

THE INLAND ARCHITECT AND NEWS RECORD

Vol. XV.

FEBRUARY, 1890.

No. 1

FEBRUARY, 1890.

THE INLAND ARCHITECT AND NEWS RECORD.

A Monthly Journal (with an Intermediate News Number) Devoted to

ARCHITECTURE,

CONSTRUCTION, DECORATION AND FURNISHING

IN THE WEST.

TERMS: Regular number, \$3 a year; Photogravure edition, \$8 a year
Single copies: Regular number, 25c.; Photogravure edition (including 7 photo-
gravures), 75c. Intermediate number, 10c. Advance payment required.

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PUBLISHED BY THE INLAND PUBLISHING CO.,
19 TRIBUNE BUILDING, CHICAGO, ILL.

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The Inland
Architect's
Eighth Year
of Publication.

The present number of THE INLAND ARCHITECT commences the eighth year of the journal's publication. It is not necessary to point to the estimation in which it is held by the architects and the builders throughout the United States and its reception as an exponent of American architecture by the profession in foreign countries, or the estimate of its value as an advertising medium evidenced by the thirty-six pages devoted to the current materials and appliances used in building, except to demonstrate that its success has been phenomenal; and our thanks to the profession that has so thoroughly encouraged and aided our efforts correspondingly great. For the coming year the quality and quantity both of illustrations and reading matter will be fully equal to that of the past year and improved upon as far as possible. The index to volumes XIII and XIV, which should appear in this number, will be published in the March edition.

The
N. A. B.
Convention
at St. Paul.

The fourth annual convention of the National Association of Builders of the United States of America was held at St. Paul, Minnesota, on January 27, 28, 29. There were 119 delegates, representing thirty-three different cities and a membership of over 6,000. The proceedings, as in each of the previous conventions of this body, were characterized by parliamentary precision, well considered action and remarkable for the large number of weighty subjects discussed and intelligently disposed of. That much of this is due to the officers, and particularly to the secretary, is apparent, and though in his report the latter asks to be relieved of the great responsibility resting upon him, no amount of money or personal influence of members should be spared to retain that valuable officer. There may be a time in the future when his place can be filled without detriment to the association's interests, but we would warn the National Association of Builders that at present, among all the powerful minds that now aid in controlling and directing its affairs, there are none in whose hands it would be safe to leave the secretaryship. We say this from our knowledge of the material to be found within its membership, and of the needs of the association, a knowledge obtained through the closest possible relationship with the association since its organization.

The Legal
Feature of
the Standard
Contract.

The report of the Uniform Contract Committee of the National Association of Builders should be read carefully by architects. It is not strange that the builders are more active in the establishment of such a contract than the architectural profession, for to them it is an emancipation from a class of complicated, if not thoroughly one-sided, contracts, the legality of which, in many instances, was open to serious conjecture. But to the architect it has proved invaluable, as a clear and concise statement of his position as arbitrator between contractor and owner, and to both as the establishment of a custom where there is no law it places the building interest upon a substantial legal basis equal to the enactment of a general law. There are other questions upon which the two national associations and their affiliated local bodies can work together to advantage. The trade school question belongs as much to architects as to builders, and the subject of lien laws is, in many portions of the

country, as interesting to the architect representing the owner, as to the builder. In regard to the latter, the chapters and the exchanges in the State of Missouri have already commenced to work together in the matter. Architects can profit by reading closely the proceedings of the late builders' convention, and the builder who really wishes to advance his interests will subscribe for an architectural journal and read it carefully from month to month, that he may keep in touch with all those things which, though pertaining to architecture, are so closely allied to his individual interests that it is a serious detriment not to be conversant with them.

Payment by the Hour Advised. The position taken by the association upon the eight-hour question was such as to show beyond all other evidence how firmly the builders of the United States may trust their interests in its hands. The discussion of the question was necessary, but any position taken either for or against the system would have been most detrimental to the association's interests. On development of the fact that the tendency was toward the shortening of the hours of labor the association performed its natural function in advising its members to establish payment by the hour. It acted wisely, and members of the local bodies should read the discussion carefully and see that the opinion of the leading builders in all sections is in favor of this and the avoidance of all dispute with unions upon the number of hours in a day that each shall work. Contractors have too long taken up the cudgels of the public, and forgotten that they are practically the agents of the employé, with little interest in the number of hours he labors, so long as payment is made by the hour.

Should Mechanics' Lien Law be Abolished. The discussion of the lien law developed the fact that while those who were laboring under one that was cumbersome, discriminating and unjust, as well as full of flaws from a legal standpoint and of no real protection to the contractor, as in Illinois, were in favor of the abolition of all lien laws, when a different law, more equitable and effective, was in force the members were in favor of retaining it. We are inclined to side with those who favor its abolition, because while one exists, good or bad, it is liable to change with each legislature. The argument of "why should a contractor be protected any more than a banker" is effective. Either the lien laws should be abolished in the several states and recourse be had to the common law, or else there should be a national law similar to that governing banking, which would be operative in all states and give equal justice to all interested.

The N. A. B. and the Trade School Question. We fear that the matter of trade schools in the United States is not being taken hold of with sufficient seriousness by the members of the National Association, and still it is one of the vital questions of the day, the establishment of which should be aided by everyone connected with the building interest. It is a subject for each exchange to take up and to urge upon the educational authorities of their respective cities. It is one that the American Institute of Architects should join the National Association of Builders in discussing and promoting and in which they should work together with a common purpose and understanding. The local chapters should unite with the local exchanges, and all having for a grand object the establishment of trade schools as a part of the public school system.

The N. A. B. and the Arbitration Principle.

In commenting upon a recent dispatch from Boston, stating that a "financial alliance" was about to be formed by organized labor to establish a fund of a quarter of a million of dollars to support a proposed strike for the establishment of eight hours as a day's labor on May 1 next, the *Chicago Tribune* says:

If this dispatch be correct, the workmen as usual are only proposing to run head first against the natural order of things. What difference will the raising of this fund make if the employers cannot afford to hire the workmen on their terms? In that case they will simply shut up shop or go somewhere else. The workmen can't force the employers to do a losing business, and their \$250,000 will soon be spent in idleness. If the employers can make a profit on the terms proposed by the workmen they will probably get their terms without having to spend this money, but if they insist upon terms that do not allow a profit to the employers it simply means idleness for the men, the loss of the means they can control, and the final acceptance of the employers' terms. They cannot force the employers to pay more than they can afford. In such cases there is only one course to pursue, and that is arbitration. The arbitrators hear both sides, and they will decide whether the employer can give more. If the business can afford more than he is paying he will yield, unless it leads to other demands, as being less costly than to stop. But when he can't see the profit, that ends the argument. The levy of a quarter of a million dollars upon those so little able to pay it is not a sign of much intelligence on the part of the leaders of the workmen.

It is encouraging to see this influential daily supporting the action of the National Association of Builders in regard to this matter in thus recommending arbitration, and showing so clearly and conservatively the folly of further strikes among employés. The past, particularly among the building trades, should have taught this thoroughly, and how disastrous it is to listen to the professional agitator. In the last four years no strike of any magnitude by organized labor has been successful, while many have been settled to the mutual satisfaction of both employers and employed by calm discussion and arbitration. So thoroughly has labor been convinced of this (though in many cases previous to the time mentioned, it must be confessed, the argument was a knock-down one) that that once powerful body, the Knights of Labor, has almost disappeared. Only those organizations are now strong that are controlled by the most conservative and intelligent members, and who recognize the principle of arbitration and the unity of interest of the employer and the employé.

Death of Architect McArthur, of Philadelphia.

Architect John McArthur, Jr., well known throughout the United States as the architect of the City Hall at Philadelphia, died at that place, aged sixty-seven years. Mr. McArthur was born at Bladernock, in Wiltonshire, Scotland, and came to the United States ten years later. As an architect he first came into notice when, in 1848, he was awarded first premium for his plans for the House of Refuge at Philadelphia. During the war he acted as architect for the war department, and in this office erected many of the hospitals and other government buildings at Philadelphia and elsewhere. But it was in 1870 that the chief honor was bestowed upon his genius by the city of his adoption, when his design for the new City Hall was accepted over all competitors, the foundation stone of which was laid in 1874. Since this time Mr. McArthur has been employed upon the work at a salary of \$10,000 a year, and though this, one of the grandest public buildings in the country, is not yet completed he has seen more than \$14,000,000 expended in its erection, and it will stand as a monument to his architectural ability. Mr. John Ord has been elected to succeed Mr. McArthur, and complete a building that has been from its inception almost to its completion under one master mind, that leaves it as a memorial to a genius that rose above all obstacles and environments, leaving a name that will be a lasting honor to the profession he so long and honorably practiced.

Romanesque Architecture.*

CHAPTER X.

CHURCH AND CLOISTER OF ST. TROPHIME AT ARLES—THE PORTALS OF ST. GILLES IN LANGUEDOC, OF ST. MARTHA AT TARASCON AND OF MOISSAC—CLOISTER OF MONTMAJOUR, NEAR ARLES, AND OF ST. PAUL-DEL-MAUSOLÉE, NEAR ST. RÉMI.

IN the southern countries of Europe, and principally in the South of France, Romanesque architecture assumed from its start a character of peculiar fineness and elegance which is easily explained. The fact that southern architects were born in the midst of the *chefs-d'œuvre* of Roman art which their ancestors had not only assimilated, but also which they had rapidly brought to a higher degree of perfection, explains it.

The Romanesque architects of Provence followed the uninterrupted traditions of antiquity, and, while sacrificing the architectural

The plan of St. Trophime recalls the antique basilicas by the arrangement of the nave, of the transept, and of the hemicycle, accompanied by two small apses; but the edifice is Romanesque by its system of vaulting.

The vaulting of the nave is in the form of pointed arches, and the ribs of the arches of the side aisles are circular. The pointed arch of the nave is not characteristic of a style of architecture; it is only a means often employed by Romanesque architects in Central and Southern France, because the vaulting in the form of a pointed arch exercised on the lateral walls a much less energetic action than the circular barreled arch. Moreover, in St. Trophime, as in some other churches, the pointed and round arch is used simultaneously in the same edifice, according to the exigencies of the construction, to insure its perfect stability. (Fig. 145.)

The portal of St. Trophime is one of the most beautiful in Provence, as remarkable for the perfection of its construction as for the richness of its decoration. According to Viollet-Leduc the ornamentation has a Romanesque, Greek and Syriac character, and the statuary is Gallo-Roman, with a pronounced Byzantine influence.

The Romanesque cloister of St. Trophime is certainly one of the most curious in southern France, which contains many of this epoch, notably at Montmajour and at St. Rémi. Two galleries of this cloister date from the commencement of the thirteenth century. Each of these is composed of three principal bays, divided by four arcades carried on small twin columns. The pillars at the corners are very massive, as well as those which separate the bays.

This cloister is one of great richness as to its carvings; the small columns, capitals and facing of the piers are of gray marble, and in the carving as well as style of the columns the influence of antique Roman art can be seen.

The Abbey church of St. Gilles in Languedoc, the same as St. Trophime, reproduces in the details of its decoration the Roman fragments that were at that time found throughout France. The edifice is very interesting and its magnificent portal is one of the richest examples of Romanesque Byzantine ornamentation. According to Mérimée it is simply an immense bas relief of marble and stone, where the background disappears under a multitude of details. According to Viollet-Leduc the school of Toulouse knew how to reconcile the Gallo-Romanesque and Auvergnate traditions with the Byzantine gifts collected in the East. Another neighboring school, that of Provence, initiated itself even more thoroughly in those last vestiges of Greco-Roman art, which took refuge in Syria. In examining the portals of St. Gilles, which date from the twelfth century, it seems as if they must be the remains of one of those monuments which sprang up in such numbers on the road from Antioch to Aleppo.

In this church is the screw of St. Gilles, a *chef-d'œuvre* of stereotomy, which gave its name to the rampant spiral vaulting. It was, moreover, the place of pilgrimages for companies of stone-cutters.

The portals of St. Martha at Tarascon (Fig. 148) are much less rich than those of St. Trophime and of St. Gilles, but in them the characteristics of Romanesque architecture of the twelfth century are perhaps more clearly shown. It is necessary always to state the marked antique reminiscences in the contour of the columns, the profiles, the carving, and still more in

the false story above the doorway. This story is composed of pilasters alternating with small colonnettes, both fluted and extending between two slight cornices. The lower one is sustained by brackets, or, rather, carved corbels, the spaces behind which are filled by a frieze in the form of an engraved metopie. These architectural members have preserved the appearance of even the motives that are so frequently found in the Roman edifices built in Provence during the first centuries.

Among the doors of the churches of the twelfth century, the most remarkable according to Viollet-Leduc is that of Moissac. (Fig. 149.)

These doors open laterally on to a great porch; it is preceded by a grand nearly circular arch, which forms of itself an ante porch, and which is richly decorated with carvings of gray marble. The mullion of interlacing lions forms an ornamentation, whose Asiatic origin

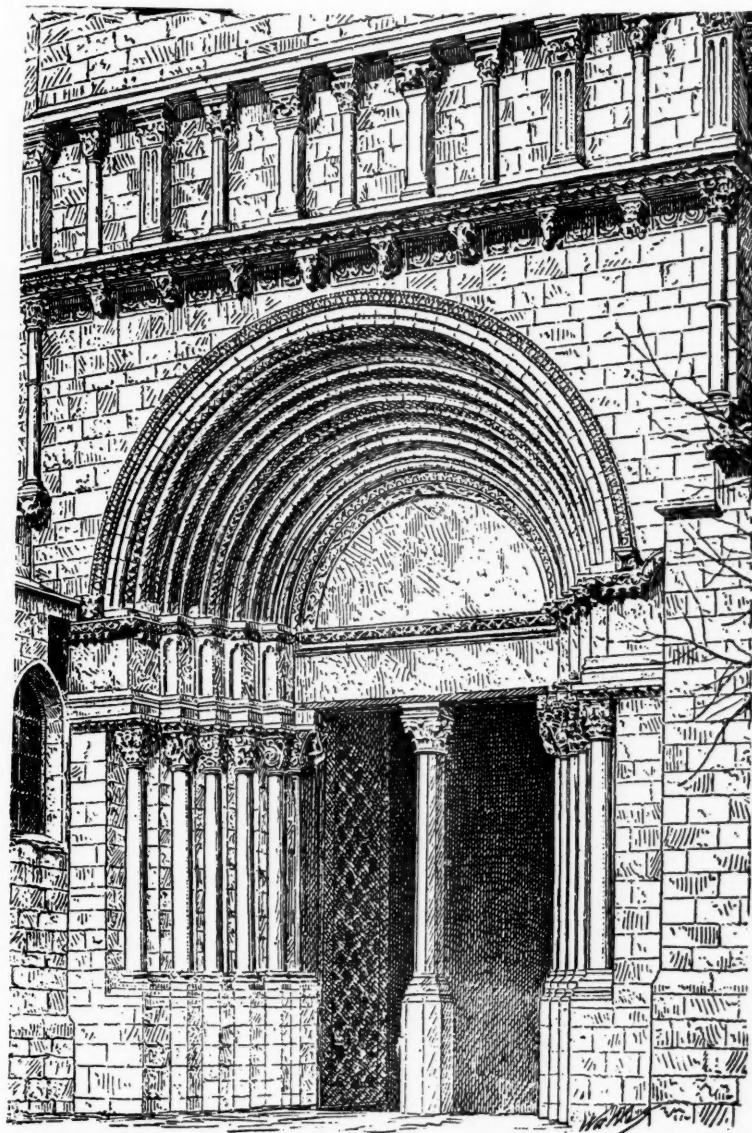


FIG. 148.

parts to the construction of the edifices erected in the eleventh and twelfth centuries in the southern provinces, they preserved ancient art in the refined taste for ornamentation and statuary, in the expression of which Syrian and Byzantine influence can easily be seen.

