laughter); and being an industrious people, as you know, Mr. Chairman, they utilize the time in cultivating what we call here "bridge profanity." (Renewed laughter.) It is a peculiar sort of profanity, I assure you. It differs very much from the profanity that you visiting builders indulge in (laughter), in that it is louder, longer and deeper. (Great laughter.) It is a sort of local art, and is said to be easily acquired by gazing into the Chicago river (laughter), which at one time was the home of the sportive speckled trout, but like the festive buffalo the trout have moved away with the advance of civilization. (Laughter.) Some one has said—I think it was Mr. Purington—that the water in our river is not calculated to improve the morals of men or fish. (Continued laughter.) Mr. Chairman, the domain of honest labor that requires the sturdy arm and practical eye of the skilled artisan, and the directing head of the courageous and brainy master builder, to rear our homes and factories, become the great conservative power which everywhere reduces chaos to a state of civilization. This assembly of builders from every section of our country must be of itself productive of great advantage to all concerned. The interchange of sentiment and ideas among gentlemen here will tend to strengthen, not only fraternity among men of the common profession, but will deepen a bond of union between them as strong and lasting, let us hope, as the union they make between brick and stone. (Loud applause.) May your organization be thus firmly cemented, the better to promote the progress and advance of the art to which you are devoted. (Renewed applause.) I ought to have said, in connection with what I have tried to say, that you folks that live abroad in the various cities, and which has been so eloquently and beautifully covered by the "father" of this association—for he has traveled all over the country, I see, by his speech—that if you want any water all you have to do is to apply to Chicago and we will Tapp-er. (Great laughter, and a voice: "What's the matter with Chicago?" Chorus: "She's all right.") Yes, she's all right. I want to say just one word more to wind up this magnificent effort (laughter), and that is, that I think I have stuck to the text "Chicago" just about as well as an eminent gentleman who recently visited this city from Boston, to deliver an address on American Culture, (laughter and applause) but who, either by accident or design, switched off and entertained his hearers with an account of the life and adventures of Richard III! (Renewed laughter.) Mr. Chairman, I beg to thank the gentlemen present, all of them, for their patience and condescension, and to the builders of Chicago I beg to return my thanks for the courtesy extended to me, which enables me to be here tonight to enjoy this elegant banquet, and this elegant mental affair. (Great applause.)

Mr. Prussing: Mr. Chairman and gentlemen, may we never forget that D. C. Cregier is one of the builders of Chicago! (Cheers and loud applause.)

President Tapper: Gentlemen, I know you all want to hear something of the Press of Chicago. The next sentiment is "The Press of Chicago." We have a gentleman here who always takes great interest in the Builders and Traders' Exchange, and it affords me great pleasure to introduce him to you—Mr. J. C. Beeks, of the Chicago Times.

Mr. Beeks responded as follows:

Mr. President and Gentlemen,—I could have wished that this mantle might have fallen on some one more worthy to respond to the toast "The Press of Chicago." First let me say that it has been a source of pleasure to the press of the city of Chicago to report the proceedings of the first convention of the national builders held in this country, and to say to you further that they have tried to do their duty, and from the sentiment expressed by many of you I know you are satisfied they have done it well. As my friend Mr. Cregier has said, an example was set for him because he was a child in the art of responding to toasts, I wish to say that I want to take advantage of that example, because I am merely an apprentice to the master builders of this country, and I have selected my text and I will read my little piece. I want to say further that when I refer in this to master builders I mean a master builder in the sense in which it has been accepted for many years, and that is, one who is capable of building, one who is master of his profession and not master of his employes. (Applause.) And when I refer to the press as a master builder I mean it in the same sense, because the members of the press who are the senior members, who are the guiding stars of the press of this city and this country, are master builders in their profession and guide us in every work we do. Mr. President, permit me to remark, in laying the foundation for what I shall say, that the delegates present might never have heard of that magnificent pile of modern masonry, called Chicago, had it not been for that master builder known everywhere as The Press. Master builders who are here from the cold north, represented by the dual city, St. Paul-Minneapolis, where the press claims the master builder has more to do than at any other place in the known world; from the perennial sunshine of the south—New Orleans—where the glinting rays of Old Sol, at white heat, glance from the walls of architectural beauty; from the golden slope of the far West, where the Pacific winds play upon an enterprising press; from the far East, where the center of civilization is supposed to have budded—if the press tells the truth—from even Boston; would not have heard of the greatness of Chicago, and might have located the first convention of the National Association of Builders at some less

important village, had it not been for the press. As a representative of the press of Chicago I am glad that these delegates from everywhere have had an opportunity to see what the western builders—and the press—have done to create a great city. They have been dazzled when permitted to contemplate the progress made; when told of the millions of wealth by which they are surrounded; when advised of the growth of its business interests; of the enterprise of a people that have erected a great city upon a swamp; of the thrift of its merchant princes; of the magnificence of its palatial structures; its railway interests; its suburbs; its splendid boulevards and avenues; the rapid increase in population; the evidences everywhere that Chicago is destined to become the metropolis of the country. And, that great master builder—the press—has had much to do in shaping the architecture, rearing the walls and perfecting the greatness of this splendid pile of masonry. A master builder is recognized as such, not only for his ability to rear a magnificent structure after plans prepared by the architect for his guidance, but because of his ability to comprehend those plans, and to skillfully weave together the crude materials which make up the strength, the harmony, the beauty, the stateliness of the edifice which grow in his hands from a *made* foundation to a magnificent habitation. Likewise, the press is recognized for its ability to rear a handsome structure upon even an *imaginary* foundation, the solid walls of which are indestructible, and its stately columns—symmetrical and beautiful in their architectural finish—that are the admiration of the world.

It is right that the press should be recognized as a great master builder by the representative master builders of the greatest country in the world. A master builder is supposed to be a great something, whether it is in the form of a man or a newspaper. It is expected of a master builder that he should be capable of erecting anything in the shape of a structure, from a log cabin to a marble palace. And he can. It is expected of the press, as a master builder, that it shall have the capacity to build the walls of public opinion so high that they will touch the silver lining of the clouds, and frame the destinies of men, cities, countries, upon a foundation that will withstand the shocks of time. And it can. Master builders recognize the potency of the press, and are living witnesses of the fact that no great enterprise can succeed without the aid of the press, which is one of the greatest master builders of the age. The press recognizes the potency of the master builder, and daily records the fact that to him the world is indebted for the monuments of skill and industry which have characterized construction from the time the Grand Master Builder created the world down to the grand display of modern architecture which has made the Chicago of today. The master builder, in order to erect an enduring structure, makes sure that his foundations are well laid, his materials carefully selected, the base firmly bedded, the superstructure erected in strict accordance with the plans, and the building made perfect as originally designed. When his work is completed he contemplates it with supreme satisfaction, it is good.

Likewise, the press plants its foundations securely; selects its materials with great care, rears its columns as solid as a rock, embellishes the beautiful superstructure, places the capstone on top, and then stands afar off, and—permits the public to contemplate the edifice which it has erected. Sometimes the public says it is good, especially if it pleases the observing, criticising public; but whether it pleases or not, it is the work of a master builder, and is more enduring than the monoliths of Egypt. Before the potency of the press was recognized as a master builder, the artisan engaged in the construction of buildings occupied a position of comparative obscurity. His crude efforts were rough. They were strong, perhaps, but not shapely. They were uncouth and lacked stateliness. The stretch of civilization was so limited that the embryo master builder was unknown beyond his bailiwick, if in that, and the demands of civilization were to him an unknown quantity. He was apparently satisfied, and he might have slept on in ignorance of the greatness of a master builder but for the press. The pioneer of civilization, the press, went before him, and blazed the way from crude construction to the grandeur of modern building. It awakened the dormant energies and qualities that otherwise might have slept forever. It opened the highways, and raised them from pole roads to the granite pavements upon which the wheels of trade rattle today. It preceded the blaze of the headlight, and laid the ties upon which is the steel rail of the great arteries of commerce. It called into activity the latent energies of the master builder, and warned him that he was needed. It has opened the way for the development of the master builder.

It demanded high art in the projection and construction of the modern building, and made it possible for the change to come from the crude artisan to the genius of construction. It made the master builder of today. The press did it. It made it possible for the master builder to achieve grander results than he believed to be within the compass of his vocation. It demanded strength, substantiality and durability as the successors of the frail structure that was the creation of the crude builder. It demanded harmony in exteriors and interiors, in place of the uncomely piles of masonry or lumber, in which there was not a point of symmetry to be discovered. It called for immunity from the devouring element in the shape of stately fireproof structures of modern times, with ventilation, elevators, steam heat, modern conveniences of every class. It demanded that the wants of modern civilization should be met, not anticipated, and that the magnificence and stateliness of building should parallel that of modern man, to say nothing of modern women. And the potency of the press was felt in every demand made. As it called, the master builder sprang up and responded in a manner that plainly showed that the genius of construction needed but to be awakened in order to meet every demand made upon it by the press. As the press was able to see the wants of civilization, and call for the supply of material to meet them, so the master builder had the quick ear to hear the call and the ability to respond in a manner that indicates the fact that he was only waiting for an invitation to display the genius of building that can put a mansard roof upon any structure which the press may design. The genius of the master builder is wonderful, but the genius of the press is marvelous. (Applause.)

President Tapper: Gentlemen, I now want to introduce to you the president-elect of the National Association of Builders, Mr. Blair, of Cincinnati.

As Mr. Blair arose he was greeted with a volley of cheers and applause. Mr. Blair made the following remarks:

Mr. Chairman and Gentlemen of the Builders' and Traders' Association of Chicago.—I am compelled to differ from the "father" of our association and my predecessors, in the fact that my speech is not written. (Laughter.) Mr. Chairman and gentlemen, in behalf of the National Association of Builders of the United States, allow me to extend to you our thanks for the liberal entertainment you have given us since our stay in your city. A friend of mine said to me this evening, "Blair, why do you look so solemn?" Well, I told him I didn't know why I looked so solemn unless it was from the fact that we are to entertain this organization next year, and how can we do it after the example set to us by Chicago? (Applause.) Mr. Chairman and gentlemen, I speak it mildly when I say I feel very proud this evening. Why? I feel proud that I am a builder. (Applause, and cries of "Good.") I feel proud that I am a member of the National Association of Builders of the United States, and each and everyone of you should feel proud of the calling and avocation which you have selected. (Applause.) I was on a committee to frame a constitution for our Association, and although it was not expressed in that constitution it was understood—that is, it was understood by me specially—that after the officers were elected the vice-presidents were to do the speaking for the Executive Committee. (Laughter.) Now, we have a man that can fill this position admirably, Mr. John Stevens, of Philadelphia. He had rather talk than eat. (Renewed laughter.) So I will desist from further detaining you, and would call on Mr. Stevens, if he is present, to speak for the National Association. (Applause, and calls for Stevens.)

Mr. Stevens: Mr. Chairman, there is some blunder about this thing. I have done my talking. I talked at the convention, and I have talked this evening, and I have to talk on Saturday, I am told, up at St. Paul. Brother Sayward and myself have been termed the missionaries of this convention, and I suppose it will be our business to go around through the country and do talking instead of working, as we have been used to doing. (Laughter.) I think, Mr. Chairman, that you have others that can talk to you this evening much better than myself.

A gentleman proposed that Mr. Scribner, of St. Paul, be called upon for a few remarks, but that gentleman not being present, President Tapper called upon Mr. J. J. Egan, of Chicago, to speak upon the subject "The Master Builder of the Past."

Mr. Egan spoke as follows:

Mr. Chairman and Gentlemen.—Meeting for the first time in my life with a body so numerous, and so representative of the builders and artisans of the nation, and seeing around me so many whose names have been identified with the best and most enduring monuments of our country's progress, I need hardly say that I feel honored and flattered by this most gracious recognition, and embarrassed by the magnitude and the widespread interest of the ideas for which we have assembled, with which, in this time-honored sentiment you so kindly associate my name, and to which, however inadequately, I am expected to respond. Building is an art, and poet and essayist have dwelt in many a glowing page upon the enduring attributes of art, and around each grand memorial of the bygone time the muse of history has woven sad but splendid story, and throughout all that grand retrospect, recalling all that man has ever dared and done, we are ever and again compelled to stop and mark each passing period of that history's stately narrative, sealed and dignified with the giant signet of the builder hand; for not alone in lettered page and enduring parchment, not alone in cloister shade or in scholared cell, not alone in radiant tapestry or in rarest gem, was history written and read. But above and beyond them all with forceful period it was written in pyramid and in temple, in fortress and in citadel, in stately basilica and in ruined amphitheater. These are but the milestones on the top of history, and these were the work of the builder's hand. (Applause.) In every age, then, our work was noble, and in every age we have abundant testimony of the honored place assigned to the master builder, the master of his art; and as I look again around me on this most significant gathering of all that is forceful and promising in the modern builder's art, I am irresistibly carried back to that distinctive and fateful period of the middle age, when the ancient craftsman first discovered and nurtured into active life the very germs of our modern social structure and our civil freedom. When they gathered around each center and seat of ancient learning or ancient munificence, around some feudal stronghold or monastery's height and there, plying their various arts, they founded not only the grand monument whence the architect and the builder of today draw their inspiration, but they also formed and founded there a young and vigorous industrial community, and step by step bore down the assumptions of hereditary power, and gave the fatal blow to the idea of hereditary bondage, and, gradually building up around the palace cities of that older world, they organized those old historic guilds which in turn became the very nurseries of independent civil government (applause), which, to speak more figuratively, we may well take tonight as the stateliest of all the structures ever reared for mankind by the craftsman's power. Nay, not through tented field or through kingly pageant was freedom won. No feudal baron and no mail-clad warrior carved out that glorious path; but it was the keen blade, and the cultured hand of that ancient craftsman working in these guilds which, link by link, broke every vestige of bondage from the toilers' hands, and paved the way for art's triumphal progress. (Applause.) Then, gentlemen, well may we assemble here tonight in this happier period, and upon this free soil, to follow up the traditions and the associations which in those old days did so much for the benefit of humanity and for a toiling manhood. To the more pressing and practical ideas of the time, I do not feel that the sentiment to which I have to respond calls upon me to refer, nor, perhaps, is this the occasion, or is this the hour to refer to them. Other and wiser and more experienced counsel have not already been wanting, will not be wanting in the future, and will prevail to give force and significance to your every effort, and these efforts will be crowned with

success in the present as they were in the olden time in the builder's art an art, indeed. I do not know that I can add anything to what I have said. Your sudden and unexpected call found me somewhat unprepared to dwell more at length upon this most interesting and instructive subject. Gentlemen, I shall simply take occasion to thank you once more for your notice. (Applause.)

President Tapper: Gentlemen, I want to introduce Mr. Prussing, the president of the convention just held, who wishes to say a few words on behalf of the National Association of Builders.

Mr. Prussing: Gentlemen, I never knew before that it was necessary to introduce George C. Prussing to a Chicago audience. At the end of three days' labors, being in the chair, I find that there are a great many things unsaid that I would like to have said to the delegates that attended the first National Convention of Builders, and if the gentlemen of Chicago will excuse me I will address my remarks to the visiting delegates. Gentlemen, you have assembled in Chicago to lay the foundation for a national association for our common good. When I called you to order I expressed the hope that when upon that foundation an edifice should have been erected, that it would reflect credit upon the business tact and wisdom of its founders. Gentlemen, I do not hesitate to say that the work, as far as it has progressed, does reflect credit upon the wisdom, business tact, and moderation of its founders. (Applause.) Gentlemen, I consider it not only a pleasure but an honor to have been associated with you in the capacity of president during your deliberations for the last three days. Resolutions have been passed giving the chair and the officers—there were two, the chair and our secretary—credit for the manner in which the business was done. We had no chance to tell you before, but we do so now, that if it had not been for the high grade of intelligence of the delegates assembled here in Chicago, it would have been impossible to bring the business before the convention to its successful conclusion. (Applause.) I am delighted, gentlemen; I am proud of the position that I held during the last convention. (Applause.) But, gentlemen, remember that you have but laid the foundation for something that is to come. Remember that the resolutions passed require active work on the part of all of you, each one in his own sphere, each one in his own city, to carry them into effect. Remember that what we did is but the declaration of principles, and that in order to redound to the common good of us all, work must be done in your cities at home, in the organizations that sent you here. You, who have been elected directors, and all of you delegates, must do work in the cause; must of necessity work hard to the end of the year, so that when we meet in Cincinnati we shall have results to report from the work for which we have laid the foundation here in Chicago; and, gentlemen, while the hour grows late, I wish to arouse a spirit of enthusiasm for the work in hand akin to that among the delegation of Chicago. We, gentlemen, believe that good, lasting good, will come out of our efforts (applause), and with your assistance, all over this broad country, a year from now we will have results to report; we certainly ought to, we can, we must (a voice, "and we will,") and we will. (Applause.) Mr. President, it is growing late; I will not keep you. Gentlemen, we have among us the president of the National Plumbers' Association, a gentleman deservedly honored by that position. From him I would like to hear what has been done in his branch of trade in order to encourage and strengthen the work of the men who attend here as builders of the national association. Is Mr. James Allison present? (Calls for Allison.)