The church of St. Trophime, at Arles, is one of these examples, so numerous in Provence, of an edifice built at the commencement of the twelfth century according to the new principles of Romanesque construction. It is composed of a nave and two narrow side aisles, divided in five bays and separated by a transept from the sanctuary, formed of a great apse and two small apses vaulted in quarter spheres.

* "L'Architecture Romane," by Edouard Corroyer, Paris. Translated and abridged from the French for THE INLAND ARCHITECT, by W. A. Otis, architect. Commenced Vol. XIII, No. 3.

is very marked; the carving, moreover, is extremely fine. Time has enriched it with an admirable patina, which gives to this singular composition, so original and decorative, the aspect of antique bronze.

The jambs are ornamented with crescents, and the lintel is decorated with beautiful tracery, deeply sunk. In the pediment is seated a great crowd of figures, representing Christ in the act of blessing.

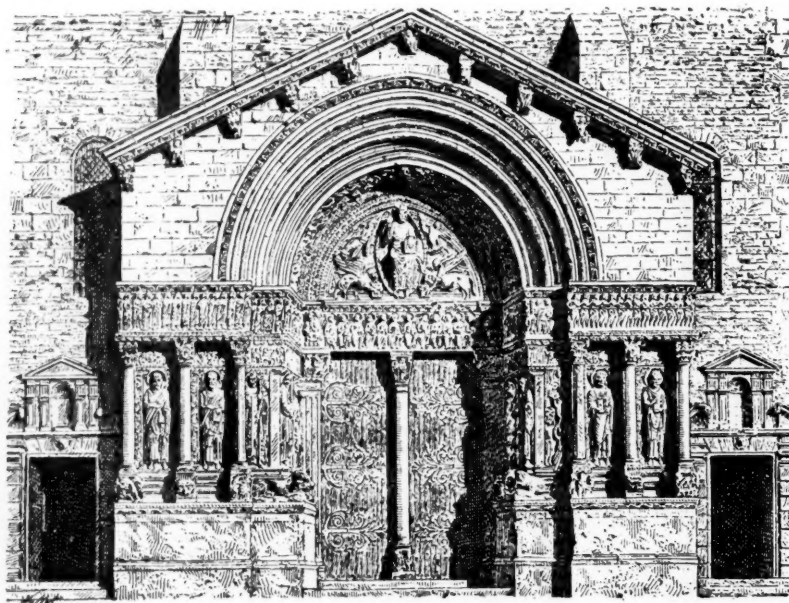


FIG. 145.

On each side are the four symbols of the evangelists, accompanied by two angels of colossal dimensions, and the twenty-four patriarchs of the Apocalypse. The vousoirs are decorated with finely sculptured ornaments. On the joints of the arch and in the lateral arcades bas reliefs in marble, of a very marked Byzantine style, represent at the right of Christ the Judgment of the Wicked, and at the left, the Annunciation, the Visitation, the Adoration of the Magi, and the Flight into Egypt.

The cloisters of the abbey of Montmajour (Figs. 151 and 152), and of St. Paul-du-Mausolée, near St. Rémi, are less ornamented than the cloister of St. Trophime, but they are very similar to it in their mode of construction adopted by the architects of Romanesque edifices.

The galleries of the cloisters of Montmajour and of St. Paul-du-Mausolée are both covered with barreled vaults, with arch ribs resting on the side aisles; this on the outer side of the cloister is very thick, and it is, beside, strengthened on the exterior by the counter-buttresses at right angles to the arch ribs. These arches are united exteriorly by segment arches, the openings of which are decorated by arcades resting on little twin columns.

CHAPTER XI.

CHURCH OF ST. MARK'S, AT VENICE.

The construction of churches with cupolas was a most interesting phase in the revolution of the art of building, which began in the East in the sixth century and which was made manifest simultaneously in Italy and France at the commencement of the eleventh century by two admirable monuments, both *chefs-d'œuvre* of the Romanesque period of architecture. The churches erected at the end of the tenth century, and especially at the commencement of the eleventh century, are either partially or entirely vaulted, according to the new principles of Romanesque architecture. We have seen the efforts of builders to arrive at this result. However, the general arrangement remained about the same as that of the antique basilicas, with the exception of the round or polygonal churches, and even in edifices where the wisest and most ingenious combinations of the Romanesque style were to be found the basilica form was not departed from, a form which might almost be called consecrated. There is always the same central nave, accompanied by one or more side

aisles and abutting into a transept into which it opens, while beyond is a principal hemicycle or grand apse, with two or more smaller apses. These different parts of the edifice were covered with wood or stone, by open timber roofs or in circular, pointed, groined, barreled, or quarter-spherical vaults. It is the Latin form augmented by a greater or less number of accessory details, which do not change the general form. But by the adoption of the new system of which the cupola is the principal element, the churches were transformed, and if they yet kept some of the Latin details they became Byzantine in even the economy of construction. The plan of the edifice no longer recalls the Roman basilicas; it resembles that of the Holy Apostles built at Constantinople during the reign of Justinian.

The church of the Holy Apostles had the form of a Greek cross composed of two equal naves, of three bays each, crossing each other at right angles, and consequently forming five equal bays, crowned each by a hemispherical cupola, sustained by four pendentives. This is absolutely the description of the church of St. Mark's and that of St. Front which we shall study in the following chapter.

St. Mark was not constructed on the plan of St. Sophia of Constantinople, at least not the original church destroyed by fire in 976, which indicates that it was covered with an open timber roof like the antique basilicas.

The present church of St. Mark was commenced, according to historians and reliable archaeologists, in 1043 and roofed in 1071, but not finished, for they continued for centuries to enlarge and decorate it. It has the exact form of

the church of the Holy Apostles. The construction of St. Mark indicates an advanced art. The intersecting naves are formed of heavy arches, united at the summit by pendentives, forming a solid course for the hemispherical cupola. The piers, receiving the spring of the arches, are hollowed out by the two-storied arcades and form

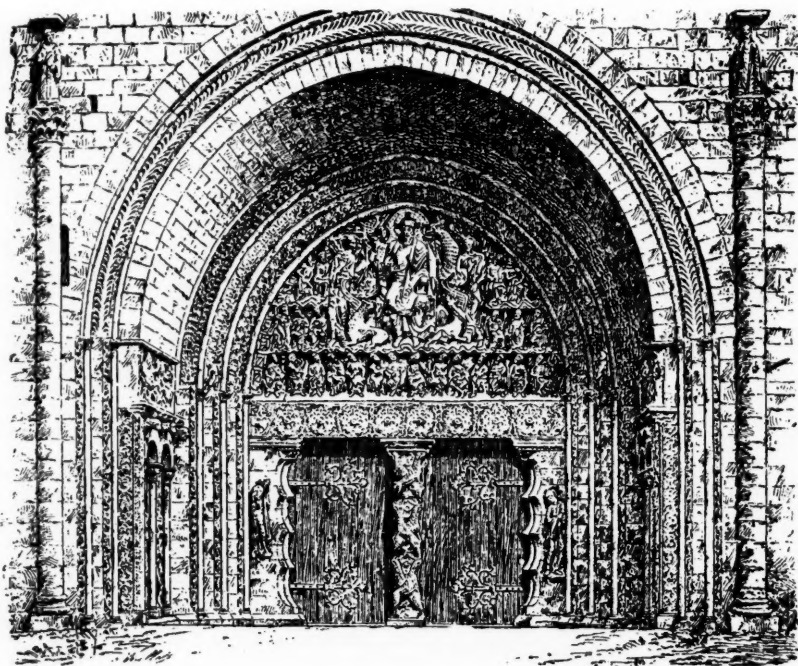


FIG. 149.

the side aisles, which establish easy communication at the side for the intersecting naves.

But if the plan and architectural part of the elevation are frankly Byzantine, the mode of construction remains Roman; the skeleton of the edifice was afterward clothed in a decoration which disguise the details of its construction. The details of the architecture are equally Roman; the bases, the profiles are all of antique character and the shafts of the columns as well as the capitals seem to have been taken from Greek monuments. (Fig. 153.) On the east a hemicycle or apse surrounded by smaller apses, as in the church of the Holy

Sepulcher at Jerusalem, is accompanied by two apses, smaller still, arranged in the same manner. These apses and the two smaller ones form a sanctuary which recalls that of the Christian churches of Constantinople or of Greece, especially those of Theotocus and St. Nicodemus.

At the west a porch with cupolas, less ancient than the church, extends across the façade, pierced by five doors, and extends along the sides until it meets northern and southern arms of the cross.

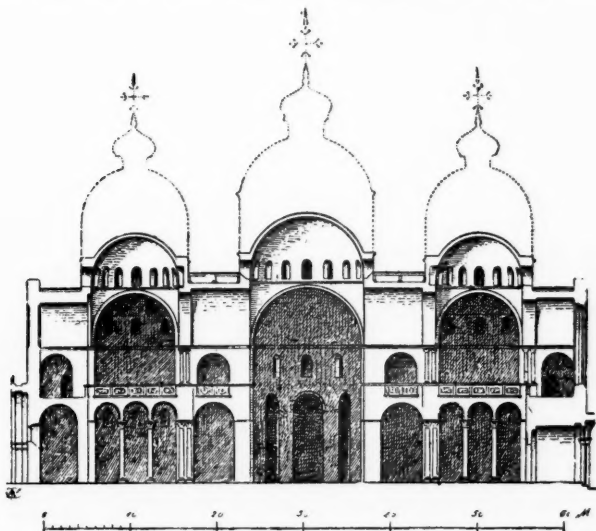


FIG. 151.

(Fig. 154.) The present dome replaced the covering of the primitive cupolas. The façades were restored in the fourteenth century, and the small towers with the intervening arches, and the ornaments in bad taste, which dishonor the venerable edifice, appear to be of this epoch.

(To be continued.)

Development of Architectural Style.*

BY GOTTFRIED SEMPER — TRANSLATED AND ARRANGED BY JOHN W. ROOT, ARCHITECT.†

AS regards India, we observe a building art whose style looks highly original, as though it were the result of the uncontrolled fantastic notions of the Hindoos, who were ready for self-sacrifice for the benefit of the community; but, although it indicates these qualities, this style is the coolly calculated work of statesmen, compared with whom even Macchiavelli seems to be a sentimental politician. To counteract the mighty powers of an enervating climate, and the peculiar mental and sensual development of the Hindoos, there were two opposite methods of establishing and maintaining a state. The doctrine of Buddha suggested one of these. It opposed those forces as absolutely pernicious factors, rejected the authority of the Vedas, the holy books of the Brahmins, and opened the gate of true knowledge for all mankind, without distinction of caste or race. It denied the superiority of the Brahmins and of the other preferred castes, and represented the principle of liberty and the right of individual existence. Architecturally, it is expressed by a style which is distinguished by its sobriety from the lavish styles of the worshipers of Brahma.

Buddhism, like Christianity, has a cosmopolitan tendency; it spread over the whole of eastern Asia, but could not endure the intoxicating sky of India. The Brahmins pursued the opposite method by attempting to keep within certain bounds and to systematically lead these invincible forces in a definite direction, thus making them harmless, and even transforming them into powerful factors in the state mechanism; that is, they advanced among the people the knowledge of the vanity of the individual, compared with natural life in general. They disdained the lever of personal ambition, a mighty agency in other states. The monumental expression of the state-principle followed by them is seen in many temples, pagodas, monasteries and pilgrims' harbors with their exuberant plant-like confused elaboration, partly constructed from stone, partly

cut into the rock, and partly sunk into the ground. The service they perform is, we may say, but the pretext for such elaboration. Works of myriads of penitents and monks, glorified self-mortification, and at the same time mortification of the stone. Their baffling and seemingly law-defying abundance of forms, is controlled by rules, and every detail is prescribed in the holy books of the Silpasastra, the divine building law-book of the Brahmins. Without these books, therefore, the imagination of the Hindoo people would have remained sterile; and the amazing creations produced by their self-tormenting fanaticism are again triumphal monuments of sagacious statesmanship.

In prehistoric times society in Egypt was probably also of warlike constitution, as the oldest architecture indicates. This seems, at least, to be shown by the pyramids so closely related to Asia's terrace towers, and by our knowledge of other buildings and of the constitution of the old empire. But long security against external attacks may have given the community time to adapt itself to the ground, and to grow fast in it. The idea of autochthony was strong among the Egyptian people. It became the foundation of the ruling system of a country aristocracy, which, with theocratic forms, governed Egypt for centuries.

The house of a hereditary owner grows with his possessions, and develops slowly, like a plant from the sprout. The larger is an extension and completion of the smaller; and the latter the reduction of the former, as we have seen the case to be in Asia. This contrast is symbolized in the Egyptian temple-palace of the new empire, for those great national monuments of Thebes were both temples and royal palaces as well. Its essential features appear clearly defined when compared with the Asiatic defiance structure. The largest monuments of Thebes, the celebrated temples at Kamak and Luxor, and that row of palace-temples located near by, on the west side of the Nile, are all distinguished from the very smallest structures merely by the multiplication and extension of their outworks, and by the greater number of covered parts in the inner court. The temple-cell, forming the essential part of the whole, changes neither size nor form, but is gradually veiled and outshone by the outworks, which constantly increase in number and proportions. There is no leaning against a prominent point of support as in Chaldea, but, on the contrary, the center of gravity of the whole is in the outworks, which dominate the rest of the structure, without, however, forming a definite terminus to it. In fact, the continual increase from rear to front of the proportions of similar parts of the structure, invites the imagination to indefinitely continue this progression. Miles of sphinxed avenues, pierced by separated pylons, indicate how it might be extended. This quality, again, is opposed to the self-secluded Chaldean building, which is finished once and forever. It is true that several temples still exist, which naturally originated by gradual extension; but the symbolic meaning of the motive was early conceived and knowingly fixed by art. All the later ornaments, and even some very old ones, were manifestly created, and, so to speak, cast in one piece, according to this canon.

Thus, these simply divided masses seem to have grown out of the ground like the sandstone banks that inclose and pierce the valley of the Nile. Everything in the structure points to an invisible nucleus—to a kind of queen bee, whose influence is shown through the growing number of believers and pilgrims, through the addition of larger and grander apartments and forms; much of it being a glorification of the mighty priests rather than of the god created and maintained by them. It is not the house of the god, but his apparatus of culture that forms the essential and visible feature of the Pharaonic temple plant.

Founded for eternity, this stated form really prevailed for millennia until its last hour arrived. It was shaken at an early time, when, toward the close of the eighteenth dynasty, a king, Amenhotys III, strove to introduce sun worship instead of the old polytheism. Much later (seventh century A. D.), the old theocratic royalty was supplanted by a federative constitution, which found its remarkable architectural expression in the celebrated labyrinth, a structure similar to the above mentioned state's palace of the imperial reformer of China. Arranged around three sides of an immense square colonnade court there were twelve confederated palaces, each one having its equipment of pylons, foreyards, hypostyled halls and other apartments; the entire plant again inclosed and united by an outer peribolos. The fourth side of the court was occupied by a pyramid from an earlier period. Here, consequently, prevails a more Asiatic centralization idea, and a subordination to a monument, which reminds us, not without intention on the part of its founders, of earlier conditions of culture. But this interruption of

* Commenced in Volume XIV, No. 7.

† Material assistance to Mr. Root in this translation by Mr. Fritz Wagner, of Chicago, is courteously acknowledged in the following letter:

Editors *Inland Architect*.—In your publication of Professor Semper's essay, I alone am credited with the translation. No one well acquainted with my linguistic accomplishments will believe any such statement. The fact is, that but for the assistance of my friend, Mr. Fritz Wagner, the translation would never have seen the light.

J. W. ROOT.

the old priestly regimen was of but short duration; the latter preserved itself under Persian, Greek and Roman sovereignty, up to the first centuries of the Christian era.

All examples cited so far show the arts while in the service of society or of those who controlled its fate. They were, therefore, not liberal (free) arts. In the former, emancipation could result only from a fortunate reaction of the awakened individual instinct against the instinct of submission to the ruling tutors of the community.

Ancient art invented the architectural symbol for this thought of liberation also. The Chaldean Belus temple as well as the Pharaonic pilgrimage temple contains an intellectual relation center. But in the former it is subdued by the massive substructure, while in the latter case it is hidden behind endless foreworks. The free Greek people, who themselves became priest and monarch, sought their own symbol in the visible subordination of both to the authority of the temple. In the ptereporic column-house, which rests upon a moderate step-structure of its own, splendor overtowers and controls the sanctified domain of the altar, and its inclosing walls and propylæa.

The substructure, the surrounding stoas, are now merely the preparing and supporting agencies, the court of the god, so to speak. God is no longer kept imprisoned in a concealed cage by cunning priests, neither does he serve wanton despots as the symbol of their strength; he serves nobody; he carries his own colors, representing his own perfection and Greek humanity deified in him.

(To be continued.)

The National Importance of the Industrial Education of the Youth of the Country.*

BY RICHARD DEEVES, OF NEW YORK.

"IN the sweat of thy face shalt thou eat bread till thou return unto the ground," is the unrepealed fiat of the Creator of both man and matter. Still man is endowed with powers which, when cultured, crown him the monarch over matter. Whether it be evidenced by the bones of wild beasts found with his skeleton in the caves of prehistoric man, by the earth mounds on our own plains, by the pyramids and temples of the Nile, by the ruins of Nineveh, Babylon, Carthage, Greece and Rome; or by the still standing monuments of mediæval architecture, or by the works of the architect and builder of the present day, by the railroad, the steamship or the telegraph, we have the accumulated proof that man was not intended by his Creator to remain in a state of quiescence, lazily feeding on the ambrosial fruits of the gods, and thus thinking to enjoy perpetual youth; but it was from the first intended that he should be a force in the world, promoting its advancement and improvement.

In the divine economy there does not appear to be any place provided for the drone. From the days of Adam it has been the natural ambition of man to seek knowledge and better his condition, hence the evolution from the cave to the tent, to the cabin, to the mansion. As man advanced in civilization and intelligence, his wants have proportionately increased, and greater skill has been demanded to meet them. Human genius from the earliest times has been devising something new to meet these advanced requirements, and man's cultured skill has kept pace with the demands. The initial thing of its kind may have been rude in construction, but when skill has repeatedly been applied the perfected thing has been brought forth. Thus the steam engine of today is the perfected original of a Watt; the mighty steamers which now plough our broad Atlantic had their germ in the canoe of the earliest fisherman, and thus the demands for increased skill are constant and imperative.

As nations have advanced in civilization their progress has been well defined by the evidences left behind them of the skill of their people, and where these evidences are lacking we may conclude that there has been little or no advancement. The sun-dried bricks found in the ruins of Nimrod are positive proof to the explorer that the civilization of the people of those ages was not equal to the civilization of the people of the time of the building of the temples of Thebes or Karnak. In the ruins of Greece and Rome we find that the evidences of their advancement far exceeds those of the ages in which the temples of Karnak and Thebes were erected. As the conception and workmanship of the Venus of Milo surpass the conception and sculpturing found in any of the ruins of Assyria, so the civilization of the respective ages already mentioned. As we come down the centuries those nations which have left the most marked impress on the world's history, such as Phœnicia, Greece and Rome, afford convincing proofs of the fostering care with which they nurtured the arts and sciences and mechanics, thus accounting for the strength and influence they left behind.

In contrast with the above, the lack of skilled artisans was one of the great weaknesses of the Jewish nation. In the zenith of its glory and prosperity, during the reigns of David and Solomon, its Phœnician neighbor furnished the skill for the building of the temple and for constructing her ships, and also provided the seamen to man them. From the Exodus to the death of Solomon, a period of about five hundred years, the Jewish nation gave little evidence of mechan-

ical skill, but, on the contrary, evinced a great lack of it. Even their old trade of brickmaking appears to have been left behind them in Egypt. After the death of Solomon, when the nation became divided through dissensions, it lacked internal strength and gradually declined until they were taken captive by their more enterprising Babylonian neighbors.

For a nation to be strong and prosperous its people must have and cultivate a diversity of pursuits. It will not do for all to be farmers, neither will it answer to have the majority in the professions. A few may be merchants, doctors or learned educators, but the great mass, from the necessities of the case, must be toilers on the farm, in the workshop, the building, or on the ship plowing the mighty deep. In a nation's industrial economy each person has a place to fill, and his right to fill such place should be held sacred and inviolate and protected by the might of its people. Especially should this right be jealously guarded in this land of constitutional liberty.

The history of the world goes to prove that the nation whose people have the greatest amount of freedom consistent with law and order and individual rights, and which seeks the development of its resources, is the strongest, and that her citizens are the most contented and prosperous. The experience of our own country during the late war, and since, has shown what a nation can do when it turns its attention to the development of its various resources. Instead of being weakened by it, the late war has made of us the strongest nation on the earth. Shut off from the markets and shops of the Old World, we were forced to go into the mines and manufacturing, and the stern school of necessity has made us stand today the most enterprising and prosperous of people. There is no nation in existence whose resources of all kinds are more ample, nor is there a nation which has greater reason to be proud of her mechanical skill than these United States. And it should be our highest ambition to further develop these resources, encourage our mechanical genius and skill, and perpetuate our free institutions.

But the nation, in order to keep up with the genius of the age, must go forward. To stand still is to go backward. Any steps taken to restrict the development of our capacity for further improvement is a serious menace to our advancement. The nation, in order to keep pace with its advanced civilization, will have to depend very largely on the skill and number of its artisans, and any attempt at the restrictions of her citizens in their industrial development or pursuits is a blow aimed at its prosperity and very life, and should not be tolerated. Not only is it a blow aimed at the life of the nation, but it is antagonistic to the liberty guaranteed us by the national constitution. The Declaration of Independence recites "that all men are created free* and equal, and endowed with certain inalienable rights, such as life, liberty and the pursuit of happiness," but if the individual be restricted in his development or pursuits the Declaration of Independence becomes meaningless. The liberty of the citizen in all his honest pursuits or vocations should be beyond the power of any faction or cabal to prohibit.

Today all over this land there is a loud outcry against trusts, and I shall make no effort to defend them as I believe they are injurious to the best interests of the nation, but the labor trusts, which receive the least denunciation, are the worst, because they are the most despotic, unreasonable and injurious. They strike at the liberty of the individual, and from their inception are foreign to our institutions, and are led and controlled today by men who have no regard for our laws. The trusts formed by combined capital are sometimes beneficial in the reduction of prices through large combinations of capital, and the consumer pays less for the article, but the trusts formed by labor, which would restrict the particular trade or craft to a favored few, does injury to the many and fails to bring the benefit to themselves which they seek. The old motto, "Competition is the life of trade," has been productive of great good to this nation, as it has stirred men's minds and ambitions to such activity that we stand concededly foremost in both inventive genius and resources. As a proof of this, if you should make a tour of the Old World, wherever you go you would find evidences of Yankee genius. You might make a trip to the Land of the Midnight Sun, and in traveling by rail over the mountains you will probably find the train in which you ride drawn by a Yankee engine. Should you travel over old England you can ride in a Pullman palace car or sleeper, and in looking out of its windows you would probably see a Yankee mowing or reaping machine at work on its fields. In the large cities, if you wish to be shaved and drop into a barber-shop you will, if a first-class shop, perhaps drop into a Yankee barber-chair, and those who keep them advertise the fact in order to draw patronage. All the world over can be heard the hum of the Yankee sewing machine, and Yankee petroleum furnishes light to the Bedouin Arab of the East, or the fellah of the land of the Pharaohs. Lately, when an electrical exposition was proposed by the present emperor of Germany, to be held in Berlin, he was told that the United States were so far ahead in electrical genius and appliances that it had better be postponed till Germany could make a better showing, and in consequence it has been postponed till 1892.

When the arts, sciences, mechanics and the prosperity of the people have been so conserved under the liberties purchased for us by the blood of the martyrs of the Revolution, can the nation afford to have its citizens deprived of their inalienable rights of life, liberty and the pursuit of happiness? These treasures have been too dearly purchased for us to surrender them at the dictation of any clique or faction. It is a very dangerous precedent for the nation to allow any of our laws to be set aside or to become a dead letter. It is better if we have outgrown them to have them repealed in the proper way, but not at the dictation of a clique or as class legislation. To allow any man or body of men to set themselves above the law, and, by their conduct,

* Paper read at the fourth annual convention of the National Association of Builders, at St. Paul, January 29, 1890.

* This is a very common error. The Declaration does not say "free," yet the author bases much of the argument on that word.—Ed.

show their contempt for the same, is but paving the way to anarchy. There are no laws on our statute books but will bear unequally on some, but living in large communities and under the established laws of civilization the few have to give way for the good of the many. As well might the fishermen of Galilee have said to Zebedee, "Thou shalt not teach thy sons to pull the oar or handle the net," or to the Indian that he shall not teach his boy to draw the bow or follow in the chase, as to say to an American youth that he shall not learn some industry whereby he can honestly earn his bread. By what right under this free American government does any clique or association of men usurp such arbitrary power? How long would our nation last as a free country if such usurpations were allowed to continue and grow? The tender mercies of the Pharaoh of the Exodus were more beneficent when he ordered all the male children of the Hebrews, as they increased so fast, to be put to death. Those poor innocents never knew what suffering meant. But to allow an American boy to grow up in idleness, preventing him from learning some craft or from following some calling whereby he can be a benefit to himself in being able to make an honest living and becoming a valuable citizen, is inconsistent with the nature of our institutions, and is antagonistic to our laws. It is the more merciful of the two evils and less cruel to follow the example of Pharaoh or Herod and put the children to death at birth than to allow them to grow up and keep them in idleness.

What would be thought by the people of this nation, or how long would they tolerate it, if all the farmers of the country were to combine and agree, in order to keep up prices and that they could live more at ease, to create an artificial scarcity by cultivating only a portion of the soil, or if the owners of the coal and iron mines of the country were to do the same, and cause a scarcity of their products and thus raise the prices on the consumers? Would not the people and the nation have the right, for self-protection, to put a stop to such conspiracies and punish the conspirators? Yet we are allowing this very thing to take place in the labor industries of the country, and we raise but a very weak voice against it.

Suppose we should permit this restriction on the freedom of American youth to choose his occupation in life to prevail. Would the demands of these socialistic propagandists stop here? Every intelligent person who hears me will answer no. Surrender your rights to the lawless and you will be left without law. Where is our boasted freedom if any clique or secret organization foreign to our institutions can deprive our youth from learning a trade or calling? Is it not the duty of the nation to protect her citizens in their rights in this respect, and severely punish those who would rob them. If such intolerable tyranny were allowed these same propagandists would also deprive us of every other right we possess if these rights interfered with their selfish ends. With the cry of liberty on their lips, a word so sacred to every American heart, the leaders in all those movements of socialistic and anarchistic tendencies would set all laws at defiance, and substitute license for liberty, and that only for themselves. The word is profaned when coming forth from the lips of anarchists. When the great Patrick Henry uttered the now immortal words, "give me liberty or give me death," he had no idea of the word liberty being used as a synonym for license.

If we look back to the time of the French Revolution, during the reign of terror, we will find that the prototypes of our modern socialists and anarchists under the keynote of the revolution, liberty, equality, fraternity, caused the streets of Paris to be drenched with the blood of its best citizens. With this cry of liberty on their lips they tried to exterminate each other. With "equality" for their motto they proclaimed that all should eat black bread, and any person found in possession of any other gave cause for imprisonment and possibly the guillotine. Some of the darkest crimes in the world's history were committed by those mobs while excitedly shouting the memorable words, "liberty, equality, fraternity." Madame Roland, one of the victims of the reign of terror, immediately preceding her death by the guillotine, uttered these words, "O liberty, what crimes are committed in thy name." Some who hear me may say, "Oh, this state of things is never likely to exist in this enlightened age, and under our laws it could make no headway in this land," but stop and think a moment. It is but a few years since we heard of socialism for the first time in this country, and people laughed and regarded those who paraded and professed such doctrine as harmless cranks, but we have since learned that it was but a short step from harmless socialism to red-handed anarchy. Chicago will bear testimony to the fact that were it not for the bravery of a handful of its faithful guardians it would have been for the second time in our decade reduced to ashes, and its best citizens slaughtered. We in this country have no idea of the terror a few desperate persons can wield. The historians of the French Revolution tell us that at the worst period of the reign of terror there were not more than five hundred so-called leaders; these terrorized others, and Ishmael-like soon every man's hand was against his fellow. The nation today is a unit on this point that we do not want the principles of the French Revolution or the commune or any other of the blighting isms whose seeds have taken root on the other side of the Atlantic, disseminated or put in practice in this free land. We have many broad acres left but we should give this class of criminal emigrants to understand that we have no room left for them.

With our immense population of more than sixty millions of people, there are less persons learning trades today than there were twenty-five years ago. Cut off our foreign supply of mechanics today, and not increase the number of apprentices, and before many years the nation would be robbed of the means of material advancement. As a proof of this within the last year the stonecutters' unions passed a resolution shutting out the stonecutters called "birds of passage," who come over here from Europe in the spring, working here all summer and fall for good wages, and when the winter sets in go back

to their homes, taking the money they have saved with them to be left on the other side, and repeat the same thing year after year; and as a consequence of shutting out so large a number there was a great scarcity of good stonecutters in our large cities and the progress of building greatly delayed. With this policy of the unions I am in full sympathy if at the same time they will remove the restrictions placed on the industrial education of our youth. The plasterers are now very largely dependent on the foreign supply, and are becoming so scarce that in the busy season they can demand almost any wages. This certainly is not a healthy state of things for the nation and people when we cannot either educate mechanics or import them.

Not only are the rules of trades' unions and Knights of Labor socialistic and anarchistic in their tendency, but in most cases are a violation of our rights under the constitution, but are unlawful, and if the law were properly enforced those persons who attempt to force these unlawful rules upon us would be severely punished. Take the law of boycott, for instance. Has there ever been such another act of tyranny or cruelty devised? Yet, the people of this nation have not yet waked up to its enormity. There is enough law in our land today to punish all violators of rights, but the trouble is there is too little justice meted out to those who set the laws at defiance. If an appeal were taken to our United States courts, I think, they would decide that all such combinations, having for their main object the interference with and restrictions of the rights of others, are conspiracies, and should be punished. But if our present laws do not reach this class of criminals the sooner we have such laws on our statute books, and their rigid enforcement, the better for the prosperity of the nation and its people. But will our legislators dare to take up such subjects when they know that they are inimical to the voters who belong to those various unions? I fear there are few who have the moral and political courage to do so. But they are ever ready to propose legislation to gain popularity by hampering capital and thrift, showing by such acts either their socialistic tendencies or their cowardice.

While traveling on a train over one of our middle states last summer I became engaged in conversation with a former legislator of that state, and who was then seeking reflection, on the question of the hindrances placed in the path of our American youth who desired to learn the trades, and although expressing himself as being opposed to any hindrance being placed in his way and considering it very wrong, yet he gave me to understand, when I put the question to him direct, that he would not dare to offer any bill that would antagonize trades unions or Knights of Labor, but would be willing to support a bill preventing these unions or their members from interfering with a youth desiring to learn a trade, if some other member introduced it. This does not look much like honest belief in our boasted American independence. Herein lies one of the great dangers to the future well-being of our republic in the existence of the truckling politician who is ready to be all things to all men that he may win votes and retain political power and patronage, and whose oath of office is a dead letter, ignored as soon as taken. There is not a spark of patriotism in the average political demagogue, and the youth of the nation need have little hope through him. His best hope is through an enlightened public sentiment, created by just such persons and organizations as are represented here today.