Mr. Allison: *Mr. Chairman, and Gentlemen of the National Association of Builders.*—I thank you for the compliment in having been noticed in this very kind manner, I assure you. At this hour, and after the many good things that have been said, and the superabundance of good things that we have at this end of the house yet to present, I hardly think that you want any soft solder at this time from a plumber. (Laughter and applause.) I can assure you, that I think that we can justly claim the title of godfather to this association. If our friend Sayward has been the father, I think that we have stood up for you, and are justly entitled to act as your godfather. ("Hear, hear" and applause.) Our national association, I believe, was one of the first formed, some five years ago. It has been to us a great benefit, and we have derived great good from it, and I would like to encourage you. I hardly know what I could say strong enough to give that encouragement that I feel that is deserving in this direction. For the Master Plumbers' Association, and on behalf of the Master Plumbers' Association of the United States, I extend to you a hearty greeting, promising you that we will stand firmly by the National Association of Builders. (Great applause.)

The president-elect (Mr. Blair): Mr. Chairman, if I am in order, there is a Chicago gentleman that I know can make a speech, and I would like to hear him. I have heard him in the National Brickmakers' Convention at Cincinnati. I would call on Mr. Purington, if it is in order. (Calls for Purington.)

Mr. D. V. Purington: Mr. Chairman, I do not think I am treated quite fairly, and when I state my position, I am satisfied that the gentlemen here will agree with me. I did not mean to tell the story that is a little humiliating, not to me, but to the rest of you; but some two weeks ago, about the time that my friend Cregier was called upon, I was asked by a member of the entertainment committee if I would respond to a toast at this banquet. I did not like to be too anxious; I did not like to show that I was too willing, although I never refuse an opportunity of that kind if I have plenty of time. I told him I would think it over. I did not think very much, but I made him think I did, and he said if I wanted to respond to a toast he would like to have me name the subject, and I one evening at home thought the matter over and selected a subject very much as we boys used to select a subject for composition, for instance, like "The four seasons." You know we could say lots of things on both sides. And I handed him a card a couple of days after with two words on it, and those two words were, "Great Cities." Now, there are lots of things that can be said about great cities; but I am a little too fast. When I handed him the card he blushed and he stammered, and kind of worked himself around and said the committee had made other arrangements. Well, the long and short of it was, they concluded they didn't

want to hear me. He was very much embarrassed, about as much embarrassed as I am tonight to tell you the story. Of course if I had written out my essay, as brothers Cregier and Sayward and Beeks have here, on "Great Cities," I should have had a wonderfully eloquent paper; there is no question about it; there is not a particle of doubt about it. As I sat at home that night and thought over the subject of "Great Cities," the idea suggested itself to me that I would endeavor to illustrate that the character of the inhabitants of great cities could be told by the buildings in which they lived, and I proposed to read up all the encyclopedias and all the histories that I could find in my own and the public library, and get a long string to my eagle and let her soar. But here I am tonight, called upon after having been told that they did not want to hear me. My friend Blair is to blame for this. (Laughter.) He had no business to have said a word; but I just throw myself upon your mercy, gentlemen, and retire.

President Tapper: Gentlemen, I want to now introduce to you another Chicago gentleman, the secretary of the Chicago Master Painters' Association, Mr. J. G. McCarthy. Some of you have seen him before, as he was at the Boston conference.

Mr. McCarthy: *Mr. Chairman, Gentlemen of the National Builders' Association*,—I am a good deal like the gentleman who has just taken his seat, in some respects. I feel that perhaps there has been such a flood of eloquence hurled at you this evening, that having had all manner of subjects talked about, having been thoroughly on all matters pertaining to building, having had all the social thoughts of a visit to Chicago vividly portrayed to you, having had the many good things that the National Builders' Association is going to accomplish in the future depicted in glowing terms to you, and having combined with all this the many good things that the good landlord of this tavern, as it was described this evening, has showered on you, I have felt that that is about all that any reasonable convention ought to expect. (Laughter.) Now, gentlemen, if you expect any more—I make that point for a purpose—if you expect any more, I say, than that, you will have to do with me as with my friend who has just taken his seat—give me an opportunity to look up at least a column of the city directory to find out the names of the prominent citizens so I can tell you about them. I have been called upon, gentlemen, for the purpose, as your chairman has stated, of responding to the toast, "The National Master Painters' Association," and I feel that I am entirely unqualified to do that subject justice, and would be more than pleased could we have with us tonight the man whom we are proud to call, "father of the National Painters' Association," and the man who three years ago in the city of New York, in starting that association had not four or five hundred enthusiastic gentlemen around the festive board, but simply two men, two men who called a national convention of the master painters in the city of New York, and issued some fifty thousand circulars, and spent a good deal of his own time and money in seeing that they were posted, went to New York, and not on a railroad pass, notwithstanding it was before the inter-state commerce bill (laughter)—went to New York City and called his convention, gentlemen. When he got there he had a room, seven by nine, in one of the ordinary hotels there, and the convention met. (Laughter.) And they found, after the business of the convention had been adjusted nicely and the banquet had been gotten through with (laughter), and it came to the election of officers, that they were one man short to fill the offices. (Renewed laughter.) Now, gentlemen, you have had a great deal said to you tonight about the wonderful things you are going to do in the future, and of course you will do it, because you have started out under the most favorable auspices. You have had a very large first convention; and I want to say to you, in the face of the fact that that good and great man—to the ordinary painter, at least—who called that convention in the city of New York—it was three men who met and held the convention and had a banquet. (Laughter.) In one year from that time the National Master Painters' Association met in the city of Chicago, and they had 230 delegates to that convention. (Cries of "Good," and applause.) All things that are well started in Chicago, except dramatic combinations, take well in the East. (Laughter.) The National Master Painters' Association, in their great wisdom, after meeting in Chicago and predicting of the good things to follow, after the manner of you gentlemen today—and they seemed to be well pleased—decided that notwithstanding the East one year previous to that time had refused to send a single man, they would try the City of Brotherly Love, and they decided to hold their next convention in the city of Philadelphia. In last July the National Master Painters' Association had, at their second annual convention in the city of Philadelphia, 562 delegates. (Loud applause.) Then, in order to try and impress on the minds of the great metropolitan city of New York, which had previously turned a cold shoulder on the Master Painters' Association, they decided to hold their next annual convention there, which will be held in July, in the city of New York; and being on the inside and not talking for the purpose of making a large showing at the banquet, for the reason that I am secretary of it and know the inside workings of it, I can say to you, gentlemen, tonight, that within three years we have succeeded in enrolling under the banners of the National Master Painters' Association 1,400 members. (Applause.) And I want to say to you, as has been more ably said than I can tell you, perhaps, that in the name of the 1,400 members, and as the representative of the president, Mr. Berger, of Pittsburgh, who was, I am very sorry to say, unable to be with you tonight, that we desire to say to you on behalf of the officers of that association and the 1,400 members contained therein that we will be proud and very pleased to act as an auxiliary and companion of the National Builders' Association (loud applause); that we are today agitating some of the questions, or endeavoring to, that you gentlemen have talked about in your convention, and among others the apprenticeship system and the training school question. We have taken considerable interest in that, and I say that in all those things, and in all things that will have a tendency to bring about a better condition of affairs, in all things that will have a tendency to soften down the asperities between the employer and the employé, the National Master Painters' Association will second your every effort and lend you all honorable aid in the prosecution of the same. (Applause, and cries, "Good.")

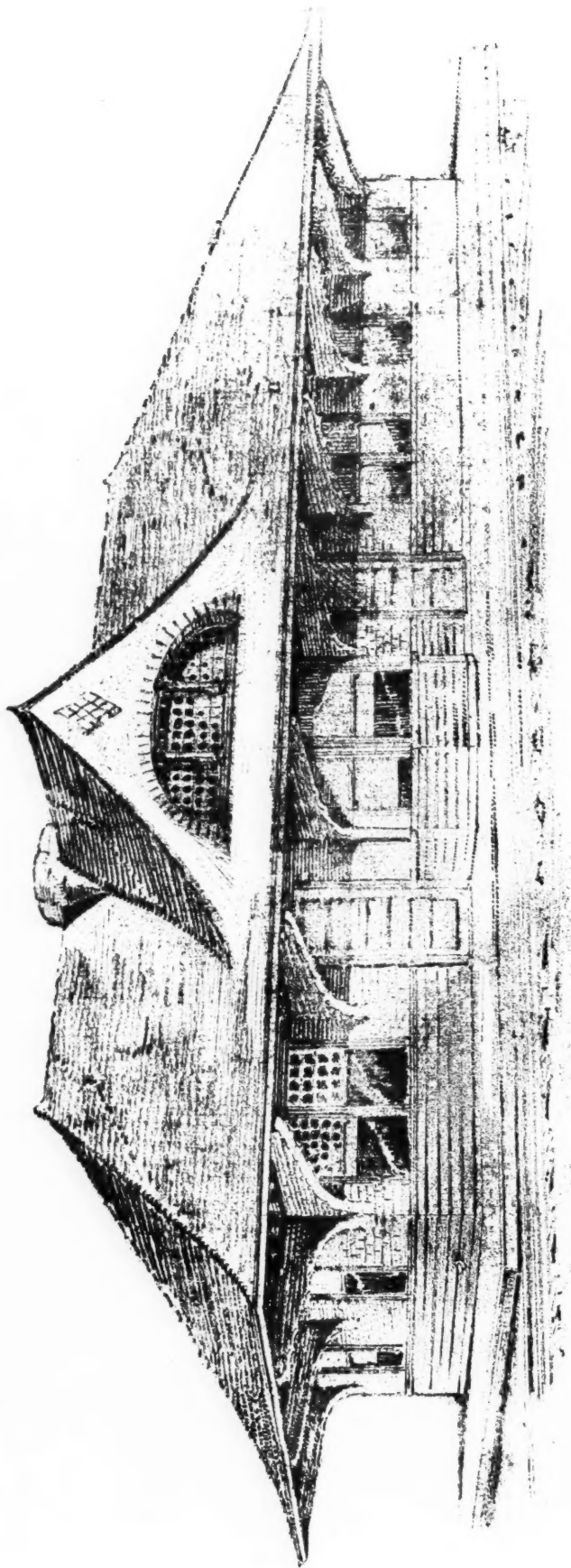
President Tapper then called upon Mr. W. L. B. Jenney, of Chicago, to speak about "The Architect," and that gentleman responded, as follows:

Mr. President and Gentlemen,—Seeing myself surrounded by so many contractors and architects, suggests the last words of the Two Dromios: "Now let us go hand in hand, not one before and one behind. (Great laughter.) If there is any two that should go hand in hand, it is the contractor and the architect. What would the architect do without the contractor, upon whom to shoulder all his shortcomings? (Laughter.) Upon what could he rely to find out all the error that had crept into his design, and to notify him before any expense had been incurred? And on the other hand, how could the contractor do any business at all without the architect? When the owner finds fault with him he has only to say, "It is just like the specifications" (laughter), though it is true he has not seen the specifications since he got the contract, and he don't expect to, until he reads them to make out a bill of extras. (Renewed laughter.) And how will he get his bill of extras allowed except by arguing the architect into the belief that he is entitled to every one of them? He cannot get any pay without the architect's certificate, and there the architect has him. But there is no one more than the architect that knows how to appreciate the value of the intelligent, skillful and painstaking contractor. (Applause.) We see here tonight representatives of the elite of all the building organizations, from the quarryman who furnishes the foundation stone, the mason who lays the first brick, to the decorator who puts on the finishing touch, and with his best bow ushers the owner into the edifice we have all assisted to construct to completion—we must not even forget the plumber, that good-natured butt of all the jokes,—he never gets mad. He has his revenge when he brings in his bill. (Great laughter.) Dr. Smith tells the story of a man who called upon him, complaining of insomnia, who worked hard all day, and came home and went to bed, and instead of going to sleep, he would toss and roll about, and think over, and over, and over again of all he had done during the day. "Why, what is your business?" says the doctor. "I'm a plumber." "Oh! that accounts for it. Why, it is a minister you want, not a doctor. Go, and see a clergyman." (Great laughter.)

But, gentlemen, there is more expected of this great National Association than mere jokes and a good time. There are great social, national questions that you are called upon to solve; among others, that of apprenticeship. It has already been spoken upon. The apprentice system is surrounded with so many obstacles, and the appropriations allowed by the nation so ridiculously small, that practically there are no apprentices, and the question is, where are we, and where are those who come after us soon to get the skilled labor necessary to carry on our works that are every year increasing in importance, demanding more skill and more intelligence? A wealthy gentleman of New York established a free school to teach the trades. Now, I appreciate all that has been said about the manual training schools; they are admirable; but we want something more. It is not in the manual training school that we raise journeymen, even. We want an apprentice school. This gentleman tried to establish one, and it was no sooner pronounced a complete success than the unions became alarmed, took away his teachers by forbidding any members of their unions to teach in his school. Now, what this man was enabled to do in one city, you, with your power and influence can establish in every city and every large town in the land. (Applause.) If the trades unions are in the way, they must step to one side. It is not for long that any society, however powerful, can be allowed to block the wheels of progress. (Applause.) I know that they are very touchy just now, and allow themselves to be burlesqued by tramps and socialistic leeches that attend them. There is a story of a night burglar that tried to enter a dwelling by picking the front-door lock. It was the Yale. He left in disgust, with virtuous indignation almost choking him, but he was able to articulate, "the man that will put such a lock as that on a door insults the workman" (laughter), the glorious institution of American liberty is going to the devil." (Loud laughter.) Now, gentlemen, it is no part of our policy to lower wages. On the contrary, we want to make skill and intelligence worth working for; but above all let us remember that we are doing business on American soil, under American laws, and with all the advantages of American institutions. (Applause.) Let us forget all accidents of birth, and remember only that now we are but Americans. (Great applause and cries of "Good.")

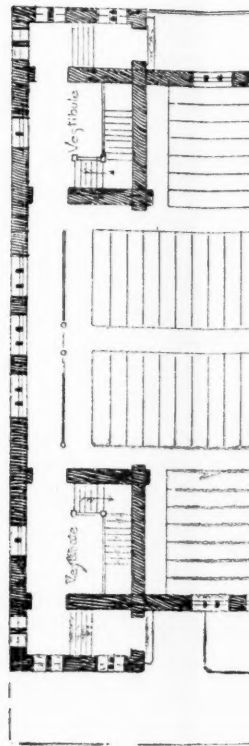
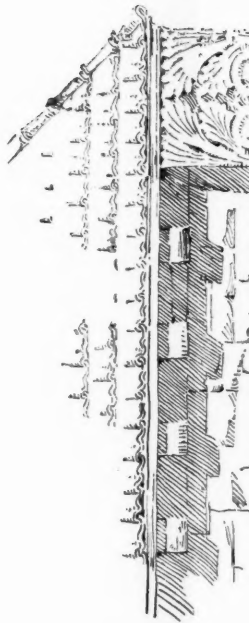
There being persistent calls for Mr. A. J. Campbell, of New York, that gentleman responded in the following remarks:

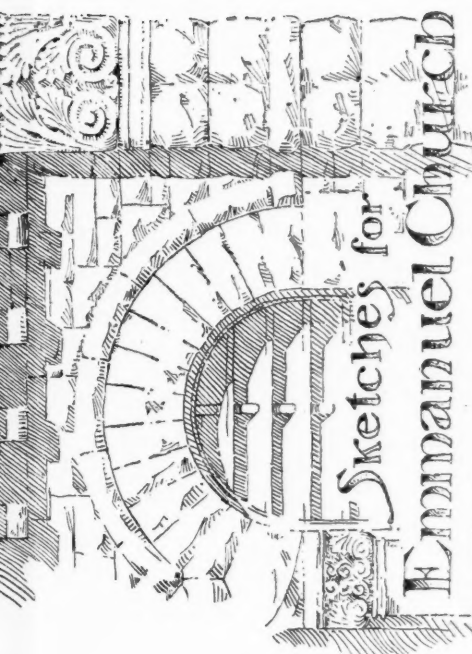
Mr. President and Gentlemen,—You will have to excuse me, notwithstanding my heart is wrapped up with this cause, and I have the same degree of enthusiasm and feeling about it that you have, I am not in condition to entertain or amuse you tonight. I was not out with Sayward last night either. (Laughter.) I have been so ill today that I was obliged to leave the convention this morning before it closed, and very much to my regret, in order to lie down to rest my painful head. I have endeavored very hard today to get myself in condition so as to be present tonight, and I can assure you that I would not have taken a hundred-dollar bill and missed it. I have enjoyed this occasion as well as any I was ever present at in my life, and I am nearly one hundred years old. (Laughter.) Some of you laugh as if you did not believe that. I cannot help, however, while you have so kindly called me out, and stood me up, making a little reference to my former knowledge of Chicago. It is an old saying that the spaniel licks the lash that whips him, or words to that effect. I first put foot in Chicago thirty years ago this year, 1857. All I had in the world then was a wife and six children and \$2,000, (laughter), a little furniture and I came to Chicago, or rather, I sent a confidential representative to Chicago to start a little enterprise in which I thought I saw a good opportunity. I saw a large field for the growth of the business which I introduced here, and it seemed to go on flourishing and successful for a time. After a little it did not appear to go quite so well. All I had up to that time in my life I had put here, except those babies. (Laughter.) I received a letter one day in this laconic shape: "This place is busted and I am off." (Laughter.)



Reproduction from a pencil drawing.

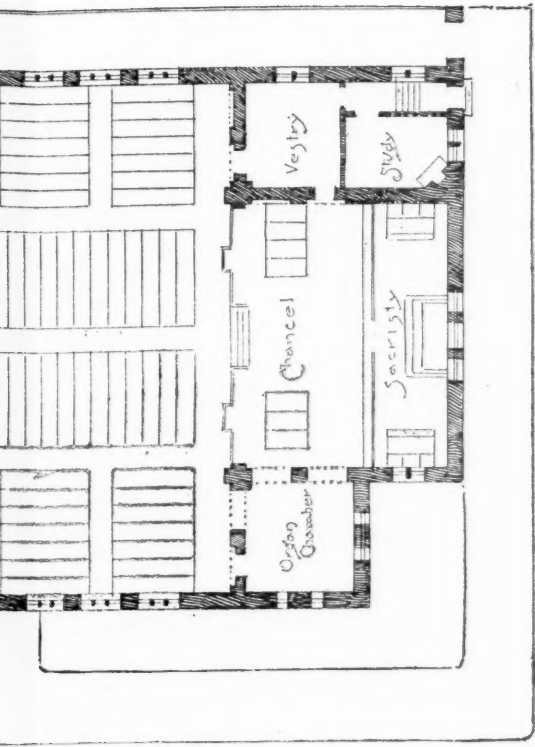
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BURNHAM & ROOT, ARCHITECTS, CHICAGO.



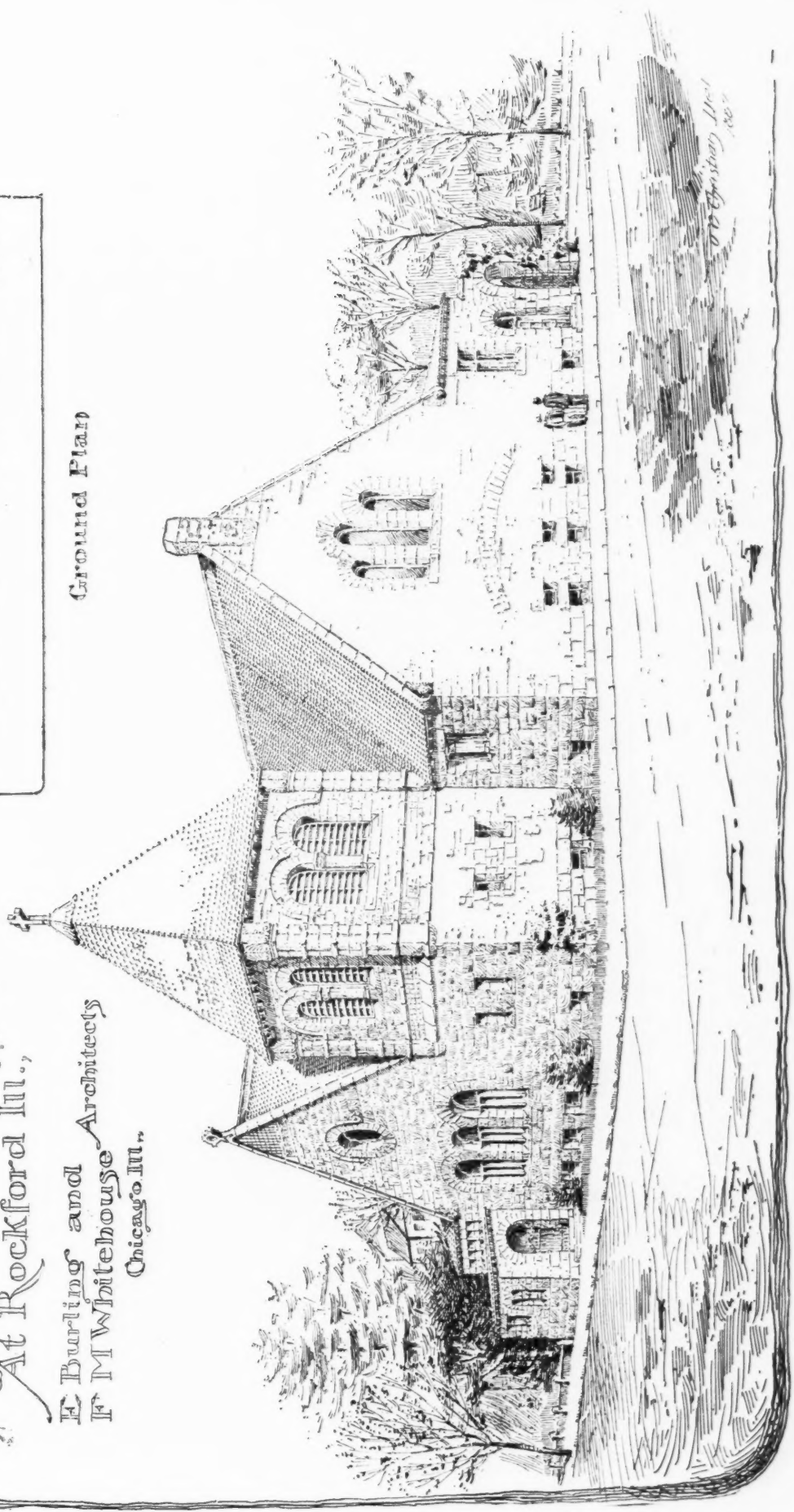


Sketches for
Emmanuel Church
At Rockford Ill.,

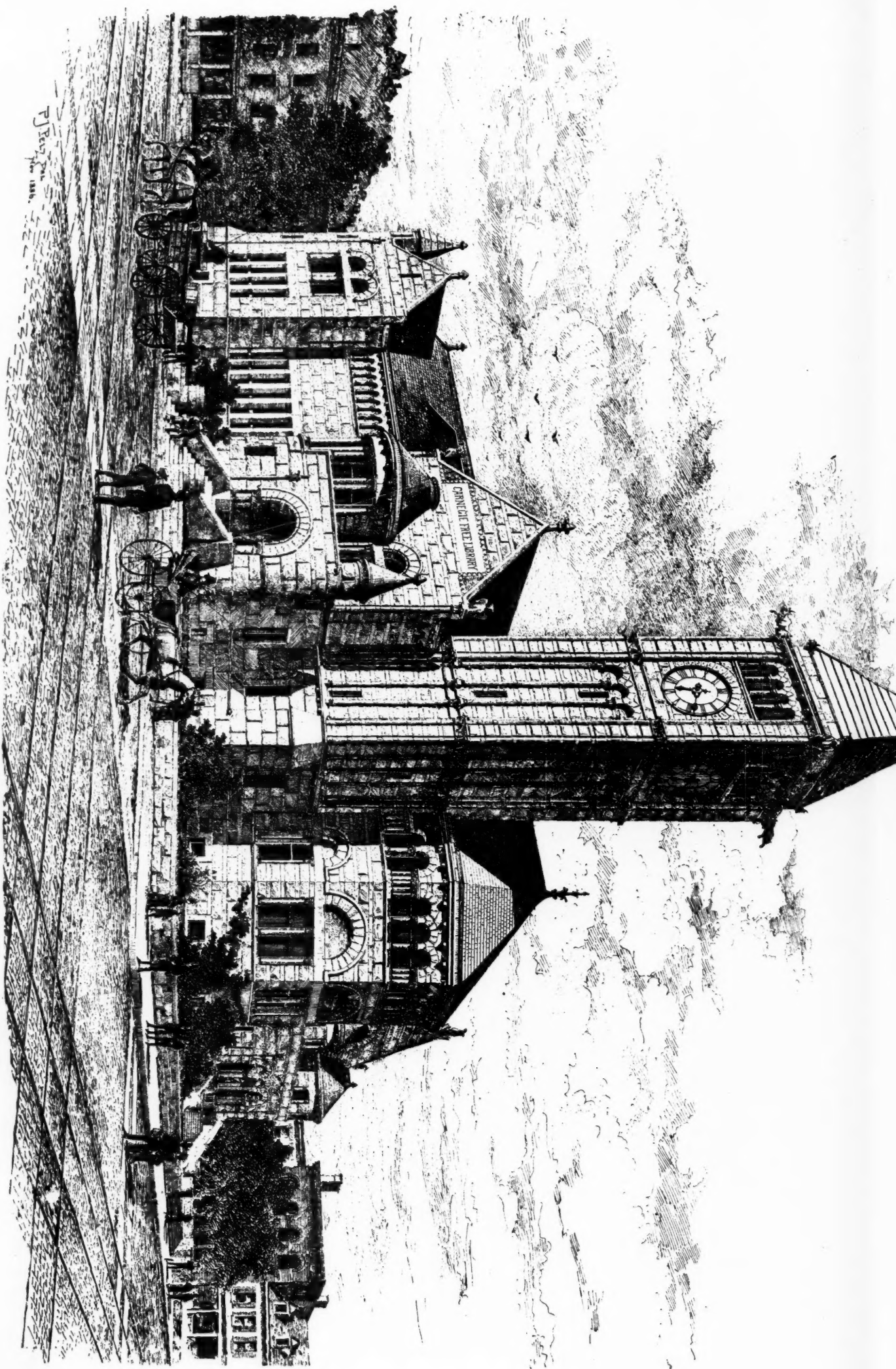
E Burling and
F M Whitehouse
Architects
Chicago Ill.,



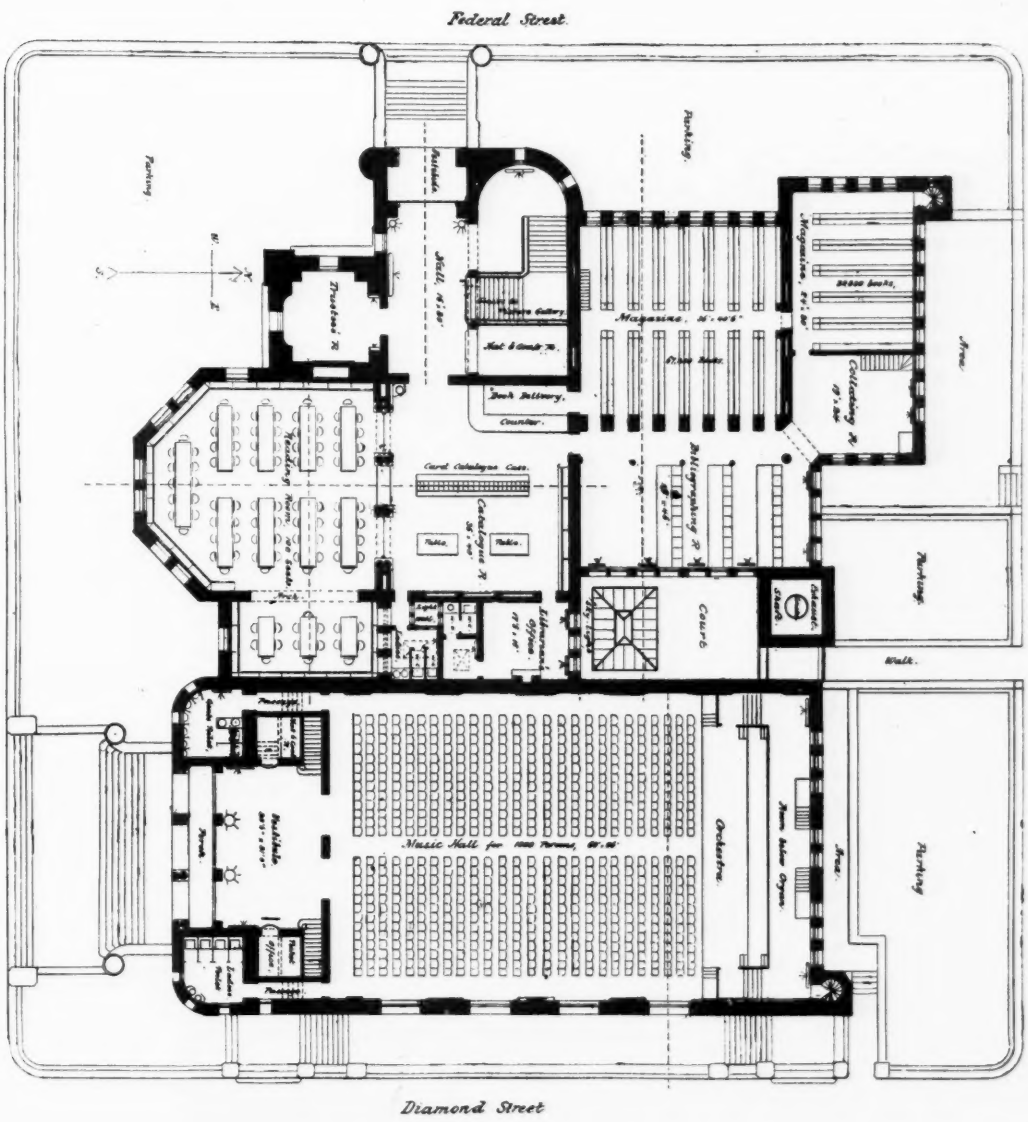
Ground Floor



W. B. Burling, Dec. 1887

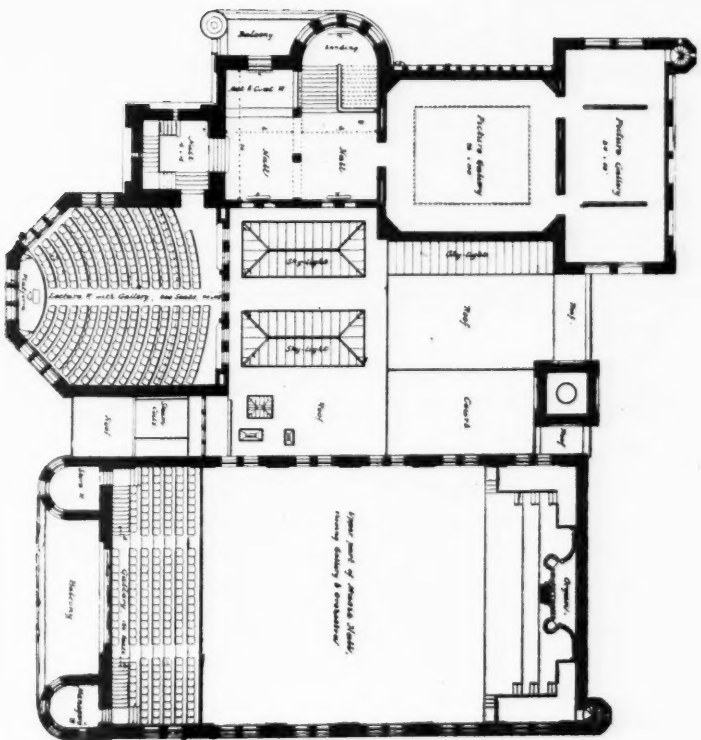


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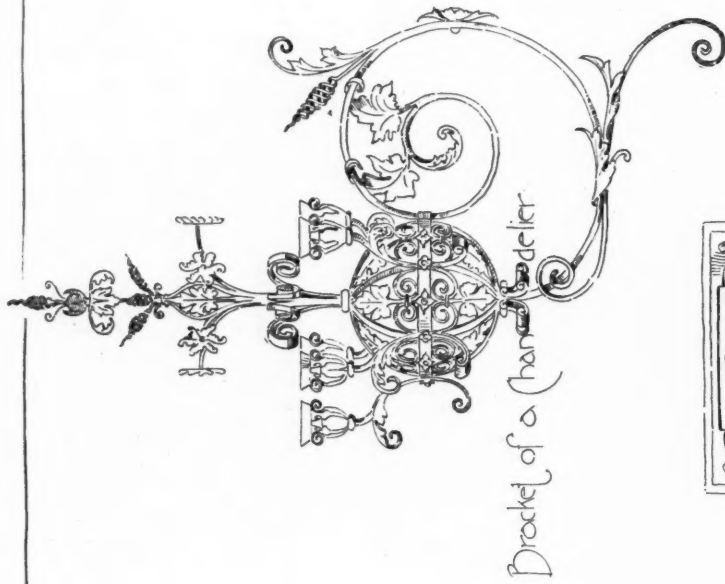