It is believed by almost every intelligent person that all should be taught to read and write, and have sufficient education to fit themselves for the responsibilities of American citizenship, and in response to that feeling we have compulsory laws on education in many of our states, and I am glad the feeling in favor of such laws is growing stronger, and I trust the time is not far distant when all our states will enact and enforce compulsory educational laws, and that there will be none in this broad land who will not know at least how to read and write. For the safety and preservation of the nation it is an absolute necessity that the great boon of the right of suffrage should have intelligence and education to direct the citizens in its discharge. It is also equally important that the state or nation should look after the industrial education of its people, when, as I have before shown, that its life and prosperity so largely depends upon it. The nation could not exist if all were scholars and no toilers. Of what use, in nine cases out of ten, would a book education be unless the youth of the country were given an opportunity to apply it in some industrial pursuit? An education is a very dangerous possession to those who have no vocation in life. Charles Sumner said, "Education without occupation is peril; education with occupation is power."

The youth of the nation must be taught in some way how to apply himself in the various industries of the country, and if he cannot be taught in sufficient numbers in the shops or at the building, then there must be provided an addition to every prominent educational institution of the land for the purpose of teaching some handicraft.

While in the train reading a paper I came across a speech by Colonel Ingersoll, and while differing in theology, I am in hearty sympathy with the following speech on useful education: "The object of all education should be to increase the usefulness of man. Every human being should be taught that his first duty is to take care of himself, and that to be self-respecting he must be self-supporting. To live on the labor of others, either by force which enslaves, or by cunning which robs, or by borrowing or begging, is wholly dishonorable. Every man should be taught some useful art. This would give a feeling of independence, which is the firmest foundation of honor, of character. Every man, knowing that he is useful, admires himself. In all the schools children should be taught to work in wood and iron, to understand the construction and use of machinery, to become acquainted with the great forces that man is using to do his work. The present system of education teaches names, not things. It is as if we should spend years in learning the names of cards without playing a game. The more real education the less crime, and the more homes the fewer prisons." The highest honors of the nation should

be given to the noble philanthropist, Mr. Auchmuty, who has set the example in this respect. And I am glad to know that there are other noble men following the example he has set. But these schools are not the equal of the shops or building, for the practical education of these young men. It is a step in the right direction, and if our laws were properly enforced, so that the youth, after securing a technical knowledge, in addition to what they have been able to learn of the trade would be allowed to go to work in the shop or on the building, the end of the next generation would see a vastly improved class of mechanics.

I am ready to concede the right of every man, and consider it his duty to better his condition so long as he does not interfere with the rights of others; but for any man, or body of men, to set our laws in defiance, and endeavor to trample on the rights of others, our laws cannot be made too rigid, or punishment too severe for them, if we would preserve manhood and liberty. I can recollect the time when it was one of our boasts that every boy could learn a trade or craft without paying for such privilege, but things have changed. Young America today, if he gets a chance, has to get that privilege through the permission of organizations which are foreign and antagonistic to our liberties.

I would have the members of this convention consider very carefully the industrial education of our youth, and agitate this question until the youth of the land has the same freedom in this respect that he had thirty or forty years ago, before we were cursed with foreign isms. If possible, let us have laws passed to prevent any further interference with our rights. This republic was founded by men who rebelled against the tyranny of an imperious and unjust foreign monarch. Shall we now submit to the tyranny of numbers controlled by a few who are unscrupulous and thriftless? The republic was saved and the union preserved by abolition of the political heresy that man had a right to hold his fellowman in bondage, and rob him of the fruit of his toil. Shall we now permit American youth born to liberty to be subject to a bondage more humiliating than African slavery, because it is a bondage of natural right and worthy ambition to the meanest kind of a master, possessed of a trinity of vices—selfishness, unrighteousness and cruelty?

Is it not high time for a new Declaration of Independence? Give Young America a chance!

Manual Training.*

BY J. G. MCCARTHY, OF CHICAGO.

THAT the National Association may justly bring this question within the scope of its mission will, it may be assumed, be conceded by all who have a thorough appreciation of the full meaning of the proposition. There is no other question of more importance to an association of builders than the one laid down. The influence of its adoption in the public schools would be more readily felt in the building trades than in any other. Perhaps the strongest arraignment that can be made against the present exclusively mental methods of the schools is the fact that they make little or no provision for the practical and skillful application of knowledge, and do not in any sense of the word actually do the things which have to be done by the great masses of the people in this everyday, matter of fact world about us. Books at best are but symbols of knowledge, and not knowledge itself, and are only a means of seeing through others' thoughts indirectly many of the things which can be more readily learned by actual demonstration. That the present system neglects the plant for the sake of the flower is demonstrated by the fact that the principal education of life only begins on the termination of the school days, and in all the principal centers of population its pupils, with a finished education, are earnestly seeking for opportunities to obtain the necessary knowledge to fit them for life's battles. It makes provision for the supplying of innumerable pulpless preachers, briefless lawyers, doctors without a clientele and so-called business men who fail in all their undertakings, but neglects to take any note of the country's greatest need, American skilled labor. To such an extent is this true, that the opinion entertained by the Church in early ages, "Education is a dangerous thing for the masses," would seem to be literally true, for the reason that education, so-called, instead of inculcating the dignity and respectability of labor, and teaching its pupils in such a manner as to fit them to enter the world's industrial pursuits, tacitly forces them into the disreputable speculative practices of the "bucketshop," the gaming table and the race track. Into this high school feature of public education, but two and one-half, or at most three per cent of the total number of children attending public schools enters, and of this three per cent the ratio of males to females is as one to four. The ratio of expense per pupil, as compared with the lower grades, up to and including the grammar grade, as five to one, can consistently say through its management its pupils do not become carpenters, blacksmiths or servant girls; but we cannot say that the carpenters and blacksmiths, aforesaid, do not bear the burden of conferring on its members of "polite society" these ornate accomplishments. What those who advocate the kindergarten manual training and trade school features of education are contending for is a class of carpenters, blacksmiths and servant girls, if you will, of sufficient intelligence to take their places as teachers beside the antediluvian pedagogue, who would supply us with polite members of polite society, leaving us at the mercy of the communistic foreigner in the realms of skilled labor, and thus further, if it were possible, degrade the native-born American mechanic. Demonstrating the laxity of the present system does not, of itself, in any sense of the word constitute an argument in favor of any other par-

ticular form, but does show the necessity for reform in our educational methods. It therefore devolves upon those who are advocating the adoption of manual training in the public schools, to show that it will, in addition to meeting the objections to the present methods, be productive of the best results, from an educational point of view, that are obtainable under existing circumstances. Manual training has the indorsement of all the leading minds in the realms of education, and demonstrates by experience that a portion of the time spent in the practical application and use of things gives better results in every sense of the word than has been obtained in the past, through the exclusively mental methods of the present system. It teaches the dignity of labor by example, by combining the practical with the theoretical, and enables its pupils to instruct themselves in the very thing which they will have to do on their journey through life. It is natural education by practical means, and makes the acquirement of knowledge a pleasure by arousing the curiosity of youth, and thus inculcating on the mind at the most impressionable moment a love and respect for physical labor which can never be eliminated. It makes the intelligent American artisan the equal of the artist, and places in their true light the lesser, or industrial arts, as the world's greatest civilizer. It exposes falsehood in a manner which cannot be done through words; promises us great inventions rather than great men, and with one grand wave of its mighty arm eliminates from the land the opportunities of the money power to create class distinctions. It augments the ranks of labor from the native population of intelligent liberty-loving Americans, in contradiction to the ignorant vassals of foreign despotism, with no proper conceptions of the genius of republican institutions, and opens up, as it were, a new continent of opportunities to the heretofore neglected youth of our country, in the realms of skilled labor. Carlyle says: "Tools are the connecting link between barbarism and civilization," and that "Man without them is nothing; with them he is all powerful." He again says: "Tools in the hands of intelligent men constitute the one great factor of civilization, in comparison with which all else sinks into obscurity."

The manual training method, combining as it does, when practical, the use of tools in connection with books, constitutes the *summa bonum* of education in every sense of the word, and particularly does it commend itself to practical men in the business world as the one great means for bringing about the thing of all others which the "National Association of Builders" strives for, namely, a revivification of apprenticeship on a basis of intelligence in harmony with the spirit of the age in which we live.

Perhaps the greatest anomaly of our multifarious social fabric is the fact that the utility of manual and trade education is denied in our relations to the youth of the land and is recognized as the one all potent plan for making (what we should endeavor to make of the rising generation) intelligent skilled artisans of the criminal classes. Prison statistics show that of the many unfortunate inmates of our jails and reformatory institutions only about five per cent are mechanics, and also that of the number who are taught trades during their term of imprisonment, but a very small proportion are ever committed a second time. The greatest apparent obstacle to the introduction of manual training in the public schools is the difficulty in obtaining competent teachers, or perhaps not competent teachers, but persons of sufficient intelligence to conduct conjointly the mental methods of the present system with the practical plan of manual training. Knowing, as we do, that the vast majority of the rising generation will, of necessity, be forced into the very conditions of existence which this method of education will prepare them for, it behooves the National Association to take a position in the front ranks of its advocates. Special rather than general education is becoming more and more the requirement of success in the world's various activities, and the members of this organization cannot consistently place themselves in opposition to the plan which promises to give their sons and others the opportunity for obtaining, without the drudgery incident to the shop apprenticeship, the knowledge necessary to continue the successes achieved by their predecessors by long years of laborious toil and experience. We should then and at once demand of our educators the introduction of manual training, if not as a substitute for the high schools, at least as an auxiliary to them in the realms of education. If there is a necessity for the high schools there is surely a greater need for manual training, and the rank and file of the people who bear the greater part of the expense of the public school system are justified in demanding that provision be made for that system of education which will best fit their children for life's duties. Let us, then, place ourselves on record as advocates of this heretofore latent means for developing American manhood in its broadest applied sense, and say to our young men, you shall have the opportunity given you to fit yourselves for life's duties, not through the irksome and oftentimes disappointing channels of your necessity, which will give you in your youth what your fathers only acquired through years of toil and adversity. Then, indeed, can we truthfully say of the youth of our land,

Blest child of humanity, happiest man among men,
Who with hammer or chisel or pencil,
With rudder or plowshare or pen,
Laboreth ever and ever, with hope,
Through the morning of life,
Winning home and its darling
Divinities, love-worshiped children and wife.

Round swings the hammer of industry,
Quickly the sharp chisel rings,
And the heart of the toiler has
Throbbing that stirs not the bosom of kings.
He the true ruler and conqueror,
He the true king of his race,
Who nerveth his arm for life's conflict
And looks the strong world in the face.

*Paper read at the fourth annual convention of the National Association of Builders, at St. Paul, January 29, 1890, by D. V. Purington.

Fifth Annual Convention of the National Association of Builders.

HELD IN THE CHAMBER OF COMMERCE AT ST. PAUL, MINNESOTA,
JANUARY 27, 28 AND 29, 1890.

FIRST DAY—MORNING SESSION.

THE fifth convention of the National Association of Builders of the United States of America convened in the hall of the Chamber of Commerce of St. Paul on January 27, at 10:30 A.M.

The session was called to order by the president, E. E. Scribner, of St. Paul, who introduced the Rev. S. G. Smith, of St. Paul, who opened the proceedings with prayer.

The President: Those of our delegates who at the close of the Chicago convention made a short visit to St. Paul will remember and be glad, I am sure, to renew their acquaintance with our then (as now) mayor of the city of St. Paul, the Hon. R. A. Smith. And, by the way, although our convention has just been opened by prayer by my friend and pastor, Dr. S. G. Smith, and you are about to be addressed by Mayor Smith, we beg to assure you that not all of our greatest and best men are named "Smith." (Laughter and applause.) You will now be addressed by his honor, the mayor. (Great applause.)

The president then introduced Mr. Robert A. Smith, mayor of St. Paul, who made the following address of welcome:

We assure you, gentlemen, that we feel greatly honored this morning in your selecting this city for the convening of The National Association of Builders, representing, as you do, most of, if not all, the important cities of this country. You, gentlemen, are from and of the people, and have entered the list with other professions and trades in the race for fortune, and by your energy, ability and success have succeeded. No class of our citizens is more familiar with the intimate relations of capital and labor than you are, for the reason that you are practical business men.

We are informed that there will be much discussion by your association in relation to the question of labor, and that you will determine that question so far as your association can do so. The people of this city and all over the country are waiting with the hope that you will discuss the question fairly and for the best interest of the laboring man, and that other kindred associations will fall into line and that strikes and business depressions will soon be among the things of the past.

Permit me, gentlemen, in behalf of our citizens, to extend to you a cordial welcome and the freedom of the city during your stay with us. (Applause.)

The following address was then made by the president of the association, E. E. Scribner:

GENTLEMEN OF THE CONVENTION.—It affords me great pleasure, as the representative of the Contractors' and Builders' Board of Trade of St. Paul, to add, on its behalf, a word of welcome to those already extended by our worthy mayor. Gentlemen, we trust that your short stay with us may prove both pleasant and profitable.

In the matter of your social entertainment, feeling our utter inability to offer such a varied and brilliant programme as that presented to previous conventions by the exchanges of larger and older cities, we were well content to show our loyalty to the National Association by acting in accordance with the recommendations of its Executive Committee on this subject, but we did think we held, in the proposed Winter Carnival, a trump card, to which even the most exacting economist could not object, but we regret to say that the powers that be, represented by the chief signal officer at Washington, were too strong for us, in that for two winters past they have procured an extra supply of subterranean or other fuel, and so changed our heretofore cold and bracing climate, that thenceforth St. Paul and Minneapolis are to be known as winter resorts for blizzard-stricken New York, or the cyclone and storm-swept plains of Texas, Missouri, etc. (Applause.)

We are pleased to see gathered here many gentlemen who, representing their several exchanges at previous conventions, have learned to know, to trust and to believe in the earnest purpose, desire and ability of each to legislate intelligently for the upbuilding and improvement of, especially, all concerned, whether as employé or manual workman, in the erection and construction of buildings throughout the United States.

We also gladly welcome other representatives of affiliated bodies, whom we meet this morning for the first time in convention assembled, and trust that the acquaintance thus formed may prove both pleasant and valuable. But we feel that we have especial cause for congratulation in the evidence that the influence of this organization for good is spreading to and permeating every important point in this broad land of ours, afforded by the presence here of delegates from the local exchanges of some six or eight cities, which exchanges are either newly formed or have not heretofore affiliated with this body.

As your presiding officer, it is not my purpose to trench in any degree upon the report of our secretary, which he will read to you at a later hour, hence I refrain from any special or detailed reference to the work done by your representatives in the past or that which they now seek to accomplish.

The question is frequently asked by some member of a local exchange, some doubting Thomas, "What has been accomplished through our organization? Of what value is it to us as a fraternity?" To such I would say that while our national association is a purely legislative body, while we have no power to enforce the adoption of our ideas and suggestions by the various affiliating bodies, while we are only permitted to recommend to them the fruits of our councils and deliberations, we have, nevertheless, accomplished much in the elevation and improvement of standard of thought and action among builders. We have grown! We have become and are becoming, not contractors and manual workmen only, but thinking men, men who, in ascertaining our own power, in learning to respect ourselves, are earning and securing the respect and esteem of all the better classes, the right-thinking men of all professions and callings in the various localities in which we reside.

The work heretofore accomplished by this body having been, as stated, advisory, and in the form of recommendation rather than mandatory, the general principles thereby inculcated must have time in which to accomplish the work desired. Let us not be too impatient in looking for more apparent results.

I think, however, that no observing member of a local exchange affiliating with this body, himself actively engaged in a branch of the building trades and coming in frequent contact with capitalists and their architects, can fail to have noted a remodeling of sentiment, a growing respect for the art of building and its faithful representatives—a more distinct recognition of the value of the builder in all that tends to promote the comfort, the happiness and welfare of the citizens of this great country. I think he must have noted that not only are we, as builders, coming to have greater faith in and respect for ourselves, but that our brother builder, the architect, is learning to respect and have faith in us and our honesty of purpose not only, but in our ability as well; that in the preparation of plans and specifications for the use and guidance of the builder, in the rules and methods under which such builder is asked to estimate on the cost and value of construction proposed, in the general use and adoption of our "Standard Contract," we see ample evidence already that the suggestions made by this body are being favorably received and acted upon by the best exponents of the science of architecture in the country, and the fact is being recognized as never before our organization, that to the attainment of the best results in building, it is necessary that the designer and the artisan should work together, feeling that they are mutually dependent the one upon the other. (Applause.)