FIRST FLOOR

Ohio Street



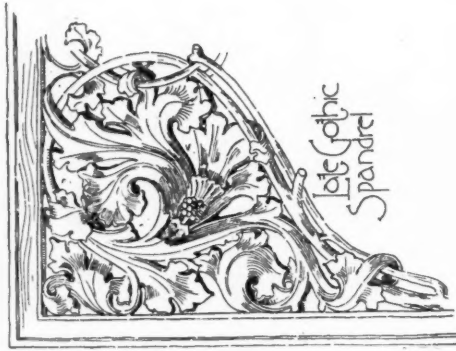
SECOND FLOOR



Bracket of a Chandelier



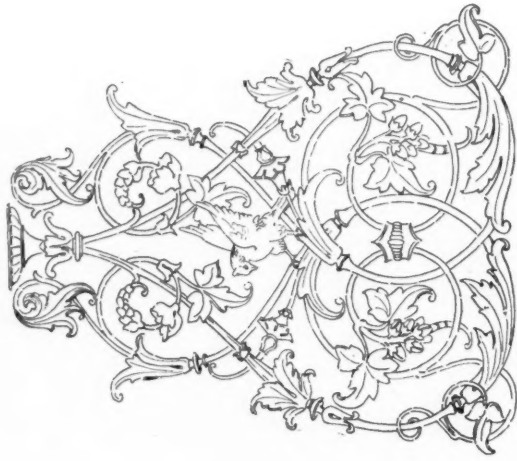
Late Gothic panel



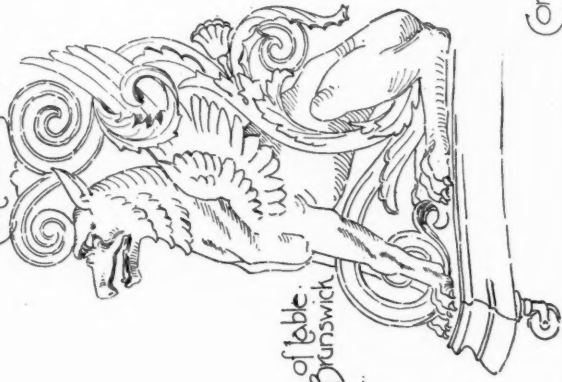
Late Gothic
Spandrel



Chair arm



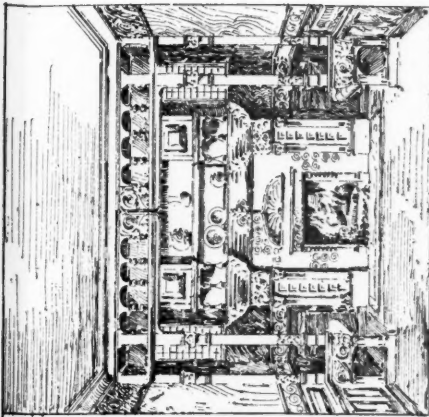
Cast iron grille



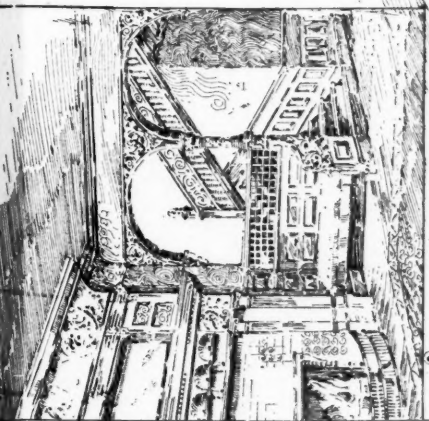
leg of table
from Brunswick
Castle

Sketch Design of a Residence for J. C. Wiley Esq. Lafayette, Mich.

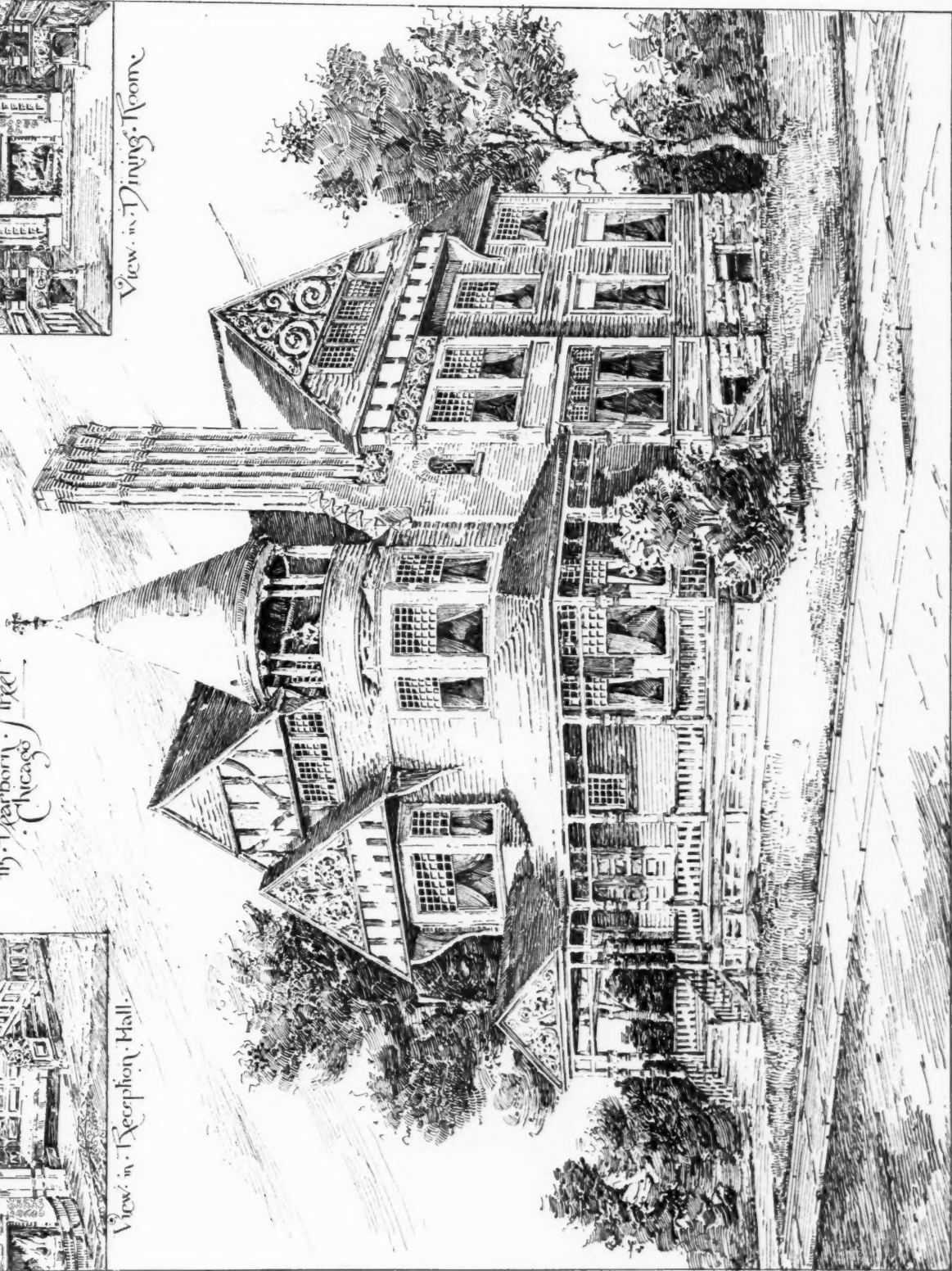
George Davenport
Architect
115 Dearborn Street
Chicago, Ill.



View in Dining Room



View in Reception Hall



That is all there was of it. I sent another representative here to look into the matter. He came and saw, but he didn't conquer much. (Laughter.) He found that everything was gone but one work-bench worth \$2, and about \$700 or \$800 of unpaid debts standing. (Laughter.) I wrote to him, "Start her off again and we would do the best we can." He saw the people to whom I was indebted, gained a little time, and we buckled on again, and inside of two years the business was flourishing, and he had as much money as I had lost by it. (Laughter.) It was not a very great while before justice surrounded him and had him in jail. (Renewed laughter.) I felt a little discouraged, but I sent another representative and started her off again. Then, in 1857, I came here to overlook and grant myself the first opportunity that I had got in my life to get so far away from home. I was encouraged, because in those days of my youth I was buoyant and easily encouraged. I undertook some things in those days that I could not well do now. I looked around, feeling encouraged, and made new arrangements, hired a building on Dearborn street, on the block where the Tremont House was, and I stayed here some little time until I got the machines all running to my satisfaction. This Chicago at that time was down in the mud, and the first movements were initiated to raise it up, and the building that I occupied on Dearborn street was the very first building that had the jack-screws under it and raised up, and in front of my place we erected a platform steps. That was the beginning. I came here a year or two after that, and Chicago was the most woe-begone looking place I had ever seen. You had to run up and down the steps, and up and down every moment. But to return to the remark that I made first, while my business enterprise here turned out in the end to be an entire failure, because it was in the hands of other people, some of whom had erected houses out of the profits made from it, and got into jail, too, and did all sorts of things that were not very good, and I never got anything out of it—finally sold it out for a few hundred dollars and a few notes which were never paid (laughter)—notwithstanding all that, I like Chicago. (A voice: "Good!") I think Chicago is one of the greatest wonders in this world. When I put my feet here in 1857, when she was down in the mud, she had 60,000 inhabitants, and here I find her today, thirty years after, elevated in every sense of the word, with nearly a million inhabitants—that is, with a moderate deduction. Isn't it wonderful? To my mind there isn't anything on earth like it.

Now, a word upon our business—and I have been, in the course of my time in a great many conventions. While I, perhaps, don't look as old as I am—people tell me that I do not, at all events, and I do not feel very old, only when I get these attacks of neuralgia. I have never experienced greater pride in assembling with my fellow men than I have experienced by being called honored as a delegate in the first convention of the National Builders' Association. (Applause.) I have thought of it several times since I have been here, and that I would like my successors to know that I was one of the delegates to the first convention of an institution that I prophesy will grow to grand proportions. I have attended a good many conventions, have been more or less in politics for about forty-five years, and I assure you, having seen conventions of nearly all kinds, that I have never seen together a better representative lot of men than in this convention today and since its organization. (Applause.) For respectability and intelligence it cannot be excelled, outside of a Presbyterian or Methodist convention (laughter), by any other. Whether all we have done is the best that could be done, time will tell. The good advice that our worthy president has given us tonight, as to what we must do, we should take to heart and take home with us. Our little humble delegation from New York City intend, if possible, to rejuvenate the institution existing there called an Exchange. We have three hundred members and \$20,000, and I believe that about half of the members think more of the \$20,000 than they do of the business of the Exchange. (Laughter.) We propose to rejuvenate that institution and get it out of the old ruts in some way. I have exerted myself very materially in that direction, some three years ago was elected president, and upon the fact that I had previous to that inaugurated a plan whereby we could erect a property in New York that would be a credit and an honor to the building interests and to the city of New York, and to the builders as a representative mechanical body; and was proceeding with the matter very favorably. We had some \$60,000 worth of shares subscribed, when some of those marplots that exist in this world, God bless them, set to work and surreptitiously organized a plan by which they upset the whole scheme. Now, when the matter was suggested that we ought to have a meeting of the convention in New York, I said, "No, for God's sake, not yet." We don't want you there until we have got a decent place to show you. Our Exchange is a little side-pocket opposite a graveyard. (Laughter.) It is no credit to us at all, and I hope that I shall live long enough to see a grand national assembly of this association in New York, and that we will have a decent place to show you.

I am very much obliged to you, gentlemen, for your kind attention, for you seem to have listened to me with a good deal of attention, and I don't know why, for I know I have not said anything very interesting, but still I am very much obliged to you, and I know that I have proceeded to an extent that I now begin to weary you.

President Tapper: Gentlemen, before we adjourn tonight I would like to hear from Mr. Harry Donovan, of Chicago.

Mr. Donovan: Mr. President, and Gentlemen of the National Association of Builders,—I came here tonight with my heart full of pride, to gaze upon an assembly of American gentlemen who are gathered here to elevate the muscle as well as the brain of America, and to see in this city which owes so much to the American builder, an association formed which, from the lips of its president, I hear is not only to elevate the building craft, but to cultivate American patriotism. (Applause.) And as a Chicagoan, I thank God that in this new hub of the universe the American Republic has seen born a grand association of hard-fisted, strong-hearted, high-minded and intelligent men, who declare in their platform that they believe in educating the American boy to use his hands and brains (applause); that they believe that the days of weak and effeminate men in

this country has come to a pass; that the days when it was ashamed to educate your boys to a trade are long gone in the distance, and in the future we will not have to import pauper labor from Europe to work upon our public works (applause), and that the same republic which is strong in the field when it marches forth for glory or for liberty can show to the civilized world that the greatest republic that ever lived has the pride and the manhood and the honor to educate its sons to manly trades and manly occupation. (Applause and cries of "good.") And I have heard from the utterances on the floor of your society and from the utterances of the president of your national association, sentiments of patriotism that I thank God that I have heard. (Applause.) They are sentiments that are worthy of a collection of gentlemen who are not drawn together on account of any party consideration or any trifling sentiment, but who are drawn together without regard to creed or to religion, to a position in the politics of the land, to any difference of opinion upon the tariff or any other public question, but are drawn together as representatives of the bone and sinew, the wealth and the intelligence of the republic, to better the condition of their fellow men, irrespective of north and south, or east or west. (Great applause.) Gentlemen, the American Republic in the birth of your association enters on a new life. If public institutions are created under your standard in every great city, to teach manual training, you will educate the boy to be a man, wherever he is thrown in the world, and if he wants an example of what he can be by cultivating his muscle and the hands that God gave him, let him look upon the successful galaxy of American business men and gentlemen who have won their common places by their success in life, and who today have christened such an association as yours. (Loud applause.)

BANQUET TO VISITING LADIES.

While the entertainment of delegates was occupying the attention of the members of the Entertainment Committee, the ladies accompanying visiting delegates were not forgotten. A special committee was placed in charge and the wives of Chicago members called in. Theater and dinner parties were given, one of the most notable and enjoyable being by Mrs. P. B. Wight at the Union League Club. But it was upon the evening of the banquet that the most elaborate entertainment was given. This was in the form of a dinner in one of the large parlors of the hotel. The table was tastefully decorated with flowers, and a neatly printed menu card was placed at each plate.

The guests present were: Mrs. J. J. Tucker, of New York, who occupied the place of honor at the head of the table; Mrs. James Roche, of Detroit; Mrs. J. A. Jarvis, of New York; Mrs. F. F. Beck, of Sioux City, Iowa; Mrs. J. A. Emery, of Boston; Mrs. E. E. Scribner, of St. Paul, and Mrs. J. G. Bogert, of New York.

The lady hosts were: Mrs. Joseph Downey, Mrs. W. H. Crannedge, Mrs. F. C. Schoenhaller, Mrs. T. C. Courtney, Mrs. A. W. Murray, Mrs. Col. M. W. Powell, Mrs. P. B. Wight, Mrs. W. G. Anthony, Mrs. W. E. Frost, Miss Cornelia Benner, Mrs. J. B. McGrath, Mrs. E. E. Swiney, Mrs. J. G. McCarthy, and Miss M. E. Sullivan.

No speeches were made, but a certain amount of conversation was indulged in. As only ladies were present, the proceedings cannot be accurately reported. It is understood, however, that the principles laid down by the convention were fully discussed. Nothing was said about the frequent committee meetings, which were the alleged cause of the delegates keeping late hours, and the whole affair was so enjoyable that the fair visitors voted themselves necessary adjuncts to all well-regulated conventions, and will be sure to be found in attendance on the 1888 convention.

The visiting ladies presented to each of their hosts a corsage bouquet of jacquemot and La France roses. One feature of the dinner was the marked absence of wines, which were omitted at the express request of the guests.

BANQUET TO VISITING PAINTERS.

The Chicago Master Painters' Association on Wednesday evening gave a dinner at Kinsleys to the visiting painter delegates and the press. There were present H. J. Milligan, M. J. Sullivan, P. M. Almini, J. G. McCarthy, J. Nelson, George Barry, of Chicago; M. H. Godfrey, R. C. Miller, of Pittsburgh; James Roche, of Detroit; Byron T. Collingbourne and Stewart Murray of Milwaukee. The press was represented by C. E. Chapin, *Tribune*; W. L. Cossar, *Times*; James Carey, *Inter Ocean*; R. C. McLean, *INLAND ARCHITECT*, and H. L. Gay, *Budget*. The dinner was one of entire goodfellowship, and bore out the reputation justly given the Chicago master painters for being princely entertainers. Mr. Collingbourne in his usual inimitable manner spoke of the attractiveness of the Cream City, and introducing his friend, Mr. Murray, stated that he was more interested in transportation than painting. He proved a delightful acquaintance, and did much to confirm his friend's praises of Milwaukee and its people. Mr. Carey entertained the guests with a poetical recitation upon the "White Fast Mail," and the guests voted this dinner one of the best arranged and enjoyable they ever participated in.

Association of Alabama Architects.

A MEETING of the architects of Birmingham, Alabama, was held in the offices of Messrs. Sutcliffe, Armstrong & Willett, 115 Twenty-first street, Birmingham, on March 9, 1887, at 8 o'clock P.M. There were present: Mr. Edouard Sidel, in the chair; Messrs. Oscar Haupt, W. H. Willett, John Sutcliffe, and Mr. Maury, of Louisville (as a visitor).

On account of the somewhat small number of the architects of Birmingham present at this meeting, it was resolved to adjourn until Saturday evening, March 12, and also that circulars be issued giving notice to the profession of such adjourned meeting.

The second meeting of the architects of Birmingham, Alabama, was held in the offices of Messrs. Sutcliffe, Armstrong and Willett, on March 12, 1887, at 8 o'clock P.M.

There were present: Miss Smith, Messrs. W. S. Smith, E. Sidel, F. H. Rousseau, A. J. Armstrong, H. B. Wheelock, W. H. Willett and J. Sutcliffe.

On motion, Mr. Sidel was appointed chairman.

After Mr. Sutcliffe had read several communications received from J. F. Alexander, of Indiana, secretary of the Western Association of Architects, B. G. Chisholm and Messrs. Haupt and Millard, it was moved by J. Sutcliffe and seconded by A. J. Armstrong,

Resolved, That we, as representing the architects of the State of Alabama, hereby agree to form a body or corporation to be called the Alabama Association of Architects, and that the said association, when formed, be affiliated with the Western Association of the United States.

The motion was carried unanimously.

It was moved by W. S. Smith, seconded by A. J. Armstrong, that in all action taken at the meetings of the association, strict parliamentary usage be followed. The motion was carried.

It was moved by F. H. Rousseau, seconded by W. H. Willett, that a committee be formed for the purpose of inviting the assistance and coöperation of the architects of the rest of the state, in forming and carrying on the work of the association. The motion was carried.

The following were appointed to serve on this committee: Mr. H. B. Wheelock, Miss Smith, Mr. A. J. Armstrong.

It was resolved to appoint officers of the association to serve for a period of three months from the date of the present meeting.

It was moved by Mr. Armstrong, seconded by Mr. Rousseau, that Major Charles Wheelock be president. The motion was carried.

It was moved by Mr. Sutcliffe, seconded by Mr. Armstrong, that Edouard Sidel be vice-president. The motion was carried.

It was moved by Mr. Smith, seconded by Mr. Rousseau, that John Sutcliffe be secretary. The motion was carried.

It was moved by Mr. Rousseau, seconded by Mr. Armstrong, that Miss Sallie Smith be treasurer. The motion was carried.

It was moved by Mr. Rousseau, seconded by Mr. Smith, that the following committees of the association be appointed:

a. To draw up a code of rules and by-laws for the association.
b. To frame a schedule of prices to govern the charges to be made to clients.

c. To design a motto and badge or coat of arms for the association, and that every architect in the city be asked to furnish any data or information which he may have in his possession, which shall appear to him of advantage to any of the committee. Carried.

The following were appointed on the above committees:

a. Major Wheelock, Messrs. Smith and Sutcliffe.
b. Messrs. Sidel, Maddox and Rousseau.
c. Messrs. Sidel, Haupt and Willett.

It was moved by Mr. Smith, seconded by Mr. Armstrong, that the meetings of the association be held fortnightly, on Saturdays, at eight o'clock in the evening, and alternating at the offices of the various members of the association, for the present. The motion was carried.

On the invitation of Mr. Sidel, it was decided to hold the next meeting at his offices, on March 26.

It was moved by Mr. Smith, seconded by Mr. Willett, that a standing committee be appointed for a term of three months, to endeavor to arrange that the meeting of the Western Association be held in Birmingham, in 1888. The motion carried.

The following were appointed on this committee:

Major Wheelock, Messrs. H. B. Wheelock, Armstrong, Rousseau and Chisholm.

The secretary was instructed to forward a report of the proceedings to the INLAND ARCHITECT, and the meeting adjourned, to meet at the office of Edward Sidel, March 26, at eight o'clock P. M., to which all the architects in regular practice in the state are invited to be present.

Our Illustrations.

Railway station, Kewanee, Ill.; Burnham & Root, architects, Chicago. Sketches for Emmanuel church, Rockford, Ills.; E. Burling and F. M. Whitehouse, architects, Chicago.

Accepted design for the Carnegie free library, Allegheny, Pa.; Smith-meyer & Pelz, architects, Washington, D. C.

Details—Bracket of a chandelier, late Gothic panel, late Gothic spandrel, chair arm, cast-iron grille, leg of table from Brunswick castle, "Comstock" del.

Residence for J. C. Caskey, East Saginaw, Mich.; George Beaumont, architect, Chicago. The dining room, staircase, reception hall and vestibule will be finished with red oak, and the library and drawing room with red birch. The bedrooms are well supplied with toilet and dressing rooms, all of which will have clear white pine finish, the bathrooms being finished in mahogany. The very best of Henry Huber & Co's sanitary appliances will be used, and every precaution has been taken to make the house thoroughly dry and healthy.

PHOTOGRAPHURE PLATES.

(Issued only to subscribers for the Photographure edition.)

Three houses for W. H. Burnet, Kenwood, Ill.; S. S. Beman, architect, Chicago.

Residence for Wayne Neff, Cincinnati, Ohio; Bruce Price, architect, New York.

Residence for Mrs. Ellen M. Thorne, Kenwood, Ill.; M. L. Beers, architect, Chicago.

Store and flat building for I. H. Mack, Cincinnati, Ohio; Oliver C. Smith and Walter R. Forbush, architects.

The New Auditorium building, Chicago; Adler & Sullivan, architects. This illustration will appear if the contracts for the building are let before publication day, if not it will be held till next issue and replaced by residence for Sidney A. Kent, Chicago, Burnham & Root, architects.

New Publications.

MONOGRAPHS OF AMERICAN ARCHITECTURE. Boston: Ticknor & Co. For sale by A. C. McClurg, Chicago.

Very different in character from the above is the series of monographs now being issued by Ticknor & Co., of Boston. The Comstock series presents in each number in reduced scale complete specifications and drawings for the erection in workmanlike manner of a first-class building. While the building presented in the first number is from the studio of Mr. Bruce Price, and in point of style and merit up to his high standard, yet its publication in such form is addressed rather to the practical than to the artistic side of the architect's work. It will give the young architect a hint of the essentials of high-class work, and incidentally may lend him inspiration in other matters than specifications and sections. The Ticknor series, on the other hand, is addressed solely to the artistic side. Each number presents exterior and interior views, with an occasional plan of one or more representative buildings, by representative American architects. In so far as it is addressed to the architectural profession its value depends on the architect. The architect who is abreast of the day has seen these buildings, or has gained his inspiration from the sources which inspired their designers; is ready by study to do good work; and realizes that photographs and gelatine prints cannot make an artist of any man. To such an one the series falls, not into the working library, but into the list of books immortalized by Charles Lamb in his essay on the books which no gentleman's library should be without. To the architect who has not seen and studied what the old and new worlds have to offer, or who is not sure of his own artistic sense, these monographs offer a source of inspiration of a more immediate nature, and may most appropriately come in as a part of his working library.

But this series is addressed to a wider class than the profession, and in this wider reach, we apprehend, will be found its highest value. We refer to the influence that such a series may exert in bringing the best work to the notice of the public generally, and thus educating popular taste in a much needed direction. Not to overlook the bad taste daily displayed in matters of literature and music, in painting and decoration, we incline to the belief that in no other direction are the American people guilty of such general widespread sad taste as in judgments upon architectural works. We accordingly welcome every means which, by familiarizing the public with the better, may lead them to condemn the worse.

The monographs thus far published are:

No. I. Harvard Law School, H. H. Richardson.
No. II. The State Capitol, Hartford, Conn., Richard M. Upjohn.
No. III. The Ames Memorial Buildings, North Easton, Mass.: 1. Town Hall; 2. Library; 3. Gate Lodge; 4. Railway station. H. H. Richardson.

No. IV. The Memorial Hall at Harvard. H. H. Richardson.

The buildings and their designers are well known to our readers, and need no comment from us. The Ames group at North Easton will doubtless stand as the most distinctive and characteristic of the late Mr. Richardson's creations, and as such give a special interest to No. 3 of the series.

The monographs are put up in portfolio form, the gelatine plates are finely executed, and the fact that their publication is in connection with the *American Architect* is ample guarantee of the excellence of the workmanship.

Georgia Marble.

GATHERING from our exchanges that this variety of marble is attracting considerable attention as a building stone, and having a knowledge that it has been used to some extent in Chicago, a lull in the daily press of business holding out an invitation to visit some of the localities in the city where it has been utilized, a representative of the INLAND ARCHITECT was sent out to "take notes and print them."

It is undoubtedly within the knowledge of architects and builders that this variety of marble is quarried from three distinct strata, each differing from the other in color and shades of color, although not in quality. One yielding a white and black variety, varying from a heavy clouded down to mottled and dark and light hues, similar to granite grays; another a reddish variety varying through hues from light pink to copper-colored shades; another a white stone of great purity. Also that the crushing strength of the marble, by reported government tests, show it to be equal, or nearly equal to granite (395,800 per square inch), and by chemical analysis, to be nearly pure carbonate of lime (97.32 per cent). Also it is claimed for this marble that it is impervious to moisture and absorption.

Unbiased by these reports and claims our representative presents the results of his observations and inquiries.

The first point of observation was the new residence of Mr. Geo. A. Weiss, No. 540 North State street, undergoing the finishing touches. This building is constructed of the light pink variety, with frequent markings in the ashlers of green. We venture to say this is one of the finest appearing stone facades in Chicago. The elegant carvings, notwithstanding its hardness, that adorn the facade, show beyond dispute that the stone works kindly under the chisel.

The next point of observation was the Adams Express Building, Nos. 185-189 Dearborn street. This visit was with a view to see the stones adaptation to interior work, as in this instance it has been combined with Italian marbles to create effects. The entire rotunda is treated in this manner as well as the floors, main stairway and the wainscotings. The effects are very agreeable and are suggestive of the possibilities in its use.

The next point of observation was D. K. Hill's residence, in course of construction on Michigan avenue and Twenty-sixth street, which is built entirely of the dark gray variety, and the next, S. S. Beman's two handsome dwellings on Calumet avenue, near Thirty-first street, one of which is constructed of the light gray variety and the other of the dark pink, ornamented with copper-colored pillars, sills, etc.

Although but four buildings were visited, enough was seen to show the opportunities presented to architects for creating novel and artistic effects in the utilizing this stone.

Mosaics.

THE State of Texas, which is about completing its new capitol, will cover it with copper, using about 800 squares. The Cincinnati Corrugating Co., of Cincinnati, Ohio, has the contract for this copper roof, which will be, perhaps, the largest amount on a single building in the United States.

WHAT is the matter with the profession in Iowa? W. A. Hawley, of Marshalltown, has located at Pittsburgh; F. M. Ellis, of Marshalltown, at Omaha; W. F. Hackney, of Des Moines, at Kansas City (branch office). W. L. Plack has gone to Philadelphia, and J. S. Blake has gone to Omaha.

THE recent quarrying, cutting and polishing by the Syenite Granite Company, of a granite shaft 42 feet 6 inches long, by 4 feet 6 inches in diameter, is illustrative of the use and possibilities of granite as a building material, particularly where large stones possessing great strength are required, and in quantities.

THE partnership of the firm of Wm. M. Dee & Son has been dissolved, and W. E. Dee has established himself at 160 La Salle street, as a licensed sewer builder for Chicago and suburban towns. If long experience in the business, and a wide acquaintance in the building trade is any guarantee of success, it can safely be predicted for Mr. W. E. Dee.

THE Raymond Lead Company, of Chicago, have recently contracted to furnish their patent compressed lead sash weights for Mrs. Mark Hopkins' palace, Great Barrington, Mass.; the Equitable Life Insurance building, New York; the Phoenix Insurance building, Chicago, and have received large orders from Washington, D. C., and Cincinnati, Ohio.

FREDERIC TUDOR (and not as was printed recently, Henry Tudor) is the name of the steam heating firm of New York and Chicago, who have done a large amount of work in Chicago, where a list of the more important buildings fitted with their excellent system was given. Their Chicago representative reports a fair amount of work already in sight for the coming season.

MESSRS. FROST & ADAMS, of Boston Mass., are introducing a novelty that is of interest to architects, civil engineers and draughtsmen. It is called the "universal ruler and section liner," and is capable of drawing accurately and uniformly, parallel lines, curved and irregular work, parallel circles, shading lines—in fact all lines common to drawings made by each of these professions. The device carries with it all the evidence of simplicity and durability.

THE Ainsworth pipe and boiler covering appears to be meeting with a general appreciation. At the Deering works, at Deering Station, where other coverings have failed to give satisfaction, this covering has been adopted over the entire works. It has also been adopted by the Chicago and North-Western railway for their office building, the A. T. Ewing building, corner of Franklin and Adams streets, the Fairbanks Canning Co., the L. C. Huck Malting Co., the Weiss Elevator, St. Luke's Hospital, and other prominent concerns.

A CIRCULAR has been received to the effect that Architects Van Leyen & Preston, of Detroit, have formed a copartnership, and opened an office at 100 Griswold street, in that city. Mr. Edward Van Leyen, who has been head draughtsman in one of the leading architectural offices in Detroit, will give his principal attention to the office. Mr. Charles Preston, having been connected with leading firms of Cleveland, Ohio, and other cities, and devoted most of his time to superintending, will give his principal attention to outdoor work generally. The new firm is deserving of success.

A BILL has passed the Wisconsin legislature which provides that any architect who shall draw plans for, or superintend the construction of any hotel, church, school house or building to be occupied by wage-earners, and not supply such building with fire escapes and swinging doors, shall be fined \$25 for the first offense and \$100 for each subsequent offense; and any person or persons constructing a building on defective plans, without outward swinging doors, shall be fined \$100. Nothing seems to be said about the owner's responsibility in the matter, or about his cheapening his building sufficiently to cover the cost of fire escapes.

THE sales of boilers made by The Babcock & Wilcox Co. during February 1887 include: F. Probst & Co., New York City (for export), fifth order, 82 horsepower; Wise Bros., Baltimore, Md., 102 horsepower; J. & R. Meily, iron-masters, Lebanon, Pa., 208 horsepower; Lickdale Iron Co., Lickdale, Pa., 450 horsepower; Forest City Sugar Refining Co., Portland, Me., second order, 140 horsepower; Columbia Rolling Mill Co., Watts, Pa., 136 horsepower; Mahoning Rolling Mill Co., Danville, Pa., second order, 125 horsepower; Arlington Mills, Lawrence, Mass., 2880 horsepower; Gordon, Strobel & Laureau, limited, Philadelphia, Pa., third order, 45 horsepower; The Alabama & Tennessee Coal and Iron Co., 1872 horsepower; Judson Manufacturing Co., San Francisco, Cal., second order, 292 horsepower. Total, 6,332 horsepower.

A RECENT contributor to the Chicago *Herald* has written as follows: "For thoroughness of equipment, precision of time, attention to the comfort of the passenger, there is no road so satisfactory as the Burlington. Run on its line; a station and a time-card tell the hour. It shows everywhere the effect of masterful, practical management." Had the writer added: Through trains, equipped with dining cars, through sleepers and attractive coaches, are run over its lines between Chicago, Peoria, or St. Louis, and Denver, Lincoln, Omaha, Council Bluffs, Kansas City, Atchison, St. Joseph, St. Paul and Minneapolis—had this one sentence been added to those above quoted, the writer would have unconsciously given a complete epitome of the reasons why the Burlington Route, C. B. & Q. R. R., is so extensively patronized by all classes of travel, not only to the points mentioned, but via its lines to the Rocky Mountains, the resorts of Colorado, California, and the Pacific coast, as well as to the City of Mexico, Manitoba, Portland, and Puget Sound points.

MR. JOHN A. COOPER, formerly secretary and treasurer of the Union Brass Manufacturing Company of Chicago, has purchased of that company

its department for the manufacture of architectural and miscellaneous brass goods, retaining the present shop, Nos. 91 and 93 Ohio street. Mr. Cooper was for twelve years with the Pullman Company, latterly in the construction department, where his practice in the details of the ornate interiors of the moving palaces will serve him in good stead in the new enterprise. He has associated with him the former superintendent, Mr. John D. Duffy, well known to the architectural world as superintendent of the construction of some of our finest buildings. Their references speak for them most practically in the work done at the Merchants' Loan and Trust Company's bank, that of S. A. Kean & Co., the Commerce building, the Phoenix building, the Union League Club-house, the Northwestern Mutual Life Insurance Company's building at Milwaukee and many others. The style of the new concern is the Union Brass Architectural Works, and we commend them cheerfully to the profession.