But for this organization and the earnest discussion by its membership of the apprenticeship question, and the needs in American youth in this direction, the seed

planted by Col. Auchmuty in New York would not so early have borne such rich fruit—its influence to spread and widen thence in the hands of earnest practical builders, till every city in which has been planted an exchange affiliating with this body shall have its well-fitted trade school as well, from whose portals shall graduate, not lawyers or doctors, but young men proud of the right to bear and honor the name of mechanic. (Applause.)

But for this organization and its efficient and hard working secretary, (applause) the builders of this country would not now be ably represented by an official paper, whose columns are teeming with thoughts and suggestions of greatest value to its clientele.

But for this organization, literally nothing would have been done to concentrate and give definite expression to the views and opinions of those engaged in the various branches of the building trade as to their rights; no steps would have been taken to enter the wedge of reform in any direction.

In closing I have but to remind the delegates here present as representatives of filial bodies of this National Association, that these yearly conventions of ours are but the opportunities for consultation together, for debate upon the most salient features of matters that concern the building fraternity at large, and for decision as to the general policy wisest for all to adopt.

The real work, the real result, the actual reform secured are, or should be, the work of the filial bodies during the year.

With this statement I will close, realizing that all the time at our disposal will be needed for the discussions and consultations to which I have referred.

The President: The first business before the convention is to appoint a committee on credentials. How shall that committee be appointed?

Anthony Ittner, of St. Louis: Mr. President, I move you that a committee of five be appointed, to which committee shall be added the secretaries, to examine the credentials of the members of this convention.

The motion was adopted.

The president appointed as members of such committee Anthony Ittner, of St. Louis; W. H. Albertson, of Philadelphia; John J. Roberts, of New York; Lawrence Grace, of Cincinnati, and A. W. Murray, of Chicago.

Secretary W. H. Sayward: Mr. President, I desire to state that I have asked Mr. William Harkness, Jr., of Philadelphia, and Mr. Charles Vosshall, of Rochester, to act as my assistants during this convention. I have several announcements here, Mr. President, which have lately come to my hands, to read:

ST. PAUL, January 27, 1890.

To The National Association of Builders of the United States:

The Industrial Union, of St. Paul, extend to your body a most cordial invitation to meet with them in this room this evening at 8 o'clock. We much desire an expression of your views as to the requirements for a manufacturing city or center, and also to become acquainted with you and to personally assure you of our hearty interest in your organization, as representing the leading manufacturing and building element of the country.

(Signed)

CHARLES E. MARVIN,

President of the St. Paul Industrial Union.

PIONEER PRESS BUILDING COMPANY, I

ST. PAUL, January 25, 1890.

Mr. H. R. P. Hamilton, Secretary of the Contractors' and Builders' Board of Trade, St. Paul:

DEAR SIR,—On behalf of the Pioneer Press Company I herewith extend an invitation to the delegates and visitors to the National Convention to be held in this city next week, to visit and inspect the new Pioneer Press building on Thursday morning, January 30, 1890.

(Signed)

FREDERICK DRISCOLL, Manager.

NEW YORK LIFE INSURANCE BUILDING.

F. G. Drafer, Chairman of the Committee of Entertainment, St. Paul, Minnesota:

DEAR SIR,—Understanding that the members of the Contractors' and Builders' Board of Trade are to entertain the delegates and visitors to the National Convention, the New York Life Insurance Company respectfully invite you to visit the company's building in this city at any time convenient to your board, when every opportunity will be given to obtain a view of the city as well as to inspect the building in all its details. Trusting you will accept this invitation, and assuring you that every courtesy will be extended to your guests, I am

(Signed)

V. C. GILMAN, Superintendent.

Upon motion of Anthony Ittner, of St. Louis, it was ordered that the sessions of the convention commence each day at 10:00 A.M. and 2:00 P.M., and the session adjourned.

FIRST DAY—AFTERNOON SESSION.

The President: The first regular business in order is the report of the Committee on Credentials.

The report of the Committee on Credentials was presented by Mr. Ittner as follows:

Mr. President: Your Committee on Credentials beg leave to report that there are 119 delegates present, representing thirty-three states, as follows: Baltimore, 3; Boston, 7; Brooklyn, 2; Buffalo, 3; Chicago, 13; Cincinnati, 14; Cleveland, 2; Denver, 3; Detroit, 3; East Saginaw, 2; Grand Rapids, 2; Indianapolis, 3; Kansas City, 5; Louisville, 2; Lowell, 3; Milwaukee, 4; Minneapolis, 3; New York, 8; Omaha, 3; Philadelphia, 7; Portland, 1; Providence, 3; Pittsburgh, 3; Rochester, 3; St. Joseph, 3; St. Louis, 6; St. Paul, 4; Sioux City, 2; Syracuse, 2; Washington, 4; Wheeling, 2; Wilmington, 2; Worcester, 2; total, 119. Total of exchanges represented, 33.

Your committee recommend that alternates and visitors be entitled to seats in the convention, but to have no voice or vote, except in the absence of regular delegates.

Respectfully submitted,

ANTHONY ITTNER, Chairman, St. Louis.

J. J. ROBERTS, New York.

LAWRENCE GRACE, Cincinnati, Ohio.

A. W. MURRAY, Chicago, Ill.

WILLIAM H. ALBERTSON, Philadelphia, Pa.

On motion, the report was accepted.

The secretary then called the roll of the delegates, as follows:

BALTIMORE—E. L. Bartlett, W. F. Bevan, E. D. Miller.

BOSTON—William A. Sherry, Alonzo S. Drisco, James D. McLellan, Samuel Farquhar, George F. Sheppard, Melville C. Grant, William H. Sayward.

BROOKLYN—Benjamin C. Miller, W. L. Gidden.

BUFFALO—Edw. M. Hager, H. C. Harrower, M. J. Byrnes.

CHARLESTON, S. C.—No delegates.

CHICAGO—George C. Prussing, delegate-at-large; D. V. Purington, George Tapper, W. H. Iliff, W. A. Murray, M. B. Madden, Francois Blair, James A. Miller, E. Earnshaw, H. J. Milligan, J. F. Barney, Thomas Moulding, F. V. Gindele.

CINCINNATI—J. Milton Blair, George E. Mason, Archibald Colton.

CLEVELAND—Arthur McAllister, Robert H. Jenks.

DENVER, COL.—A. J. Ripley, George F. Harvey, Charles W. Fair.

DETROIT—Henry George, Alex Chopotow, Jr., William J. Stapleton.

EAST SAGINAW, MICH.—M. Winkler, J. H. Qualmann.

GRAND RAPIDS, MICH.—John Rawson, H. E. Doran.

INDIANAPOLIS, IND.—James E. Shoner, J. C. Adams, Joseph Ernst.

KANSAS CITY—W. W. Taylor, Frank J. Shemmick, H. P. Stewart, W. A. Kelly, A. Suitermeister.

LOUISVILLE—Samuel P. Snead, John E. Carpenter.

LOWELL, MASS.—James W. Bennett, B. S. Whitcomb, John A. Coggeshall.

MILWAUKEE—Garrett Dunck, L. J. Mueller, Clifford Chase.

MINNEAPOLIS—Barclay Cooper, Herbert Chalker, F. A. Fisher.

NEWARK, N. J.—No delegates.

NEW HAVEN, CONN.—No delegates.

NEW YORK—Marc Eidlitz, Richard Deeves, Charles A. Cowen, William C. Smith, John P. Roberts, John M. Canda, John McGlensey, Jacob Brown.

OMAHA—Richard Smith, John A. Hart, G. J. Le Ville.

PHILADELPHIA—William Harkness, Jr., Stacy Reeves, William Halbertson, David A. Woelpper, Peter Gray, F. A. Harris, William S. McGinley.

PORTLAND, ME.—A. D. Smith.

PITTSBURGH—T. J. Hamilton, Samuel Francis, William R. Stoughton.

PROVIDENCE—Richard Hayward, James S. Hudson, Henry W. Goff.

ROCHESTER, N. Y.—William H. Gorsline, J. H. Grant, Thomas W. Finucane, C. W. Voshall.

SAN DIEGO, CAL.—No delegates.

SAN FRANCISCO—No delegates.

ST. JOSEPH, MO.—John DeClue, D. E. Marshall, R. M. Abercombe.

ST. LOUIS, MO.—Samuel Evans, Thomas J. Kelly, P. McGrath, Anthony Ittner, Thomas Mockler, Thomas P. McKelleget.

ST. PAUL—W. H. Ulmer, J. W. L. Corning, M. G. Craig, T. A. Abbott.

SIOUX CITY—Frank Clark, F. F. Beck.

SYRACUSE, N. Y.—Henry F. Crawford, J. A. Isley.

UTICA, N. Y.—No delegates.

WASHINGTON, D. C.—D. J. McCarty, Joseph Fanning, E. J. Hannan, Thomas J. King.

WHEELING, W. VA.—G. W. Beggs.

WILMINGTON, DEL.—Archibald S. Reed, John P. Allnend.

WORCESTER, MASS.—H. W. Eddy, C. D. Morse.

The President: The offering of resolutions is next in order. Such resolutions as you may desire to present will be offered by the chairman of delegations in duplicate and in writing, and will be referred, in all cases where there be no objection, to the Committee on Resolutions.

The secretary then read a resolution from the New York delegation, which was referred to the Committee on Resolutions, as follows:

RESOLUTION SUBMITTED BY NEW YORK DELEGATION.

WHEREAS, During the first century of the history of the American nation, our people were blessed with an almost entire freedom from any labor disturbing elements within its borders; and peace and prosperity attended our country in all things that insure domestic happiness and the wealth of a nation; and

WHEREAS, Recent years have developed turbulent spirits and discontent, which threaten to mar and perhaps destroy both the peace and prosperity of our happy people; and

WHEREAS, We believe that the present state of apparent discontent existing within fields of enterprise and labor, causing strikes and disturbance through a portion of our country, is not of a universal nature and deep-rooted in the American mind, but it is to a great extent attributable to a limited element within the great mass of the working people, which element is not capable of fully appreciating the blessings here enjoyed, for the reason of being educated in a different school of ethics and principles than that which is "to the manner born;" and

WHEREAS, It is a duty that all good citizens of patriotic principles, and a worthy pride in the welfare and prosperity of our whole people, owe to themselves individually and collectively to use their best efforts and most urgent endeavors to restore our disturbed and threatened business prospect to its heretofore prosperous and peaceful condition; therefore,

Resolved, That the executive board of the National Association of Builders be and is hereby instructed to consider the practicability of organizing local and state societies, and a national society, composed of employes and employers of all trades and callings of the working people, with a view to bringing them into closer communion with each other in relation to employment, labor and compensation, and to disseminate among them, by publications and lectures or any other educating processes deemed advisable, a true appreciation of the American idea, founded upon a unity of the people, in respect to the laws of our land, the requirements of good citizenship, and the immediate laws which control their welfare and success in life under a republican government, without regard to race or religion.

The president announced that the report of the secretary was next in order, and thereupon the secretary presented his report.

THE SECRETARY'S REPORT.

The position of the secretary of this association is so peculiarly unique that it is hardly possible to make an ordinary report which shall be thoroughly comprehensive. The secretary is the only official receiving payment for his services; therefore it is expected that he shall devote an appreciable amount of his time to the affairs of the association. Indeed, the constitution particularly stipulates that he "must be able to give sufficient time to the association to efficiently carry out its purposes." This last phrase, here quoted from the constitution, is an index to what I mean by the unique character which attaches to this particular secretaryship in contradistinction to the secretaryship of other associations. In most positions of this character the secretary is simply a secretary in the usual acceptance of that name; and while it will always be most true that the secretary of any organization may expect to be called upon for all sorts of service, it is the only case on record, to my knowledge, where the secretary is made so distinctly responsible for the efficient accomplishment of the designs of an association.

Whether the framers of the constitution realized how much of a responsibility they were so conspicuously placing upon an officer who usually occupies a semi-subordinate position, or whether they foresaw that such must be the necessary sequence of our form of organization, I cannot fully say; but it is, however, a fact that your secretary, whose hair has become prematurely gray in his three

years of service, has found the duties of his position growing more and more varied in character until it is impossible to speak of them as comprehended in that clerical significance which the term of "secretary" usually implies.

It must be borne in mind that the functions of this association were at the outset acknowledged to be an "unknown quantity," so to speak. The desirability of the organization was enthusiastically admitted, but just how its powers might be best exercised and applied, in just what direction its influence should be exerted, it was readily seen must be developed by study and trial. It has been natural to permit the task of exploration, experiment and development to fall largely into the hands of the secretary, and as "time and the hour" have brought certain demands to the surface, it has been equally natural to permit him to meet them to the best of his ability. In thus referring to the extent and variety of his task, your officer does not intend to complain, but simply desires that you may understand how it happens that a secretary's report covers so much more ground than usual, and how it happens to contain so much in the way of suggestion for the future, that ordinarily would not be thought within the province of such a functionary.

If by force of circumstances your secretary has been permitted and often obliged not only to act as scribe for the association, but also in its behalf to act as interpreter, guide, philosopher and friend to those whose adherence was desired, or who came seeking counsel and information, then he must be permitted at the close of the year to give you not only the bare facts of his record, but also his experience in endeavoring to efficiently carry out the various recommendations of the association, his views as to its present status and the status of filial bodies, and the opportunities and duties of the future.

In the first place it is desirable that the convention should be informed as to the present status of the association, as compared with previous years. At the first convention, for organization, at Chicago, twenty-seven cities were represented by delegates from various builders' associations. At the second convention, at Cincinnati, twenty-six exchanges were represented. At the third and last convention, at Philadelphia, twenty-eight exchanges were represented, all of which have maintained their relation in accordance with the constitution.

There have been seven very important additions to our membership. Denver, Colo., Omaha, Neb., Lowell, Mass., Pittsburgh, Pa., Louisville, Ky., Wheeling, W. Va., Portland, Me. Our membership now comprehends exchanges or associations of builders in thirty-five of the principal cities of the country. While this is a large representation and most significant from the fact that nearly all of the large communities of the country are included, there are still many cities which should be represented, notably in the southern section of the country, which makes but a poor showing with us; particularly when the enormous development and growth which has been going on there for the last five or ten years, is taken into consideration.

The condition of the local bodies is on the whole much more vigorous than a year ago; and in addition to this many new exchanges have been organized which will undoubtedly soon lend us their aid, support and counsel, if they have not already done so. Of the seven associations newly represented at this convention, six of them may be fairly stated as freshly organized since our last meeting at Philadelphia. Another very noticeable and promising feature is the steps that are being taken by some of the older filial bodies to remodel or reorganize upon a more satisfactory and permanent basis. This rehabilitation of the older associations, and the establishment of new ones upon lines which experience has shown to be safest and most effective, is most significant and encouraging; for the carrying out of the recommendations of the National Association, and the securing of the benefits to be derived from its labors, depends entirely upon the strength and permanency of the local bodies and the activity and intelligence with which they apply the general policy and principles prepared and promulgated by the central body.

In this connection it is appropriate to refer to the growing interest in the formation of exchanges all over the country. No week has passed during the year in which letters have not been received making particular inquiry as to the best methods for forming exchanges, and asking to be informed on all points relative to usefulness of such bodies, and how connection may be obtained with the National Association. This is indicative of a healthy growth of the idea of association and as such has received a very large share of attention and encouragement from the secretary. The correspondence has not been confined to one section, but has come from all quarters, even including certain localities in the South, which has previously been referred to as lacking in the representation which we ought to have from that part of the country. This condition of things, if properly assisted and encouraged, will be productive of many new associations in the near future, all of which will undoubtedly affiliate with us, and thus strengthen and increase the effectiveness of the National Association.