RECOGNIZING the want in the market of a laundry tub that should not, from its costliness, be impracticable except in the most expensive buildings, and that would obviate the unwholesomeness and annoyances, such as leakage, etc., of the wooden boxes commonly used and called laundry tubs, Messrs. McShane & Co., the well-known dealers in plumbers' supplies, of Brooklyn, New York, have invented and put upon the market a stone-ware laundry tub, which they call the "Crown Stoneware Laundry Tub." The success of their enterprise has recently forced them to occupy new and larger quarters, wherein they are able to produce one hundred of these tubs daily, using up ten tons of material per day. They employ a large force of men, manufacturing, packing and shipping these wares to all points of the Union. The material is a special composition of their own, and which they put to every conceivable necessary test of strength and durability, such as heat and cold, concentrated lye, washing soda, and in every case without the slightest injury to the tubs. Messrs. McShane & Co. claim for their goods strength, durability and cleanliness, at a cost no greater than that of a properly made wooden laundry tub.

Synopsis of Building News.

Akron, Ohio.—Architects Weary & Reamer report work with them booming, though nothing doing in Akron. Have prepared plans for a large court house, jail, and sheriff's residence in Pickaway county; cost \$40,000; jail and sheriff's residence for Huron county; cost \$30,000; Children's Home for Summit county; cost \$35,000; church in Apple Creek; cost \$8,000.

Albert Lea, Minn.—Architect Dunham, of Burlington, Iowa, is preparing plans for court house to cost \$60,000.

Austin, Ill.—Architect Fred Schock has prepared plans for a library building which will contain, in addition to the library room, a spacious club and reception rooms.

Bloomington, Ill.—Architect George Miller is preparing plans for additions to the convent on Chestnut street. A large wing is to be added and the whole building raised to three stories with slate roof.

Boston, Mass.—The boards of directors of the Boston & Maine, the Eastern, the Boston & Lowell and the Fitchburg Railroads have under consideration plans for the construction of a mammoth union depot. The cost of the structure proposed will be \$5,000,000. The plan which it is thought will be most favorably considered contemplates the building of the station in Haymarket square, upon the site of the present Boston & Maine depot. It is proposed to run sixteen tracks into the building, making room for two hundred passenger cars made up into trains under the roof. The design is similar to that of the Pennsylvania depot in Philadelphia. The tracks would be elevated so as to cross the intervening streets at a height of fourteen feet. To accomplish this it will be necessary to do away with the drawbridge on the Boston & Maine over Millers' river, for which a proposition will be brought before the legislature. This bridge is not much used, not more than one vessel passing through it in three days, but it brings to a stop two hundred and twenty-five trains a day.

Buffalo, N. Y.—Architect E. H. Kelly reports: Repairs and additions to 369 Michigan street, Mary Darby owner; to cost \$14,000; J. S. Spencer, contractor. Store and flats and hall, for J. R. McDowell, corner of Main and Cooper streets; cost \$7,000; J. S. Spencer, contractor. Brick dwelling for Mary Wetmore, 149 Franklin street; cost \$13,000; H. T. Smith, contractor. On Music Hall lot, Franklin street, dwelling for L. Marvin; cost \$12,000; contractor, J. Driver.

Chicago, Ill.—Architect George Beaumont, reports: Four brick residences on Lake avenue, west of Forty-third street, for W. A. Lowden; cost \$25,000. Three brick and frame residences in Lake View for Mrs. Annie Schoen; cost \$10,000. One brick and frame residence for John Pedgrift; cost \$5,000. One stone and frame residence in East Saginaw, Mich., for J. C. Caskey; cost \$10,000; contracts all let. Preparing plans for alterations and additions to residence in Lake View for B. F. McConnell; cost \$4,000.

Architect Andrew Spence has prepared plans for five dwellings, four story, brick with brownstone trimmings, 18 by 45 each; and five-story brownstone flat building, to be erected on Sixty-fourth street, for Prof. Smith; to cost \$90,000. And on the boards, plans for five-story brownstone flat building, 25 by 75, on Ninety-eighth street, for J. H. Sommerhays; cost \$25,000.

Architect W. W. Boyington, reports: Plans three-story and basement flat building, 30 by 80, pressed brick with terra-cotta trimmings, to be erected on Michigan avenue, near Twenty-fourth street, by H. H. Blake; cost \$15,000; contract let. Three-story and basement residence, 25 by 75, pressed brick and brownstone trimmings, for J. B. Harris, at Michigan avenue and Thirty-sixth street; cost \$15,000. Three-story store and flat building, 25 by 60, pressed brick and terra-cotta, location Center and Fremont avenues, for S. T. Johnson; cost \$7,000. Three-story and basement addition, store and flats, 44 by 92, pressed brick and terra-cotta, location Englewood, for J. Ingram; cost \$18,000.

Architects Meredith & Bussell, who have just located their office at room 88, No. 159 to 161 La Salle street, have prepared plans for a two-story and basement frame cottage, 28 by 48, to be built for Mr. S. B. Meredith, on Sheridan avenue near Sixty-sixth street, Woodlawn Park; cost \$4,850. Building is to have galvanized iron cornices, electric bells, stained glass, etc.

Architect C. M. Palmer, reports: Plans prepared for D. F. Anderson, for a block of eight two-story dwellings, 20 by 38, to be erected at once on Spaulding avenue and Twenty-first street, facades to be of pressed brick, with cutstone and terra-cotta trimmings, interiors provided with closets, baths, stained glass, hot air heat, electric bells, etc.; cost \$3,500 each.

Architect H. R. Wilson has made plans for four-story block of stores and flats, 135 by 96, to be built at the corner of Lincoln and Garfield avenues, for W. H. Thomas & Sons, facade to be of Anderson pressed brick, with Bedford stone trimmings, marble mantels, elevator and modern improvements; cost \$50,000. On the boards: Plans for a two-story residence on Vernon avenue, south of Thirty-fourth street, to have pressed brick front, with Marquette stone trimmings, Marquette rock face basement, interior hardwood finish first floor, electric bells etc.; cost \$6,000.

Architect F. R. Schock, reports: Plans three-story flat building, 22 by 33, Anderson pressed brick and stone trimmings, to be erected at 3321 State street; cost \$8,000. Frame residence, 30 by 50, to be erected at Austin; cost \$7,000.

Architect A. Smith reports: Plans two-story flat building at Warren avenue near Leavitt street, for C. H. Jordan; cost \$14,000. Connecticut brownstone first story, upper story pressed brick and brown stone trimmings, copper ornaments and embellishments. Vault at Graceland cemetery for H. Ahrens; cost \$6,000.

Architect Adolph Pfeiffer, reports: Plans for four-story store and flat building on 2805 Third avenue, for A. Rinschler; cost \$16,000. Five-story brick tenement building to be erected on Brook avenue, for H. Hunderheim; cost \$5,000. Two five-story brick

with stone fronts, flats, to be erected on One hundred and Fifty-fifth street, east of Lincoln avenue, for R. Helmke; cost \$17,000. And a similar flat building for same owner, to be erected on Alexander avenue and One hundred and Forty-second street; cost \$25,000. Five four-story brick and stone flats, 20 by 60 each, to be erected on One hundred and Fifty-second street and Courtland avenue, for J. and M. Hoffman; cost \$45,000.

Architect W. L. Carroll has prepared plans for a three-story flat building, 42 by 62, to be erected by R. Labrocco at 195 Ewing street; cost \$10,000.

Architects Ackerman & Sunderland report: Plans for factory building for T. Hennessey, on Desplaines street near Polk, to be two stories, 50 by 100; cost \$10,000. For three-story and basement residence to be built on Michigan avenue north of Sixteenth street. The facade will be of blue Bedford stone, foiled by copper and red slate. The interior will be finished in hardwoods in solid and elegant styles; cost \$50,000. For two-story store and flats, 40 by 60, to be erected by Sparks & Gross at 302-304 Thirty-ninth street; cost \$3,500. Three-story store and flats to be erected by W. Engelbrecht at 832-834 Twenty-first street; cost \$20,000.

Architect Wm. Thomas has prepared plans for four two-story brick dwellings to be erected at 818-824 West Jackson street, for Mrs. J. Brooks; cost \$18,000.

Architects Enders and Warneke have prepared plans for three two-story pressed brick and brownstone houses, to be erected at 3727-3731 Ellis avenue, for Mrs. C. Cook; cost \$25,000.

Architect J. H. Carpenter has prepared plans and is taking figures on: Four two-story dwellings 75 by 70, to be erected on Robey street, between Adams and Jackson; cost \$15,000. Two-story and attic dwelling on Sixty-seventh street and South Park avenue; cost \$6,000.

Architect P. W. Ruehl is preparing plans for a pressed brick residence with Connecticut brownstone trimmings, 22 by 50, for Dr. Luka, to cost \$5,000.

Architect C. H. Gottig reports plans for store and flat building, to be built by P. McManus, at 443-445 South Halsted street; cost \$15,000.

Architects Cole & Dahlgren report: Plans dwelling for Dr. J. F. Thompson, on Ellis avenue near Forty-third street; cost \$10,000. Store and flat building to be built at Ravenswood for W. G. Stevens; cost \$5,000.

Architect T. V. Wadskier reports: Plans for two-story factory building, 100 by 130, to be built by J. M. Williams at 234-244 Newberry avenue; cost \$18,000.

Architect J. Duncan reports: Plans for ten-story office building, to be erected on Quincy street near Dearborn, area 75 by 60, pressed brick, front trimmed with blue Bedford stone and terra-cotta; elevators, etc.; mason work by J. Downey; carpentry by Wm. Mayor; also adjoining at 217-225 Dearborn, two-story addition; cost \$100,000.

Architect A. F. Boos reports: Plans for three-story flat building to be erected at 269 Dayton street, for F. E. Oppitz; cost \$7,500. Two two-story dwellings, 40 by 27, to be erected at 135-137 Hamilton avenue for L. J. Diven; cost \$4,000. Three-story store and flats to be erected at 110-112 Market street for C. Johnson; cost \$6,000. Six two-story dwellings, 34 by 100, to be erected at 224-234 Hoyne avenue for C. H. Wilson; cost \$12,000. Five-story factory, 50 by 160, to be erected at 108-200 South Clinton street for Warren Springer; cost \$40,000. Two two-story dwellings, 40 by 35, to be erected at 189, 191 Irving avenue for Mrs. S. Webb; cost \$4,500. Two-story flats, 35 by 75, to be erected at 129-133 Thirtieth street for J. J. Mix; cost \$8,000. Three-story flats, 48 by 44, to be erected at 282-284 Robey street for H. J. Johnson; cost \$7,500.

Architects Ostling & Bourgeois, J. Woodstrom, builder, have prepared plans for a three-story flat building on West Erie street near May, now in course of construction, St. Louis pressed brick, rock face Bedford stone trimmings, stained glass, marble mantels, etc.; cost \$10,000. Also three-story and basement flat, 26 by 60, southeast corner of Wrightwood and Racine avenue, Lake View, for J. Dethke; cost \$6,000. Also two-story flat building, 22 by 62, for Miss Curle at 479 West Congress street; cost \$5,000.

Architects Sprague & Newell report: Plans for five dwellings to be erected on Oakwood avenue; white brick Connecticut brownstone trimmings, mantels, electric bells, etc.; cost \$20,000.

Architect J. Otto has prepared plans for the following, under construction: Three-story and basement apartment building, 22 by 63, for M. Welsh, pressed brick front, Lemont stone trimmings, at No. 175 Oak street; cost \$7,000. Three-story flat building on Diversy avenue near Clark street, for J. Gustason; cost \$9,000. Double three-story and basement structure at 246-248 North State street, two stories and four flats, 45 by 90, store-fronts iron and plate glass, building front pressed brick, Marquette stone and terra-cotta trimmings; cost \$17,000. Stone church building for the Swedish Lutheran Society of Batavia, Ill., area 42 by 85, spire 125 feet; cost \$20,000. Three-story flat building, 44 by 82, Bedford stone facade, at Portland avenue between Thirtieth and Thirty-first, for Carlson & Gustason; cost \$14,000. Three-story flat building, 22 by 50, pressed brick with stone trimmings, at Sedgwick street near Oak, for Mrs. McCarthy; cost \$7,000. Three-story flat building, 22 by 52, pressed brick and stone trimmings, for G. Anderson on Portland avenue.

Architect H. B. Wheelock reports: Plans for four-story and flat building, 250 by 100, to be erected on the corner of Halsted and Monroe streets for Chas. Morrison; the front is to be of pressed brick trimmed with stone and terra-cotta; the design provides for bays—a large circular bay terminating with a tower on the street corner; cost \$150,000.

Architect F. Ahlschager reports: Plans for four-story hall building, 57 by 125, Anderson pressed brick front, trimmed with buff Bedford stone, to be erected by Yondorf Bros. at 163-167 East North avenue; cost \$70,000. Two-story and basement residence, 32 by 48, rock face Lemont stone basement, frame above, wood mantels, electric bells, etc., to be erected on Indiana avenue and Sixtieth street by W. S. Calhoun; cost \$6,000.

Architect J. H. Huber reports: Plans two three-story basement and attic dwellings, 59 by 39, pressed brick facade, stone basement, mantels, electric bells, furnaces, etc., to be erected on State street near Walton Place; cost \$12,000. For alterations and addition to hall corner of State and Thirtieth streets; cost \$7,000.

Architects Schaub & Berlin report: Plans for four-story and basement store and flat building, 27 by 100, Anderson pressed and ornamental brick, brown Bedford stone and terra-cotta trimmings, stained glass, electric bells and modern improvements, to be erected corner of Wel's and Locust streets, for I. L. Ide; cost \$15,000. Three-story and basement flat building, 32 by 58, Anderson pressed and ornamental brick, terra-cotta trimmings, marble mantels, electric bells, etc., to be erected by J. Weisenberger on North Franklin street; cost \$9,000.

Cincinnati, O.—Reported by Lawrence Mendenhall.

Cincinnati is just enjoying her first exhibition of architectural studies. While it is a display made by one firm only, Buddemeyer, Plympton & Trowbridge, yet their name alone is a sufficient guarantee of its merit. Emery H. Barton, one of our leading art dealers, has fitted up a beautiful aesthetic gallery in his store, which was secured for the exhibition. Jas. Trowbridge, of the firm, is one of our best water-colorists and has certainly shown a thorough knowledge of architectural coloring in the nineteen dainty bits of water-color perspectives. Mr. Plympton and Mr. Buddemeyer both show their proficiency in the six pen and ink and black and white drawings. To make the exhibit still more attractive several charming photographs of houses planned by and erected under this firm's supervision, are exhibited by Mr. Arthur Le Boutillier. In the plans and elevations, ten in number, great care has been taken to combine beauty and economy of space, with good construction. The tout-ensemble speaks praise for all concerned and let me hope that other architects will fall in line and allow the works of their hands and genius serve as studies for architectural students.

At the present writing indications point to a general strike in the building interests, which will prove disastrous to the boom. The strike of the bricklayers last summer drove many plans for flat buildings out of the market. These, in addition to many others, are again on the market and the mechanics are simply killing the goose which lays the golden egg by their extremely asinine course. The architectural iron-workers are already striking for ten hours' pay for nine hours' work, and the first of April will find other branches out. If there are wrongs to be rectified, the contractors owe it to themselves and the public to do it, but if not, the demand is equally imperative to stand firm. Cincinnati is growing and nothing must be done that will retard the growth.

Architects Samuel Hannafoad & Sons, report: Pressed brick store, six stories high, for James Glenn, 25 by 122 feet, to be erected at Fifth and Sycamore streets; also store for same gentleman, to be erected on the North side of Fifth, between Vine and Race streets; brick and iron front, 30 by 100 feet; double dwelling for W. F. Thorne, to be erected on west Eighth street; college building at Cedarville, O.; Turner Hall at Terre Haute, Ind.; block of stores and flats for B. H. Hayes, Waynesville, O.; remodeling building at northwest corner Fourth and Plum streets; adding two stories and building twenty feet additional on the north for office building, for H. W. Derby.

Architect A. O. Elzner, formerly superintendent of the new Chamber of Commerce building, has opened an office of his own and already has his time well employed.

In the competition for the Detroit Museum of Art, this gentleman was awarded the second prize of \$300,000. The design speaks volumes of praise for Mr. Elzner, who is rapidly acquiring that boldness of treatment of architectural subjects peculiar to his former tutor, the late H. H. Richardson. Among the plans on his boards are the following:

The Kennedy Heights Syndicate is having plans drawn for a hotel 43 by 93 feet to be built of frame and half timber. It will contain twenty-eight bedrooms besides all offices, dining and breakfast halls, closets, baths, kitchens, etc., and all modern improvements. The combinations here are quite striking and harmonious; cost \$15,000. Stable built of brick and stone, with all conveniences, for Harley T. Procter, Esq., cost \$6,000. Miss Clara E. Nourse will build a block of three dwellings of frame containing nine rooms each; cost \$8,000.