During the year communications have been received from other national associations, suggesting the feasibility of joining with this body, and taking part in its deliberations; but up to the present time such an alliance has not seemed desirable or proper under our existing form of organization. Our present opportunity is large and comprehensive and with so wide a field of work yet undeveloped there would seem to be no advantage in making absolute connection which might result in future embarrassment. In this connection it will be appropriate to refer to the interest and satisfaction in the work which we have undertaken, that have been manifested by other organizations, by private individuals, and by newspapers and periodicals all over the country. To these latter, the association is under great obligation for the generous treatment received at their hands, and the wide publicity which has been given to our proceedings.

TO THE INLAND ARCHITECT, of Chicago, this association has from the first been particularly indebted for the most hearty and thorough cooperation, and it is fitting that it be thus publicly recognized and acknowledged.

At the time of our last convention, at Philadelphia, the *Public Ledger* of that city exhibited the most marked generosity toward us, not only giving full detailed reports of all our proceedings in its columns, but supplying all delegates and other visitors with copies of each issue free of charge, besides offering many other courtesies to delegates, during their visit.

All of the specific orders of the last convention have been duly carried out. Five thousand copies of the official detailed report of the third convention have been printed and distributed to all filial bodies, and also to many other kindred associations, not only in this country, but in foreign countries, where correspondence and exchange of printed matter has been established. In this connection it is interesting to note that many societies and private individuals, here and in Europe, have made special requests for our documents and reports. From the Public Library of London a request was recently received for all documents issued or to be issued by this body, statement being made that they were frequently inquired for by students and others interested in economic questions, as well as by builders. The most recent communication in this line was a long and interesting letter from the Builders' and Contractors' Association of Brisbane, Queensland, Australia, which stated that their attention had been called to our important body, and that to assist them in forming a similar organization for their country, they appealed to us for advice and counsel. The letter recited some of the improper conditions to which builders in Australia were subjected, which was startlingly like those with which we are familiar, and closed with expressing the hope that as the interests of builders are identical everywhere, and as their efforts were to be directed toward elevating and improving the condition of the building fraternity, that we would not deny them the help which the weak always had a right to expect from the strong. It is, perhaps, needless to say that your secretary extended to the Australian builders, in behalf of this association, the right hand of fellowship, and in sending them every sort of document, record and advice within his reach, assured them that the National Association of Builders of the United States of America felt the strongest bond of brotherhood with builders everywhere, and would do its utmost to aid and assist them.

Large editions of Colonel Auchmuty's address on "Trade Training," of Mr. Hatfield's address on "The Relation of the Architect to the Builder," and of the secretary's address on "The Advantages and Opportunities of Builders' Exchanges," have also been printed and distributed to filial bodies. There has been a large demand, also, for these pamphlets from localities where new bodies have been in process of formation, and where older societies, not yet connected with us, were seeking for information as to the work we are doing.

During the year an important step has been taken to assist in carrying out the purposes and recommendations of the association. This step has been the monthly distribution of the official utterances of the National Association from

the secretary's department, in the form of a periodical, the business management and financial responsibility of which has been assumed by a firm of publishers with headquarters in Boston, and a branch office in Chicago.

The editorial department has been entirely controlled by the association, through the secretary as editor, so that the paper has been wholly devoted (aside from the advertising department) to the interests of this body. It has been sent monthly since August 1, 1889, to every individual member of each filial body, as an official document of the National Association, with no cost entailing either to individuals or to the local exchanges. Neither has the National Association been involved in any cost, although reaping a very great benefit therefrom. It is the desire of the Executive Committee that individual members receiving this periodical should understand that they are not expected to pay anything additional on that account, their subscription being virtually covered in the annual pro rata assessment paid into the national treasury by the local bodies. Subscriptions will, however, be taken by the publishers from persons not connected with the National Association; indeed, they will not refuse to take subscriptions from members, should they be offered in the spirit which has been frequently manifested by some members who have insisted upon paying for the paper, and have accompanied their remittance with the most friendly expressions of the value which the paper has for them personally. Such subscriptions will be accepted by the publishers in the same spirit in which they are sent, for every little helps, and it is well known that the early days of establishing a periodical are far from profitable. In this connection it may be well to state that this paper offers exceptional opportunity as an advertising medium to parties who wish to bring their goods to the attention of those who are directly engaged in building operations, and as the association is getting a very substantial benefit at no cost, it seems no more than fair to bespeak for the publishers, who depend for their remuneration on advertising patronage, the aid of each and every member of the association in this direction.

Although the assumption of the editorial department of the paper has brought a new and arduous duty to the secretary, he has gladly undertaken the work, for the reason that it affords an opportunity to thoroughly disseminate the principles and purposes of the National Association, which has been sorely needed in the past, and which was practically unattainable by any other means. One of the most discouraging features of the secretary's work during the three years of our existence has been the utter impossibility of conveying information to the many communities of builders already represented in the central body, with regularity and efficiency, giving them assurance that their officers were faithfully carrying out the work intrusted to them, as well as presenting to them new features and arguments in relation to forms already undertaken, or suggesting other measures worthy of adoption. This opportunity is amply provided in this monthly official document, and there is no question but what it will prove of inestimable value. As one correspondent has happily expressed it, "Reforms can only be secured by constant hammering, and an official paper furnishes just the opportunity for this persistent and necessary work." Each particular undertaking of the National Association is given a special department, under which everything relative to it, either in the way of correspondence or editorial argument, may always be found, thus keeping the matter fresh in the minds of all. Filial bodies are asked to give monthly reports of all matters occurring in their vicinity, either of local or general importance to builders, and a department is specially assigned for these reports. As yet the full significance of this opportunity is not sufficiently realized, and too often the space allotted to a filial body has contained simply the words, "No report this month." This, however, will be corrected in time, and eventually the pages will be fully occupied with interesting reports from secretaries, of the methods, successes, disasters, doubts, fears, experiences and questioning which have been adopted by, moved and excited their constituencies. Besides this the editorial columns are freely opened to each and every individual in any way connected or interested in the National Association; indeed, the secretary especially urges upon all the great advantage it will be to our interests if members will take this opportunity to present their views on any and every question of interest to the building fraternity. By this means their thoughts and arguments will be placed before a large and select audience, and will without question excite that free and full discussion so vital to the correct solution of any problem.

The opportunity offered by this paper of widely spreading our views and our work into new fields, cannot be overvalued. In years past the letters which have come flooding in upon the secretary, filled with all sorts of questions as to organization of local bodies, their work, their functions, and hundreds of other ideas and queries which are sure to present themselves, have had to be answered as fully as the limitations of one man's capacity would permit. Sometimes the answers would have to be ten times as voluminous as the letters which procured them, and would after all reach but one individual. Now, by means of this official paper a single editorial covering a point at issue, or a general statement as to organization or work, or the purpose of the National Association, reaches thousands and is readily available to send to new inquirers. It readily can be seen how much more successfully and thoroughly the affairs of the association can be administered and how much wider its influence extends through the use of this piece of machinery. Its value is only partially comprehended at present, but enough has already been demonstrated to show that it must always remain prominent as one of our chief as well as one of our cheapest working forces.

The secretary, as editor of this paper in behalf of the National Association, would particularly and specially urge upon all members that they send to him at every opportunity suggestions and thoughts in relation to the many subjects which are under manipulation. In the Uniform Contract department, items showing the inconsistencies and hardships imposed upon contractors under the multifarious system of contracts, that system which presents a different form in every architect's office. In the apprenticeship or trade school department, such information, argument and encouragement as will gradually lead to the establishment of this system upon a permanent basis, under the direction and control of the employing mechanics. In the "Code of Practice," statements showing the multitude of directions in which reforms are needed in existing customs between contractor and owner, as well as between contractors themselves, to the end that a more thorough and complete understanding may be obtained as to the rights of all, and contractors be gradually educated into more thorough business practices in all their relations so that better and safer conditions may finally prevail.

Another field of labor to which the secretary has been called to devote considerable time and attention during the year, may be fittingly described as missionary work. In this department there has been so much demand that every moment of the secretary's time since the last convention might have been profitably devoted to it. This, of course, it has been impossible to do, but a very considerable amount of effort has been expended in this direction with very satisfactory and happy results. Without taking up the time of the convention by going specifically into details, it will be sufficient to say that something over twelve thousand miles have been traveled and exchanges visited in thirty-five cities during the year. In most of these cities exchanges had been organized prior to the visit of the secretary, but in a few cases it was the initial step of a new association. The value of such work as this is difficult to describe in the limit of a report which must cover a great deal of ground, but it can readily be understood that where exchanges are comparatively new and the membership does not thoroughly grasp either the usefulness of the exchange idea, or the large opportunity for improvement which comes through the union of many individual interests in one association, that a visit from some outside person who comes as an official of a central organization, armed with a wide experience in such affairs, will do an amount of good in the way of awaking interest, and giving encouragement, much beyond the particular ability of the missionary. It is a fact that a man who may be considered in his own city as a person of ordinary caliber, will often prove to be of very considerable value as a visitor in other cities. The old saying that "a prophet is never without honor save in his own country" is quite applicable in this connection. A new voice, a fresh personality, the presentation of new ideas or old ideas in a new dress, or suggestions of different character from those which we have become accustomed to, have an attraction and an influence which all acknowledge, and the secretary has no hesitancy in saying that abundant proof has been given that the work of this character which has been called upon to do, has resulted in an infinitely greater amount of good in exciting new interest, awaking new thought, and impelling toward better conditions, than could possibly be accounted for by any particular ability displayed by him. But newly organized bodies are not the only ones capable of being benefited by visitations of this character. Old bodies need electrifying sometimes, and often may

be startled into new vitality and fresh vigor, and this also has been one of the duties of your missionary. The places which would have been glad to receive such personal service as this, but which have had to be denied on account of lack of time and strength at my disposal, have been labored with and for through extensive correspondence, of which our voluminous letter files and copy books bear ample testimony.

In the line of statistics the secretary has been obliged to confine himself to the same restricted ground as last year. It is utterly impossible, without very much greater clerical assistance than has been available, to adequately cover the ground in this department, which, no doubt, many would think desirable. My researches show that there is a very considerable increase in associations more or less related to the building business, over those which I reported a year ago. I now have record of the following:

National associations.....	33, an increase of 20
Sectional associations.....	34, " 19
State associations.....	73, " 13
City associations.....	374, " 35
Canadian associations.....	29, " 9

Total.....541, total increase 96

Giving as a total in the United States and Canada 541 associations, an increase over those reported last year of 20 per cent.

Some of this increase may be accounted for by the fact that the existence of certain bodies had not been traced at time of last report, but it is a fact that a large proportion of the increase is entirely new. With this very bald statistical report the Association will have to be satisfied if not content, for even to secure this much information the secretary has had to encroach upon time which it is doubtful he was authorized to use, when to do so other and more important matters may have been neglected.

While confining this report largely to generalities, it is, perhaps, proper to refer to one particular effort which is of special importance, and a little outside of the usual trend of the Association work. Early in the year attention was called to the fact that the United States government plans which used to be deposited with the exchanges in our principal cities for the convenience of builders in making estimates, had suddenly been withdrawn. Correspondence was immediately opened with the Treasury Department to secure a renewal of the old custom, which correspondence may be found in detail in the columns of the official organ. No favorable result has yet followed, the department claiming that they have not funds enough to permit this placing of plans. This reply seems a little inconsistent, but the whole matter has been placed in the hands of the Legislative Committee, in the hope that they may prepare a bill for this convention to approve and take action to secure its presentation to congress, so that funds enough may be appropriated to reestablish this custom which helps to emphasize the importance of our associations, and gives opportunity to estimate on such work to so many of our members.

The secretary is unable to report as yet much progress in the direction of our trade school system of preparing and training mechanics. The Philadelphia Exchange is the only one of our filial bodies which has taken any steps toward practically setting up a training school of the kind approved in our previous action. It is with great regret that this lack of action is reported, for of all the undertakings of this body, this one, which involves the systematic training of mechanics in the various trades, is one which should awaken the keenest interest and the most definite and immediate work on account of the pressing needs. Our plan as adopted at Cincinnati, amended and again adopted at Philadelphia meets the heartiest approval of that earnest student and practical worker in this field, Colonel Auchmuty, and he naturally feels somewhat uneasy because our efforts have not as yet produced more practical results. This much, however, may be said in explanation of the apparent inertness in this direction: The plan or system is a radical change from anything previously existing, and it takes time and continual hammering to produce anything like substantial results, no matter in what field or how important the reform may be, and these facts together with that already referred to, that builders' associations have hardly awakened to their capabilities for work as yet, conspire to delay the consummation which is devoutly wished and hoped for by all. We must possess our souls with patience, but we must also persistently work in this direction.

There has not been much energy displayed or much success attained in the agitation or establishment of "the code of practice which should prevail when estimates are being submitted by contractors in the building trades," which code was adopted at the last convention. Filial bodies have failed to realize to any great extent, that the rights of which they have been bereft will not be restored to them without persistent effort on their part. They have not yet learned that a determination to secure just and proper conditions will surely result in obtaining them. It remains an indisputable fact that architects as a class do not seem to consider that the contracting mechanic has any rights which they are bound to respect, and they act accordingly. For this condition of things the contractors themselves are largely responsible, but they have not as yet awakened enough to a proper sense of their powers to insist upon the acceptance of the code recommended by this body.

There being a special committee on the subject of the uniform contract, it will not be appropriate to refer more than incidentally to the progress made in this department. The observation of the secretary is that the establishment of this standard form is slow but sure; that its thorough adoption depends more upon the contractors themselves than anyone else, and that they can surely obtain its use, if they persistently call for it. He is also more thoroughly convinced than ever, by the experience of the past year, that the benefit to the building fraternity generally of this single act of the National Association is so immense already that all expenditure of time and money involved in procuring our organization, and maintaining it thus far, has been returned a thousandfold, and when the advantage to all builders for the future is contemplated, the grand result is simply impossible of comprehension.

The work of the year has now been rapidly summarized, and as intimated in the opening of this report, a little space in closing will be devoted to the

PROMISE OF THE FUTURE.

The inquiry is not infrequently made, what can there possibly be left for the National Association to do, what need is there for such an organization in the future? We have acted upon the apprentice question, on the uniform contract question, on the lien law question, on the labor question, on the code of practice for estimating, etc., now what in the world is there left to do? To all such queries I make answer: The National Association has really only just begun its work, it has merely outlined some of the most prominent of the domains in which its real work is now to be entered upon, has practically only called attention to the opportunities for united action, specifying certain particulars in evidence that there is warrant for believing that in these things there is the most immediate and pressing need of persistent action. To all such queries I reply: True, we have formulated our opinions to a certain extent upon some of the more conspicuous needs of builders in their business, and in the conduct of their work, but we have in reality hardly done more as yet than turn the glare of our searchlight upon these needs, and but little has thus far been accomplished in securing the results desired.