The Duhme Estate will build a pressed brick and iron front building five stories high for store purposes. W. H. Evans, Esq., will build a frame residence of ten rooms, two and a half stories high, hardwood finish, slate roof, etc.

Chas. Hofer, Esq., of Avondale, O., will build a store and flat building, to be three stories high and of brick.

Hazen Manufacturing Co. will build a factory five stories high, 70 by 50 feet.

Architect W. W. Franklin reports taking bids on Hartwell School House; J. Sweetzer, two small cut shingle dwellings to be erected at Kennedy Heights, to cost \$3,000 each; frame dwelling for F. V. Andrews, to be erected in the same place to cost \$3,000; also frame dwelling for Chas. Green, same place, to cost \$3,000; hotel at "Coney Island of the West," to contain thirty rooms, billiard room, etc., frame, to cost about \$12,000; four story brick flat with two stores for Gus Alms to be located at the southeast corner of Liberty and Race streets; William Ulrich, dwelling and workshop, No. 382 Freeman avenue, brick, cost \$3,000; an addition to Abe Steinau's dwelling on Gilbert avenue, Walnut Hills.

Architect S. E. Desjardins reports: Chapel for the sisters of the Good Shepherd, Carthage, O., contract let, to cost \$16,000; stone and tile dwelling for Charles F. Loudon, to be erected on Forest avenue, Avondale, to cost \$14,000; Frame dwelling for W. H. Page, Norwood, O., to cost \$5,000; frame dwelling for R. T. McComas to be located near Linwood, to cost \$3,000; and letting the contracts for Bellevue school house, to cost \$15,000. He is making sketches for other buildings.

Architects G. and A. Brink report: Three and a half story brick tenement for C. Grote, with stone trimmings, to be erected on McMicken avenue near Vine street, to cost \$10,000. Fred. Schorr, owner; three and a half story brick tenement for Mrs. Saunders to be erected at 87 Oliver street, to cost \$7,000, and two and a half story brick dwelling to be located on Isabella street, Newport, Ky., for Henry Veith, to cost \$3,500.

Architect Emil F. Baude reports: Three story brick dwelling to be erected on Carlisle avenue for Henry Helmig, to cost \$5,700; two and a half story dwelling, same avenue for Mr. Behrens, to cost \$4,800, and two and a half story brick dwelling for John Kennedy, to be erected at Camp Washington, to cost \$3,000.

Architect M. Rumbaugh reports: Two and a half story brick dwelling for M. Rein to be located in Coryville, to cost \$4,500, and remodeling First National Bank, Findlay, O., to cost \$5,000.

Architect Theodore A. Richter, Jr., reports: Chas. Dauner, two-story frame dwelling, to be erected in Avondale, cost \$2,000; J. J. Brackman, two-story frame dwelling, six rooms, to be erected on Browne street, cost \$3,000; and two and a half story frame dwelling for Chas. R. Parker, to be erected at Sedamsville, O., cost \$2,000.

Architect W. Stanton Robinson is making sketches. He recently opened an office at No. 5 West Fourth street. He was formerly in the office of Architect Theodore A. Richter.

Architect W. S. Archer has opened an office at 532 West Fifth street. He is making plans for a frame dwelling for A. M. Warner, to be erected on Walnut Hills, cost \$3,800, and has finished plans for a dwelling to be erected at Sterling, Kansas. He is making sketches.

Architect Emil G. Reuckert reports: Three story brick dwelling, south side of Bank, near Central avenue, for John V. Maescher, to cost \$6,300, let; Fred. Frech, three and a half story and basement brick tenement, south side of Buckeye, near Oak street, to cost \$7,800, let; Chris. Von Seggern, three story stone front residence to be located on Elm near Fourteenth street, to cost \$6,000; school house and hall to be located on the corner of Pendleton and Abigail streets, for St. Paul's church, to cost \$14,400; five and a half story iron front building to be located on the northwest corner of Twelfth and Jackson streets for A. and J. Doeschner, to cost \$9,000, size of lot, 27 by 33 feet; two and a half story brick dwelling for George W. Schneider to be erected in Cumminsville, to cost \$3,500; two and a half story frame dwelling for Chas. Weber and others to be erected on Euclid avenue, Coryville, to cost \$3,500 each, and ice house for the Foss, Schneider Brewing Co., to be erected in Virginia.

Architect W. Martin Aiken reports: Cottage for John V. Lewis, shingle, 50 by 65 feet, two and a half stories high, to be located at Nonquit, Mass., finished in cypress, yellow poplar and Pine, cost \$7,000; alterations for Matthew Addy, stone porches, terraces, etc., Mt. Auburn; L. C. Weir, brick and plaster two and a half story dwelling, to be located on Mt. Auburn, slate roof and hardwood finish inside, to cost \$8,000; making sketches for others.

Denver, Col.—Architect D. McD. Graham reports the prospects for the coming year good. A moderate "boom" is expected, with plenty of workers to carry it on.

Des Moines, Ia.—Architects Foster & Libbe have reported plans for improvements to the opera house, to cost \$10,000. A block of two stores in East Des Moines, for L. Graham, of Grinnell, to cost \$9,000.

Detroit, Mich.—Architect W. G. Malcomson has prepared plans for a factory building for the Peninsular Lead Company, to cost \$20,000; M. Bluy & Son, contractors; also for a brick store building, to be erected on Woodward avenue, by S. K. Taft; cost \$10,000.

Architect J. McGregor has prepared plans for a brick shop building for the Michigan Car Company, to be erected on Clark street; cost \$10,000. H. Carew, contractor.

Architects W. Scott & Co. have prepared plans for a brick barn and stables, to be erected on Lafayette avenue, by J. Stanley; cost \$12,000; Topping & Fischer, contractors.

Fargo, Dak.—Architect W. W. Boyington, of Chicago, is preparing plans for a two-story brick-veneered residence, 40 by 60 feet; to be erected for Mrs. O. J. DeLendrie; modern conveniences; cost \$10,000.

Fort Smith, Ark.—The government is building a three-story brick jail, 43 by 93 feet; to cost \$40,258; to be completed in seven months.

Fort Wayne, Ind.—Architects Wing & Mahurin report prospects good for the coming season. The following work is on the boards, ready for bids, and under way: For H. C. Berghoff, two-story and basement frame, 38 by 60 feet; cost \$5,000. For T. B. Shoaf, three-story and basement brick store building, 37 by 110 feet; cost \$5,000. H. Seimon, three-story brick store building, 25 by 60 feet; cost \$4,000. For R. T. McDonald, two-story and basement frame cottage, 38 by 60 feet; cost \$3,000; with several less expensive structures.

Frankfort, Ky.—Architect McDonald, of Louisville, has prepared for the Commissioners Public Schools, plans for a two-story Colored Normal School building to be 56 front by 40 deep. The walls are to be of brick, trimmed with limestone. Estimated cost \$8,000. Bids are invited.

Hastings, Neb.—Architect C. C. Rittenhouse has prepared plans for two-story and basement school house, brick, with cutstone trimmings; cost \$23,000; construction to be commenced at once; general contractors, Scales & Clark.

Joliet, Ill.—The outlook for the coming season is reported as good and promising.

Architect Julian Barnes reports the following plans prepared and on the boards: Three-story and basement store and office building, 44 by 80 feet, brick and stone; for Abbott & Reichmann; cost \$15,000. Two-story and basement store and tenement building, 60 by 126 feet, brick and stone; for McDermit & Swigert; cost \$13,000. Two-story double frame tenement, 44 by 60 feet; for G. Greenbaum; cost \$4,000. Two-story residence, 30 by 50 feet, for A. Sanderson; cost \$3,500. Two-story residence, 32 by 48 feet, for Wm. McDermit; cost \$3,500. Two-story residence, 28 by 44 feet, for A. Vance; cost \$2,000. Two-story residence, for H. B. Jackson; cost \$2,225.

Kansas City, Mo.—Architects Van Brunt & Howe are preparing plans for the Kansas City Club building to be erected on the corner of Twelfth and Wyandotte streets; cost \$100,000. It is to be four stories high, brick with red sandstone trimmings, Romanesque style, with Gothic additions. The interior is to have billiard hall, card rooms, bath rooms, bowling alleys, suites of chambers, toilet rooms, dining rooms, cafes, etc. A great feature will be a summer garden situated directly over the billiard room, surrounded with a facade of Corinthian pillars, supporting highly sculptured entablatures. It is to be lighted by a number of incandescent lamps.

Architect C. F. Kirby reports: Plans for a church to be built on Nineteenth and Woodland streets; cost \$15,000. Double dwelling for W. H. Collins; cost \$10,000. Three-story residence for Rev. S. O'Brien Lowry; cost \$10,000.

Secretary F. A. Hotch reports: A Y. M. C. A. building to go up early in the spring. Exterior pressed brick with stone terra-cotta trimmings, and other elegant accessories; to cost \$75,000.

Little Rock, Ark.—The Missouri Pacific Railway is to commence the erection, immediately, of immense brick shops at Argenta, opposite Little Rock; also a three-story brick hotel at Van Buren, Ark.

Logansport, Ind.—Architects Crain & Knikel report: Outlook good for a busy season if labor strikes do not intervene. The following ready for bids and on the boards: For Geiger Bros., three-story brick and stone building, terra-cotta trimmings, tin roof, 22½ by 110 feet; cost \$6,000. For George Strecker, three-story brick and stone building, terra-cotta trimmings, tin roof; cost \$6,500. For Charles Wats, two-story frame building 36 by 51 feet; cost \$3,000. For E. D. Closson, brick and stone addition 30 by 36 feet; cost \$3,000. Addition to Lutheran church at La Porte; cost \$5,000.

Louisville, Ky.—The activity in the real estate market during the last two weeks of March has attracted attention outside of the city, and it is claimed that capitalists from abroad will largely invest here and replace some of the dilapidated business houses with new structures. This would be a welcome move in the right direction, as Louisville can boast of having less suitable business houses than any other city of her size. So far the weather has been too changeable to admit of constant outdoor work, and consequently but very little has been started. The bricklayers are again renewing their demands for ten hours' pay for nine hours work, and from all appearances house building will cost from 15 to 20 per cent more this year than last. Most architects are busy with new buildings, and a few business houses are spoken of. The different lodges of Odd Fellows have incorporated an organization for the purpose of erecting a widows' and orphans' home, similar to the Masonic Home in this city. The building is to cost not less than \$100,000. The chief engineer of the Pennsylvania Central Railroad has been in this city surveying ground on which to erect new freight houses and a round house for the I. M. & I. R. R.

Architects McDonald Bros. have prepared plans for a four-story addition to factory, 50 by 195 feet, brick, for Avery & Sons; cost \$16,000. Two-story residence for A. Harmon, on Second and Magnolia streets, 30 by 65 feet, brick, red sandstone trimmings, galvanized cornices, electric bells, speaking tubes, stained glass, hardwood finish, tiling, etc.; cost \$6,500. For J. Owsley, two and a half-story residence on Chestnut and Twenty-first streets, pressed brick, red sandstone trimmings, galvanized iron cornices, electric bells, speaking tubes, stained glass, hardwood finish, tiling, slate roof; cost \$8,000. For J. W. Green, two-story residence on Second and Magnolia streets, pressed brick, Indiana red sandstone trimmings, closets, bath, galvanized iron cornices, stained glass, wood and slate mantels, dumb waiters, hot air heat, slate and tin roof; cost \$14,000.

Architect D. X. Murphy has prepared plans for the School Board for a three story Public School building, 60 by 100, cost \$28,000. Wm. Fichtun & Co., contractors.

Architect C. L. Clarke has prepared plans for the Kentucky Woolen Mills Co., for a two story factory addition, cost \$7,500. John Fichtun, contractor.

Architect C. F. Withers of N. Y. City has prepared for Church of the Advent plans for a one story church building, 40 by 104, to be erected on New Broadway and Baxter avenue, brick, Indiana limestone trimmings, stained glass, iron cornices, hardwood finish, hot air heat, cost about \$2,000. Bids invited.

Architect Chas. Meyer has prepared plans for C. Nollig for a three story store and dwelling, 45 by 90, to be located on Broadway and Shelby streets, brick trimmed with stone, cost \$18,000. Kimbel Bros., contractors; for C. F. Kellner, two and a half story dwelling, 40 by 75, to be erected on Broadway and Floyd street, brick trimmed with stone, closets, bath, stained glass, etc., cost \$9,000. A. N. Stouch, contractor.

Architect C. S. Mergell has prepared plans for the Highland Presbyterian Church Society for a church and Sunday school building, 50 by 75, to be erected on Broadway and Highland avenue, brick with limestone trimmings, iron cornices, stained glass, hardwood finish, hot air heat, to cost \$14,000. Bids invited.

Architect H. Wolters has prepared for E. D. Standiford plans for remodeling three story business house, 30 by 150, located on Market, near Seventh street, cost \$8,000. J. Fichtun, contractor.

Milwaukee, Wis.—Every indication points to an exceptionally good building season this year. All of the architects have more or less to do, most of them preparing plans for dwellings and cottages within pretentious figures.

H. C. Koch & Co. have on the boards: Plans for an elegant residence for G. H. Heineman, to be built on Prospect avenue, near Brady street, to cost not less than \$25,000. The walls are to be of red brick, on brownstone foundations, with terra-cotta and polished granite embellishments. Also plans for a wagon factory building, 60 by 120 feet, for G. W. Ogden & Co., to be erected on Third street between Grand avenue and Wells street; cost \$24,000. Also plans for repair shops for the L. S. & W. R. R. at Ashland; cost \$50,000. And for summer residence to be erected at Okanabee Lake, by H. G. Rogers.

Architects E. T. Mix & Co., are engaged on plans for several large projected buildings.

The following buildings are already under way: \$10,000 building on Grand ave. and 12th street, by L. Roth; three-story hotel on the site of the old William Tell House, by Ph. Best Brewing Co.

The St. Michael parish will erect a \$14,000 school building during the summer; J. H. Hinkel, a \$17,000 building on corner of State and Third streets; C. A. Beck, a \$14,000 double frame dwelling on Grand ave. and 18th street; C. Braeger, a \$7,000 three-story brick at 4th and Cedar streets; E. J. Linden, a \$6,000 brick dwelling on Marshall street; J. C. Harvey, a \$6,000 two-story frame dwelling on 18th street, between Grand ave. and Wells street. Houses costing from \$3,000 to \$5,000 are to be built by F. W. Wallace, at Webster place and Ogden street; Henry Quinn, on Astor street; C. Wadhams, on 24th street, north of Grand ave.; A. Sprengler, at 18th and Chestnut streets; Oscar Vogt, on Chestnut street, west of 18th; H. Reynolds, on Hanover street, near

Florida; Mrs. M. Schneider, at Vliet and 16th streets; W. Schmidt, at Van Moltke park; R. Ziebell, at Chestnut and 22d streets; C. Schmidt, at Walnut and 22d streets; the Rev. Wm. Köller, on 11th street; Aug. Frieske, on 8th street, between North avenue and Lee streets; K. A. Linderfelt, at Grand ave. and 26th street; L. Winer, at Sixth and Greenfield avenues; L. Carr, on 10th street, south of Sycamore; Ed. McNeill and C. D. Simons, at Cedar and 29th streets; R. Nagel, on Market street, between Juneau avenue and Knapp streets; H. Thiele, at Walnut and 11th streets; A. Hoelz, at Central avenue and 8th street; J. Petzold, at 14th street and Fond du Lac avenue; E. B. Simpson, on Wells street, between 12th and 13th; W. F. Hertzler, on Second street, between Wright and Clark; Capt. Olsen, on Greenbush street, between Lapham and Orchard.

Minneapolis, Minn.—The outlook for the coming season is very flattering. Preparations are being made to carry on the work of the Public Library building, and work has been resumed on the Minneapolis Bank building, which will be pushed to rapid completion. Ground, already, is being broken for many buildings, and all the architects are busy as nailors.

Architects Long & Rees report plans for \$8,000 residence for E. Canvet, to be erected on Laurel avenue; a \$10,000 frame residence for Mr. Baliss, to be built on Ridgewood; a three-story brick business block for E. M. Janney, to be erected on First avenue, to cost \$15,000; on the boards: plans for the enlargement of the Ardmore Hotel building, and plans for a seven-story fireproof building, to be built next to the Ardmore, on Nicollet street, to cost \$70,000. It is to have an area of 44 by 155, and consist of two stores and 120 rooms above; facade pressed brick and stone ornamentation.

Missouri Valley, Iowa.—President of School Board, J. S. Wattles, reports two-story and basement school building, brick trimmed with stone, galvanized iron cornice, slate roof; 42 by 72 feet; cost \$10,000; S. E. Maxon, of Council Bluffs, architect; building inclosed.

Montgomery, Ala.—Architect Woods has prepared plans for a number of fine residences to be built this spring.

Nellsville, Wis.—Architect C. H. Griese, of Cleveland, O., has made plans for a Lutheran Church edifice to be built here, to cost \$12,000.