Let no one imagine that all is done when we have simply advanced far enough and have devoted time enough in considering our rights and needs, to put into definite declaration what we conceive them to be, these steps are indeed necessary but they are but preliminary. To correct the lien laws or secure their final abolition; to establish thoroughly and permanently an intelligent system of training boys and young men to become skilled workmen; to obtain a reasonable and safe solution of the labor question, so that organizations of employers and organizations of workmen may act harmoniously to their mutual benefit, instead of being in constant antagonism; to secure the general adoption of a standard form of contract, so that the system of agreements for building work may be uniform everywhere, and the contractor be assured thereby of protection in this most important part of his business relations with the owner; to thoroughly establish a fair and equitable code of practice in the matter of estimating, in place of the indefinite no-system which at present prevails to the constant injury and loss of the contractor; to do all these things and the multitude of others that are constantly coming to the surface is no undertaking of a few years, indeed, it can never be said that these things have been accomplished for good and all and have been so entrenched that they can be left to take

care of themselves. The youngest of us here present will not live long enough to see the day when the work of the National Association may be declared finished, and its services no more needed. There will be, no doubt, times when less enthusiasm may be expected, as is natural in all affairs, either public or private, either of social or business nature, but to be the instrument of benefit and value which its declaration of principles announces, to really create better conditions for the building fraternity, the National Association must be looked upon as an institution, an institution as permanent and abiding as any of the institutions which guard and guide the interests of communities. The reforms which we as business men particularly need to secure and the conditions which we particularly desire should prevail, will not be obtained or maintained for us by any of the existing machinery or methods of government, either municipal, state, or national. We have a domain of our own, entirely distinct and apart, in which we must establish a domestic economy of our own, and sustain it by ourselves and for ourselves, for the reason that no one else will do it for us, and sustain it continuously for the reason that no forms of government or direction, however perfect in their conception and complete in their parts, can be left to run themselves. Machinery needs constant attention to keep it in condition to do the service expected, and a neglected oil-feed, or a loose nut or washer will quickly cause serious damage. A garden, however beautifully it may have been prepared, if neglected, soon goes to seed, and "things rank and gross in nature possess it merely."

The work before the National Association is simply immense, and those who have been studying the problem with the closest scrutiny are truly overwhelmed with the amount and variety of the service which it may properly be called upon to render. The National Association must be an educator, and to be an educator must educate itself; put itself into condition to be able to convey instruction and information to all its filial dependencies and adherents. This field for work is as wide as the country. Take matters as they exist today, and it may truly be said that few cities have exchanges of builders that are even organized in a form which makes possible a high order of attainment; and I think I do not misstate the situation when I say that the very best of our local bodies have not as yet fairly started upon their legitimate career of usefulness, and have not begun to develop the strength, or take the position as representative associations, to which they are entitled.

The reorganization of existing associations and the establishment of new ones on the most approved lines, is fitting work for the National Association, and no one knows better than your secretary the tremendous amount of work which will be necessary before even a small percentage of the cities and towns of this immense country of ours will be blessed with exchanges of builders properly organized and equipped for the attainment of desired results. Then there is the constant "coaching" and oversight of local bodies to produce and stimulate growth, to preserve and obtain those reforms for the benefit of the individual builder which the central body has outlined and recommended. If anyone thinks that there is not an immense amount of legitimate and valuable work for the National Association, work which cannot be done by any other agency; if he thinks that the National Association should not eventually become a permanent institution, with a corps of able men to guide and direct its various departments, then let him stand in the secretary's place, and look through his eyes upon the prospect that lies before him, let him make a missionary tour or two, let him read the thousands of letters which come pouring in showing how much work is needed, how much help is craved from all sections, and perhaps he may realize for the first time that the secretary's task has even in these early days been no sinecure, and may also realize that the statement that we have but begun our work is absolutely true.

I appreciate the fact that the ever present question of the great expense of maintaining the National Association will be brought forward in this connection as an important factor, and one which might seriously disturb the permanent establishment referred to. The great and manifest gains which we have obtained and are to obtain, are and will be distributed so quietly, so naturally, that the individuals benefited, not even crediting the agency which has procured these benefits, will too often begrudge the pittance which they return to support their benefactor, and continue it in its good work. It seems cheap and petty to spend any time in argument in regard to this question of expense of supporting the National Association, when we know so well that the expense to each individual contractor, up to the present time, has not been greater than three-fourths of a cent per day. But I am constrained to do so, knowing how much breath is apt to be wasted over a really insignificant matter of expense, such as I have shown ours to be, and because I think I may predict a future condition of things, wherein each filial body, instead of contributing to the funds of the National, will in effect be drawing cash dividends by virtue of their connection with it, in addition to all the other advantages obtained. To describe how this is to be accomplished would be to trespass on the domain of one of our important committees which is to report later, but I may be permitted to anticipate that report to the extent of saying that when the plans of the Builders' Surety Committee are fully consummated, as they certainly will be, each filial body will find its treasury annually enriched to an extent commensurate to the amount of capital stock apportioned to it by the National Association, which apportionment will be established on the absolutely fair basis of the membership in each filial association. The National Association will thus not only fulfill its grander purpose of combining the forces of local bodies for the securing and maintaining of better relations and conditions in all departments of the building business, but will also provide opportunity for its children (the filial bodies) to reap a financial benefit, which, though denied to itself, it can secure and continue to them perpetually, through the machinery which its own existence creates, and which will only cease to be available when the filial bodies neglect the central body. A complete system is offered, similar to that of the human body, where the heart sends the life-blood throbbing to all the extremities, strengthening and building all the way, and is itself renewed and strengthened for its work, continually, by the return of vigor and life to the central reservoir.

This will be an appropriate place to say a word or two in relation to the administration of the affairs of the National Association. The time is near at hand (I think it has already come) when the amount of labor to be done in the various departments, particularly under the new dispensation to which I have just referred, will demand larger and better working forces, amply paid for their service. Your present secretary long ago reached the limit of his ability and endurance. The demand has proved so varied and exacting that it has been a physical as well as a mental impossibility to meet it. No one man, in my opinion, can carry all the burden and responsibility, together with the increase sure to come, and the man for the arduous duties of the secretary's position, in the new regime (which should be immediately established), must be endowed with peculiar qualifications, which I am conscious that I do not possess. I may have served well enough as an organizer, as an "apostle" (as I believe I was once called in Chicago), but a bigger and an abler man is needed for the great future that lies before this association. Pick him out now, at this convention, in order that he may become familiar with the work already under way, and prepare for the larger and newer work to come.

I desire to suggest, just here, something which has frequently been in my mind, but to which I have never given utterance. I think we shall find in the future that the annual convention is not sufficient for the needs of the association; and, for the purpose of bringing the principal officers into closer relations with the constantly increasing constituencies, for the purpose of more frequent consultation and counsel, I recommend that there be a mid-year meeting of the officers, directors and standing committees. I am strongly of the opinion that this will be a wise move.

It is hard to find a place to close such an effusion as this, which advertises itself as a "report," and yet wanders off into the domain of the president and all other existing departments with the utmost freedom; but it must be accepted as the peculiar product of a peculiar combination of circumstances and responsibilities, no portion of which could be avoided or neglected in order that the proper amount of information might be imparted.

I cannot conclude without reiterating my opening statement that the work of the association has but begun; that few of us have, as yet, more than the faintest conception of the amount of beneficent opportunity before it, or comprehend in our vision more than a fraction of the thousands of special questions which need the careful investigation and thoughtful development which only time, experience and persistence can secure.

This congress of builders is to mean in the future as much to the business which we represent as the United States Congress does to the larger and more

varied interests of the nation, doing for us what no other general form of government or direction can. We should constantly and earnestly study its principles, and consecrate our best efforts to secure the establishment of its practices, so that we may not only make it of inestimable value to ourselves, but may leave it as a rich legacy to those who come after us.

The President: The report of the treasurer is next in order. George Tapper, of Chicago, made the following report:

Mr. President and gentlemen of the National Association of Builders: I herewith submit my report as treasurer for the year ending January 27, 1890. Condensed report: Cash on hand as per report last annual convention, \$5.33; receipts from 26 exchanges on pro rata assessment of \$2 per capita, \$5.86; received from 5 exchanges, admission fees, \$75; receipts for additional pamphlets, \$5; total, \$5,894.33.

Per contra: Salary of secretary, \$3,000; printing, \$1,366.69; traveling expenses of our secretary, \$473; stenographic report of third annual convention at Philadelphia, \$121; stenographer and typewriter, \$422; postage, telegrams and stationery, \$370.39; collecting 10 checks, \$1.90; total disbursements, \$5,753.98; balance on hand, \$145.35.

Respectfully submitted,

GEORGE TAPPER, Treasurer.

On motion, the reading of a detailed report was dispensed with, and the treasurer's report as read was accepted.

George C. Prussing, chairman of the Committee on Uniform Contracts, presented the following report, which was adopted:

REPORT OF COMMITTEE ON UNIFORM CONTRACTS.

To the National Association of Builders:

The "Standard Contract" was adopted in June, 1888, by a joint committee representing the American Institute of Architects, the Western Association of Architects, and the National Association of Builders.

Aside from the fact that the copyright of the form adopted has been taken in the name of the joint committee, constituting it a body corporate, each association represented recognized the necessity of lodging authority somewhere to review, change and amend said form as imperfections might be perceived and the necessity of amendment acknowledged. Hence each convention made the Committee on Uniform Contracts one of its standing committees, and criticisms and suggestions for improvements were invited by the chairman of the three sub-committees; each from members of the body by him represented.

Numerous communications, comments and suggestions have been received, some valuable, some impractical. All of them have been preserved, all carefully considered, and for each your committee does hereby desire to return its thanks. Only by full and fair discussion, and the compilation of our experience and the decisions and interpretations of courts, wherever made—in short, by the active coöperation of all—can we hope to approximate perfection. In the nature of things this discussion, hereby cordially invited, must be by written communication to your committee, so that it may be properly presented to the joint committee when assembled.

The form remains unchanged as yet, because in the judgment of your committee no changes, except for weighty reasons, should be made—for a time at least. The uniformity of the instrument, the fact that it is the "Standard" form, is its greatest strength and value, and this might possibly be impaired by frequent or trivial changes in its text.

The unprejudiced acknowledge the fairness and even-handed justice of its provisions to both parties to the instrument, the owner and the builder. The definite acknowledgment and appointment of the architect as agent of the owner defines his position clearly and unmistakably; takes it out of the realm of misty speculation and uncertainty, so often indulged in heretofore, which has proved so fruitful of lawyers' arguments and efforts to befog courts, until quite a number of architects are seriously in doubt as to their relation to the parties.

But perhaps the best comment on the work of the joint committee is contained in the report of the publishers that thus far 70,000 copies of the "Standard Contract" have been used, and that sales are increasing.

While apparently large, the sales are not what they should be, and doubtless will be, when the builders of this country fully realize the advantage the universal adoption of a uniform contract will be, and that they, as a party to the contract about to be executed, have a right to the choice of form. Time and a greater familiarity with its provisions, through articles and discussions in that most valuable auxiliary, the *Builders' Exchange*, edited by our untiring co-laborer for the advancement of the builder, Mr. W. H. Sayward, of Boston, will doubtless bring it into greater and ever-increasing demand. Indeed the value of a publication of this kind, discussing fully and fairly all matters of interest to the builder, wherever his domicile, and reaching him regularly, cannot be over-estimated.

Since our last convention, one of the organizations represented in the joint committee has ceased to exist.

Your committee sent the following letter:

CHICAGO, December 13, 1889.

John W. Root, Esq., Secretary American Institute of Architects, Rookery, Chicago:

DEAR SIR,—The value of a "Uniform Contract" to all engaged in building—architects, owners and contractors—is acknowledged throughout the country.

Its present form was adopted by a joint committee in June, 1888, in the city of New York, consisting of nine members, chosen, three each, by the American Institute of Architects, the Western Association of Architects and the National Association of Builders, and the recognition of its merits is attested by the rapid introduction of the form.

Well aware of crudities in our work, and recognizing the importance of constantly existing machinery for its perfection, the committee reported to the bodies by them represented in favor of a standing committee on uniform contracts, to be called together at any time the necessity of amendment or alteration might appear. In this way both architects and builders would know to whom to address at any time their suggestions for changes, and this feature to my mind is one of great importance.

At Cincinnati, in joint convention assembled, the American Institute and the Western Association amalgamated into one national association, to be known by the time honored name of the American Institute of Architects.

Knowing the value of an association with annual conventions in which the profession of the entire country is represented—in which all may be heard for the benefit of the whole—allow me to offer my hearty congratulations to this happy consummation.

The Board of Directors of the Institute, we understand, has ample powers to appoint a committee on uniform contracts to act with the standing committee appointed by the National Association of Builders.

Allow me to suggest the propriety of the early appointment of such committee. Not that I am aware of the necessity of immediate action on the part of joint committee, but to preserve and perpetuate the joint committee a living organism.

A committee of six, three from each profession, may be large enough, but should in the judgment of your Board of Directors a larger number be more desir-

able, please to notify us to that effect, and our next convention, to be held in St. Paul on January 27, 1890, will appoint an equal number.

Very respectfully yours,

(Signed)

GEORGE C. PRUSSING,

Chairman Committee Uniform Contracts, National Association of Builders.

To which the following reply has been received:

AMERICAN INSTITUTE OF ARCHITECTS.

OFFICE OF THE SECRETARY,

"THE ROOKERY," CHICAGO, JANUARY 10, 1890.

MY DEAR SIR,—The president has appointed as the committee on uniform contracts the following gentlemen: Mr. O. P. Hatfield, Chairman, 31 Pine street, New York; Mr. Alfred Stone, 65 Westminster street, Providence, Rhode Island; D. Adler, Esq., Chicago.

To George C. Prussing, Esq.

(Signed)

J. W. ROOT, Secretary.

Respectfully submitted,

GEORGE C. PRUSSING,

JOHN J. TUCKER,

A. McALLISTER,

Committee on Uniform Contracts.

The chairman of the Auditing Committee made the following report, which was adopted:

To the Officers and Members of the National Association of Builders:

GENTLEMEN,—We, the committee appointed at the last convention to audit the accounts of the treasurer, have examined the same with the vouchers and have found them to be correct.

Respectfully,

J. MILTON BLAIR,

W. H. GORSLINE.

The President: The next in order is the report of special committees. Under that head comes the report of the Builders' Surety Company, A. McAllister, chairman.

The report of Mr. McAllister was then read by the secretary, as follows:

REPORT OF COMMITTEE ON BUILDERS' SURETY COMPANY.

Your committee, appointed at the last convention to encourage the establishment of a company for the purpose of giving securities on builders' estimates and contracts, desire to report:

That they find that several trust companies, already formed, have incorporated this idea in their business— are advertising it as an essential feature—and have asked the indorsement of the local organization of builders in the cities where they exist. This indorsement has been refused on account of their system not being, in the opinion of our local organizations, what is desired.

We find that these companies require a "back bond," and are thus asking and receiving pay without assuming any risk. In addition to this, they are very limited in their scope, and must, necessarily, always be so, as they are local in their character, and have no means of securing proper and reliable information over the wide area comprehended in the affiliation of the National Association; and any company to receive the valuable aid and assistance of this body should be national in its character and capacity.

Your committee also find that a new company is in prospect of being formed upon the proper basis, namely, giving security for a stipulated charge without asking for a back bond. The promoters of this company have encountered many obstacles, the chief of which being to secure the support and cooperation of builders themselves. To obtain this support they have come to the conclusion that, in organizing and operating, it will be absolutely necessary for them to adopt such plans and methods as will commend the company to the favorable opinion of the National Association and all its affiliated bodies. This proposed company seemed to your committee to offer opportunity for encouragement in the line of the order of the last convention under which they were appointed, and they have accordingly entered into consultation with its promoters, who, by the way, are all builders, and have proposed certain methods, which, if approved by this body, will no doubt form the basis of a company for the purpose named, which shall be national in its character, shall be under the guidance of this association, shall give each filial body a share in management and profits, and shall be in theory and fact a builders' surety company, managed and composed exclusively of builders.

It has been evident from the start that the National Association was not itself a body competent to enter in financial relations with any enterprise of this character, and yet the peculiar connection which it holds with its filial bodies, provides it with an opportunity to assist in the operation of such a company, so comprehensive and superior, so entirely unattainable by any other association or combination, that your committee have never for a moment been dismayed by the difficulties of their task, but, being stimulated by the great benefits to accrue to the individual builder, to the filial bodies and to the National Association (the connecting link which makes all possible) have determined to seek persistently for a feasible method of utilizing the opportunity and finally setting this valuable machinery in operation.

Your committee does not claim for the plan now presented, complete perfection in all its details, but does believe that it offers the principal features of a practical method by which the undertaking may be properly encouraged and supported through the National Association to the definite financial benefit of individual filial bodies, as well as of the central body, thus serving as a powerful factor in consolidating and strengthening us in our efforts for the general betterment of our condition, for which primarily and finally this organization was formed.