New Corporations.—The Chicago Perforated Wrapping Paper Company capital stock, \$25,000; incorporators, Louis L. Munson, Stephen Munson and Fred W. Munson. The American Extract Company, at Chicago; capital stock, \$20,000; incorporators, George R. Walker, Hermann E. Stierke and Bright C. Taber; the purpose is to manufacture tannin. The American Trading Association, at East St. Louis; capital stock, \$100,000; incorporators, James F. Leighton, Jay L. Torrey and Clifford W. Darby; the purpose is to do a general commission business. The Chicago Stone and Brick Preserving Company, at Chicago; capital stock, \$10,000; incorporators, J. H. Bingham, O. T. Dahl and John Mathew. The Home Knowledge Association, at Chicago; capital stock, \$250,000; incorporators, C. Higgins, E. P. Spengler and Ola A. Lucas; the purpose is to publish periodicals and manufacture medicines. The Oakdale Creamery Association, at Oakdale; capital stock, \$2,200; incorporators, R. G. Ardrey, S. L. Coulter and J. R. Morrison; the purpose is to make a good quality of butter. A certificate was filed to record the increase of the capital stock of the Smithboro Prospecting & Mining Company, at Smithboro, from \$25,000 to \$100,000. A certificate was filed to record the decrease of the capital stock of the Grant Wire Company, at Chicago, to \$30,000. The Northwestern Electric Light and Lighting Company of Chicago, capital stock, \$200,000; incorporators, Gideon F. Lanahan, Charles T. Loring and Adolph Pike. The Western Lumber Company of Chicago; capital stock, \$150,000; incorporators, Thomas H. Shepard, Charles P. Miller and Charles T. Edger. The New York Anderson Pressed Brick Company, at Chicago; capital stock, \$200,000; incorporators, J. C. Anderson, Elisha Gray, S. R. Bingham, F. D. Everett and J. C. Cushman.

New Lenox, Ill.—Architect J. Barnes, of Joliet, Ill., is preparing plans for a residence to be erected by Mrs. S. E. Jones.

Omaha, Neb.—Architect Sidney Smith reports: Harris & Fisher, six stores and flats, 66 by 132; cost \$40,000. Three brick three-story and basement dwellings, 60 by 75, for H. M. Lovette; cost \$20,000. Frame residence for L. Bindford, 40 by 52; cost \$8,000. Block of seven two-story tenements for J. C. Smith, 34 by 148; cost \$20,000. Six three-story tenements for J. T. Hurtain, 36 by 132; cost \$25,000. Stone and brick residence for F. Nye, 36 by 60; cost \$15,000. Two stores and flats for F. J. Fitzgerald, 45 by 100; cost \$20,000. Contracts to be let this month.

Peoria, Ill.—The Peoria Bank and Exchange Company propose to commence work early in the season on a seven-story structure, 75 by 85, for which preliminary drawings have already been made. It is proposed to build the walls of solid Kicksapoo sandstone with red granite pillars and pilasters, interior tiled and wainscoted in marbles and all modern improvements. First floor for banks, upper stories for offices; estimated cost, \$150,000.

Peotone, Ill.—Architect Julian Barnes, of Joliet, Ill., has prepared plans for a two-story bank and store building, 40 by 44, brick and stone, to be erected by A. J. Linebargo, to cost \$3,000. The building is under way. J. Zeisler is the contractor.

St. Paul, Minn.—Architects Wilcox & Johnson have prepared plans for an addition to Macalester College, the central wing, with connecting cloister, to contain the main entrance, class rooms, gymnasium, etc. It will be three stories in height, with high basement, of brick and stone, and to cost \$35,000.

Wichita, Kan.—Architects Proudfoot & Bird report plans for a female seminary to be erected under the auspices of the Congregational Church; cost \$50,000. Architect G. A. Masters has prepared plans for a \$50,000 opera house.

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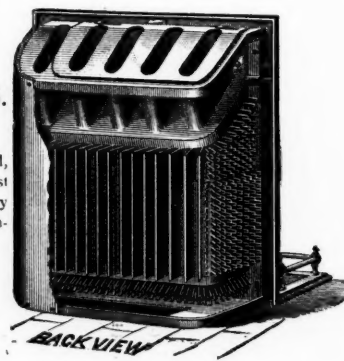
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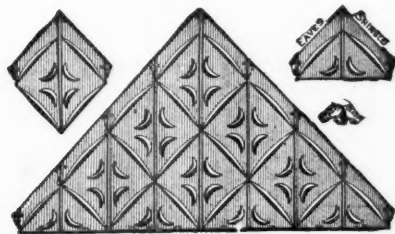
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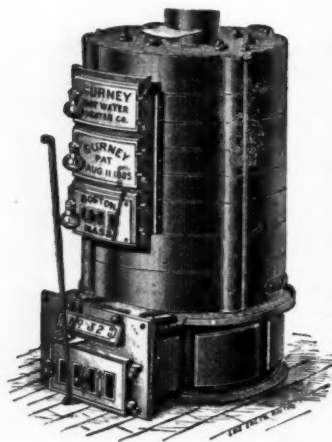
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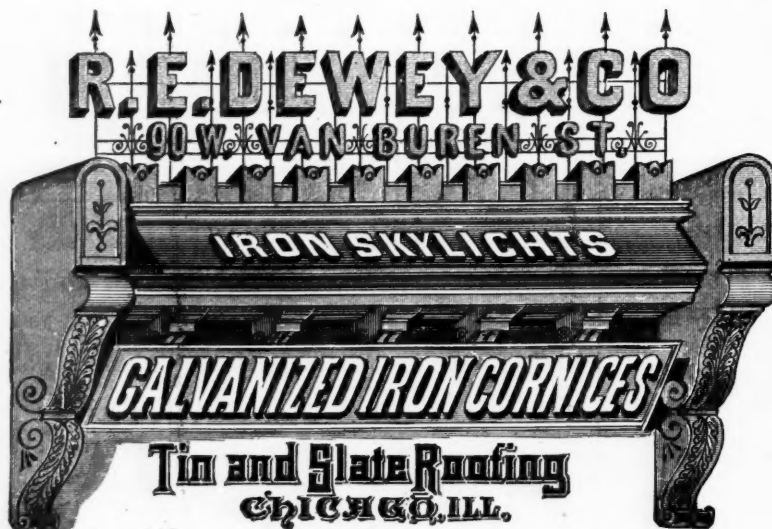
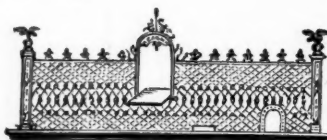
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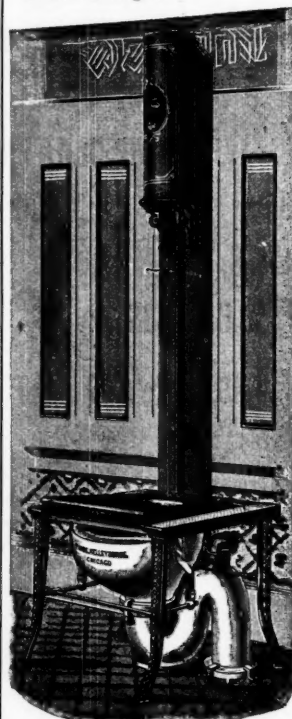
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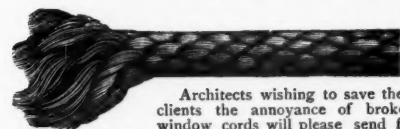
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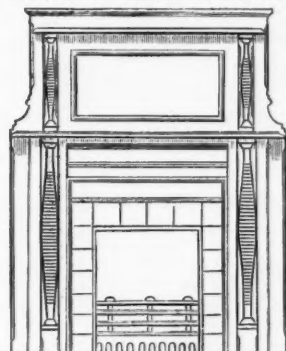
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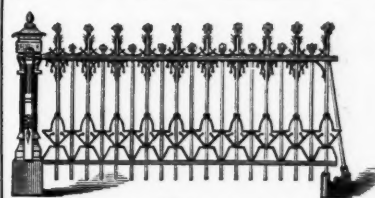
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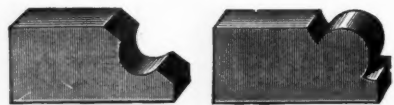
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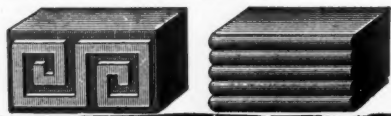
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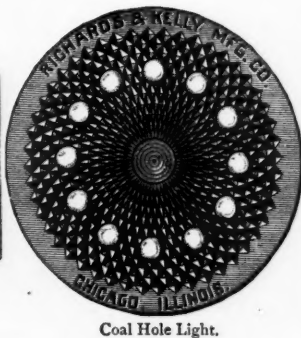
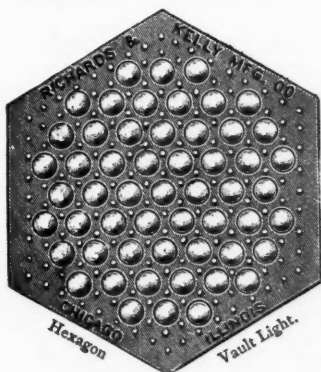
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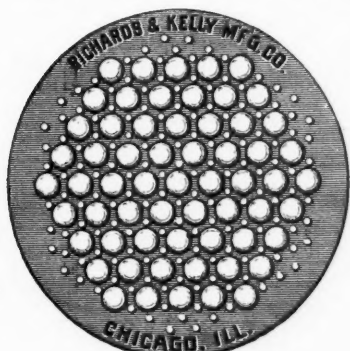


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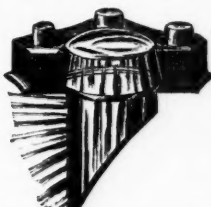
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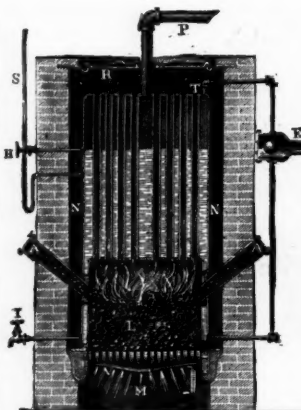
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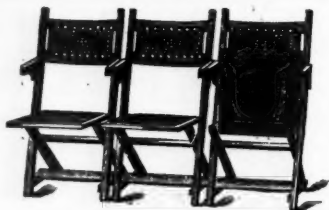
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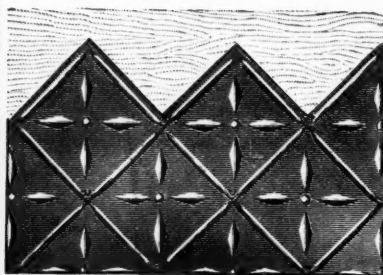
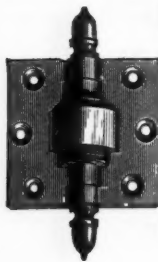
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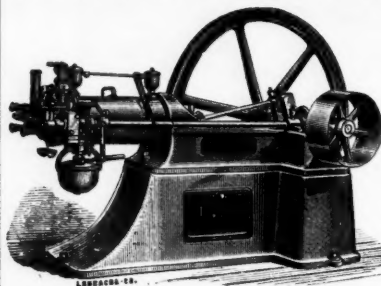
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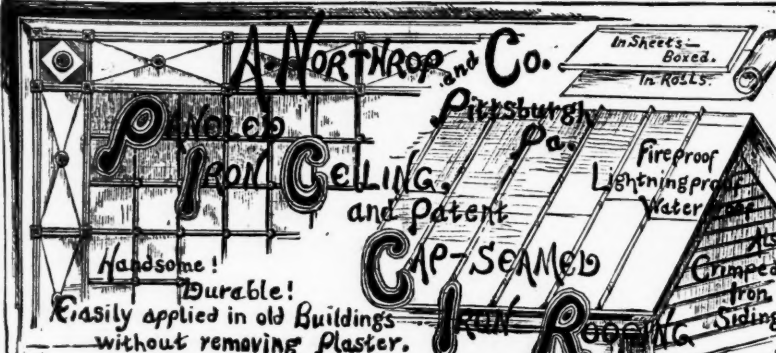
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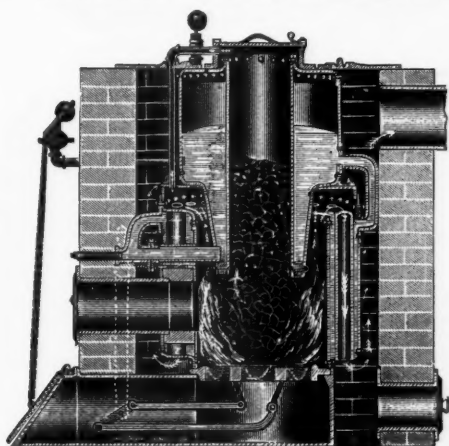
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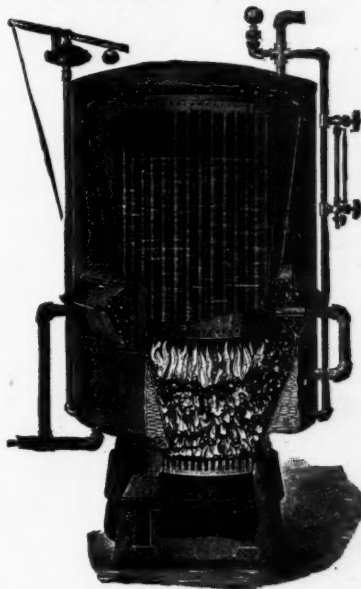
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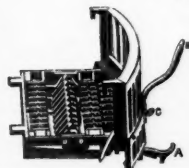
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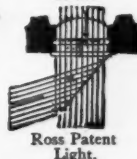
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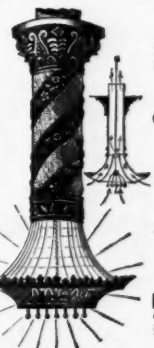
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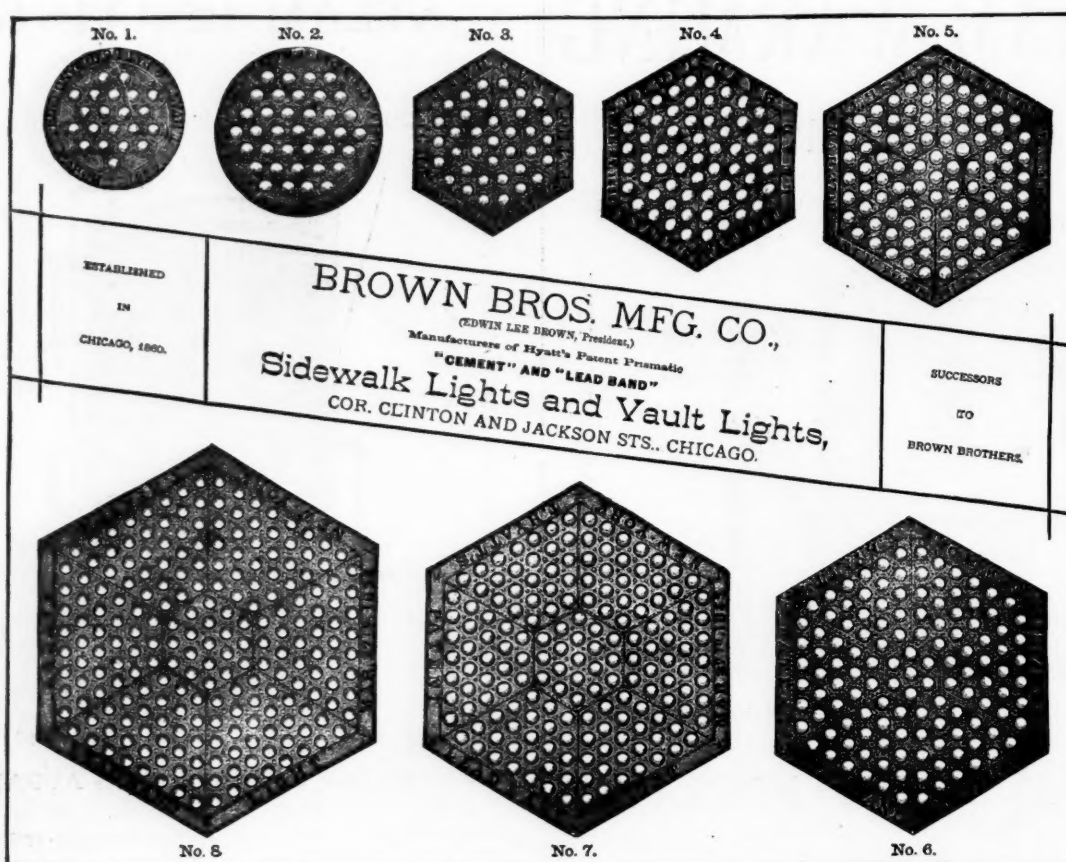
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