The plan which the committee offers and asks the association to adopt is as follows:

The National Association to say to the promoters of this enterprise: We will aid and assist in the establishment and operation of this company, will open up the avenues which we control, and offer every advantage which our connection with many widely separated local associations of builders affords, provided the following general propositions are assented to as substantially the basis upon which the company shall be organized and operated, these propositions to be subject to modifications by the committee in charge, said modifications not to impair the general intent and purpose therein and herein set forth.

1. The title of the company to substantially cover the fact that it is a Builders' National Insurance, Security and Guaranty Company, and that it is under the patronage and direction of the National Association of Builders.

2. Its stock to be limited to, say, 250,000 shares, at a par value of, say, \$4.00 per share.

3. These shares of stock to be issued only to members (either active or honorary) of bodies affiliated with the National Association, and, if found practicable, to the said filial bodies themselves, thus insuring a holding composed of contractors in the various building trades or persons engaged in similar pursuits.

4. At least 100,000 shares to be held in trust to allow for apportionment as follows:

Each filial body of the National Association which maintains its connection therewith by payment of the yearly dues required by that body, to be allowed and apportioned on the books of the company, stock at the rate of five shares for each member of the said filial body, as shown by their payment of per capita assessment to the National Association, the same to be adjusted annually.

This apportionment to be without payment of the value of the stock by the said filial bodies, but the certificates of said stock to be held in trust for their benefit.

Dividends accruing on the stock thus apportioned to filial bodies, to be paid over to them through the national treasurer.

5. Filial bodies in good standing, which are so incorporated as to permit them to hold personal property to be permitted to purchase and hold stock, if any be available, in addition to that apportioned as above mentioned, limited in extent to an equal number of shares to those so apportioned, upon condition that said shares be non-transferable, and that upon failure to maintain their standing in the National Association, they to relinquish the said shares to the said company at a price not greater than that paid for the same.

6. The board of directors of the company to always include the directors of the National Association named at each annual convention by the filial bodies, as their representative.

7. The officers of the company to always be members (present or past) of filial bodies of the National Association.

8. There to be a central department of the company for the general conduct of its business under the direct management of its president, general secretary and treasurer; there to be also departments with definite territory and jurisdiction, each managed under the general laws and rules of the company, through a vice-president as head of the department.

9. In the arrangement of rates of premium to parties applying for insurance or bonds, an appreciable difference to be made in favor of those who may be members of filial bodies.

10. The books and affairs of the company to be open at any and all times to the inspection of a regular standing committee of the National Association appointed annually for that purpose.

Your committee thus roughly states the principal points which it deems necessary should be secured to the National Association and to filial bodies thereof, in return for the vast advantage which any company formed for this purpose would receive through the opportunity to utilize the relations and connections which we have established between associations of builders and their members all over the country. But it is well aware that the development of the scheme which these propositions include is a matter which will involve careful study and skillful treatment with the aid of expert advice of the highest character, before the establishment of the proposed company can become a fixed fact. It, therefore, further asks the association to continue the committee which has undertaken the matter thus far, as a "standing committee" of the association, for the purpose of securing the establishment of this company on the lines now proposed, and otherwise regulating its method of organization so that the best interests of the National Association, its filial bodies and their members, may be preserved.

In concluding their report your committee wish to say that with deeper investigation of this problem its members have become more thoroughly than ever convinced that immense benefits are to accrue to all, from the setting up of a company of this kind, under the guidance and direction of the National Association, with the great opportunities which it alone can offer.

Beside the principal business which was first suggested, that is, giving sureties or bonds on estimates and contracts freeing the individual from the embarrassing necessity of importuning his friends to go on his bonds, which in itself is worthy of all that has been said, returning, as it surely will, very handsome dividends from this alone, your committee can readily see that it will be perfectly competent also for this company to secure a charter so that insurance on builders' risks, as well as risks of accident to workmen or the public, will be comprehended in its field of operation, it may act also as a trustee and guarantor between owner and builder. Builders, through a company thus established, will be enabled to insure themselves and each other, and receive the profits themselves which now fall into the hands, either of foreign corporations, or corporations in which the builder reaps little or none of the financial benefit.

To the eyes of the committee the opportunity is inconceivably great; it belongs to us more than to any others. We happen to be thrown, through the connection established by our central body, into a position where we can handle such business with a facility and certainty that no outsiders can possibly obtain. We furnish the whole apparatus for perfect operation through experience in the business of building, through our existing organizations and the ready channel of information they offer; and besides this, in case of any failure of individuals to carry out their contracts, instead of being obliged to go to outsiders to repair the breach, we, being builders, can repair it ourselves at a minimum cost, and sometimes can turn even an apparent loss into actual profit.

Your committee commend this matter to the convention as one of the most complete and satisfactory of undertakings, one that they believe will surely result in vast benefits—benefits appreciable in the easier conduct of the contractors' business, in the security of the public, in the strengthening of the National and all filial bodies, financially and every way.

If this report be approved by the convention, your committee ask the adoption of the following resolution:

Resolved, That the committee on Builders' Surety Company be and is hereby continued as a standing committee, and is instructed to secure, as soon as possible, the establishment of a company based upon the general plan and conditions outlined in this report.

Respectfully submitted,

A. McALLISTER, Chairman,

GEORGE C. PRUSSING,

J. MILTON BLAIR,

EDWARD E. SRIENER,

JOHN J. TUCKER,

JOHN S. STEVENS,

WILLIAM H. SAYWARD,

Committee.

The President: Gentlemen, what will you do with the report of the Committee on Builders' Surety Company?

Richard Smith, of Omaha: I move that it be accepted.

Considerable discussion ensued upon the significance of the adoption of the report of the association, and the report was finally received and approved and made the special order of business at 3 o'clock the following day.

A short intermission was here taken; thereupon the president introduced to the convention Mr. Richard Deeves, who read a paper entitled, "The National Importance of the Industrial Education of the Youth of the Country." (Printed on page 6.)

The paper was received with marked approbation.

Mr. Itner: Mr. President, I rise to move a vote of thanks to Mr. Richard Deeves, of New York, for the able, manly and courageous paper he has just read.

The motion was seconded and carried.

The president then announced the appointment of a committee to appoint time and place of next convention, and to nominate officers for the coming year, as follows: Richard Deeves, of New York; Robert H. Jenks, of Cleveland; Richard Smith, of Omaha; Daniel Evans, of St. Louis; and W. R. Stoughton, of Pittsburgh.

On motion the session adjourned.

SECOND DAY—MORNING SESSION.

The convention assembled at the Chamber of Commerce Building and was called to order by President Scribner at 10 o'clock A. M.

The roll was called and several announcements were made by the secretary.

The president then called for the report of the Legislative Committee, which is as follows:

ST. PAUL, January 28, 1890.

To the President, Officers and Delegates of the Fourth Annual Convention of the National Association of Builders:

GENTLEMEN,—Your Legislative Committee would respectfully report that during the year they have reviewed the actions taken by them on various subjects that have been in their charge in previous years and have no modification nor improvements to suggest, although further experience may show that there are opportunities for improvement. Your committee would ask authority from the National Association to present the following memorial to the congress of the United States:

WHEREAS, The Supervising Architect of the Treasury Department has been unable as heretofore to furnish plans and specifications of the various public buildings to be constructed to the builders' exchanges; therefore, be it

Resolved, That the National Association of Builders, in convention assembled, respectfully petition congress to authorize the Secretary of the Treasury Department

ment to furnish the building exchanges in the various cities with the plans and specifications of all public work, for the purpose of enabling their members to estimate and submit proposals for the same.

Respectfully submitted by the committee.

MARC EIDLITZ,
WM. HARKNESS JR., } Committee on Legislation.
E. L. BARTLETT,

Mr. Sayward on behalf of the Executive Committee spoke at length regarding the report, and concluded by stating that, should these recommendations, or this recommendation, be finally adopted, after liberal discussion by the convention, the committee would suggest the adding of the following paragraph:

The National Association again declares that its purpose is, and always has been, not to interfere with or attempt to control or dictate to its affiliated bodies in any of their specific action, on the assumption that they are the best judges of the situation and conditions which surround them, but it desires always to give its membership the amplest opportunity for information upon all subjects in which they are concerned and in which the experience and judgment of each may strengthen and benefit all in the setting up of a general policy for the guidance of all.

Mr. Sayward said that before discussion on this main proposition was opened, the Executive Committee desire that there be an expression from each and every city as to the existing conditions in their locality, and their views as to the effect of any reduction or increase in the hours now prevailing, each city to be called upon in alphabetical order, which the president, I understand, will now proceed to do.

After some further discussion the secretary called the roll by delegations, with a result as follows:

BALTIMORE, MD.—W. J. Bevan: Mr. President, I would like to add to the report from Baltimore that the millmen and ironmen work ten hours, and are paid by the day.

BOSTON.—Mr. Sherry: Boston two years ago inaugurated the nine-hour system. Payment by the hour.

BROOKLYN, N. Y.—W. L. Glidden: Nine hours per day, and paid by the day.

BUFFALO, N. Y.—E. M. Hager: Mr. President, in Buffalo we work, as a rule, nine hours a day in all places except in shops—any place where there is machinery at work. All other trades work nine hours per day, and are paid by the day, with the exception of about one-quarter of the carpenters, who are working ten hours up to date; but all the rest, three-quarters, work nine. The sentiment of the exchange emphatically questions the eight-hour system.

CHARLESTON, S. C.—Not represented on the floor.

CHICAGO, ILL.—D. V. Purington: Bricklayers, stonemasons, stonecutters, plumbers, plasterers, and about one-third of the carpenters eight hours for a day's work. One-third of the carpenters and painters eight hours. The balance of the carpenters and painters nine and ten hours per day. Cast-iron men, marble-men and all men employed at mill and factory, ten hours for a day's work. Payment universally by the hour.

CINCINNATI, OHIO.—J. Milton Blair: Mr. President and gentlemen, the mechanics of the different building trades of Cincinnati are employed by the hour and paid by the hour. The prevailing hours for a day's work, on all days of the week except Saturday, are nine hours, with the exception of about one-quarter of the carpenters and all the planing-mill men, who work ten hours for a day's work. On Saturday eight hours is the limit of time for a day's work. Paid for by the hour.

CLEVELAND, OHIO.—A. McAllister: Matters are decidedly mixed in the matter of hours. The stonecutters work eight hours universally. The bricklayers and stonemasons work nine hours universally. The plasterers work nine hours. All the carpenters, and, I think, nearly all other mechanics of the building trades, work ten hours. Stonecutters and masons are paid by the day; the carpenters pretty universally by the hour. That, I think, answers the question.

DENVER, COLO.—A. S. Ripley: I will state we are considerably mixed in Denver. The stonemasons work eight hours universally. Plasterers and some other trades, painters and carpenters, are working nine, with the exception of the millmen. The millmen work ten. The ironmen work ten, and the city, as a general thing, is about equally divided. The outside men, what we call the outside carpenters, work nine; inside (that is, in the shops) ten. Paid by the day.

DETROIT, MICH.—W. J. Stapleton: In Detroit we work nine hours, and, as a rule, by the hour, with the exception of stonecutters; they work eight hours, and the stonemasons work nine. All the mills run ten.

EAST SAGINAW, MICH.—John H. Gualmann: The outside men work nine hours, paid by the day.

GRAND RAPIDS, MICH.—John Rawson: With the exception of stonemasons, bricklayers and plasterers, all trades work ten hours per day. Those three mentioned work nine hours. Invariably, all trades are paid by the hour.

INDIANAPOLIS, IND.—J. C. Adams: In the city of Indianapolis the building trades, with the exception I believe of a few stonecutters, work nine hours—the usual day's work. Those engaged in planing mills, factories and machine shops work ten hours. The payment is by the day generally. Nine hours for building trades, with the exception of possibly the stonecutters, and perhaps I might say with the exception of a few carpenters who work ten hours. But, generally, nine hours is a day's work, and they are paid by the hour.

KANSAS CITY.—W. W. Taylor: The bricklayers and stonecutters and plumbers work nine hours, and are paid by the hour. All other branches (mills and everything) work ten hours; but some of them pay by the day, and some by the hour.

LOUISVILLE, KY.—Samuel P. Snead: Mr. President, I would say that at Louisville in all the departments of work ten hours, except bricklayers, and they work nine. Some pay by the hour, and some by the day.

LOWELL, MASS.—John A. Coggeshall: The carpenters for nine months in the year work ten hours; for three months they work nine

hours. The brickmasons and stonecutters work nine hours. Carpenters, brickmasons and stonecutters are paid by the hour. All other trades and all operatives in mills run by machinery work ten hours, and are paid by the day.

MILWAUKEE, WIS.—Garrett W. Dunck: Mr. President, in Milwaukee the masons and stonecutters, about three-quarters of them, work eight hours a day; the other quarter works ten. Painters, carpenters and various other trades work eight, nine and ten hours, and are hired by the day and by the hour.

MINNEAPOLIS, MINN.—Herbert Chalker: In Minneapolis the stonecutters work eight hours a day, and are paid by the hour; the stonemasons work nine hours a day, and are paid by the hour. The bricklayers work nine hours a day, and are paid by the hour. The painters work nine hours a day, and are paid by the hour. Plumbers work nine hours a day, and are paid by the day. All other days' work, ten hours a day, and are paid by the day.

NEWARK, N. J.—Not represented on the floor.

NEW HAVEN, CONN.—Not represented.

NEW YORK CITY.—Marc Eidlitz: In New York City the stonecutters work eight hours and are paid by the day. Carpenters, plasterers and ironworkers, plumbers, gasfitters, steamfitters and derrick men, also granite, bluestone and marble men are working nine hours, and are paid by the day. Saturdays eight hours in all cases. Stonemasons and bricklayers work nine hours per day and are paid by the hour. Brickmasons and stonemasons work only eight hours on Saturday, but they are only paid by the hour for eight hours.

OMAHA, NEB.—G. J. Le Veille: Stonemasons, nine hours; bricklayers, nine hours (eight hours on Saturday); plasterers, eight hours; carpenters, about half nine hours and half ten; plumbers, nine hours; stonecutters, eight hours. All, or nearly all, paid by the hour, and nine hours per day among all our trades. All millmen of our city are working ten hours; also paid by the hour.

PHILADELPHIA.—Stacy Reeves: Mr. President, in Philadelphia nine hours is the prevailing day's work, paid partially by the hour and partially by the day. There are exceptions, of course, to the nine-hour rule, but that is the general standard of a day's work among all the branches. The only branch that I now think of working shorter hours on Saturday are the stonecutters. Millmen work ten hours and are paid by the day.

PORTLAND, ME.—A. D. Smith: Plasterers, nine hours; all others work ten, paid by the day.

PITTSBURGH.—Samuel Francis: Stonemasons, stonecutters, bricklayers, carpenters and painters work nine hours, except on Saturday, when they work eight. Paid by the hour, generally. Millmen and the other trades nine hours per day, paid by the day.

PROVIDENCE, R. I.—James S. Hudson: Mr. President, the statute laws of the State of Rhode Island fix the hours of labor at ten. Carpenters, masons, painters, all mill operatives and all other mechanics, with the exception of plasterers and stonecutters, in our city work ten hours. Plasterers and stonecutters have established for their union nine hours as a day's labor. They are all paid by the day.

ROCHESTER, N. Y.—J. H. Grant: Mr. President, all masons, stonecutters and plasterers work nine hours and are paid wholly by the hour, there being no reduction of hours on Saturday. Carpenters, nine hours. The millmen work ten hours, usually, although there are exceptions to that. Plumbers, nine hours, and are paid by the hour; painters, nine hours, and, I believe, paid by the day; marble workers, ten hours; iron workers, ten hours. All laborers, ten hours, paid by the hour, almost universally.

ST. JOSEPH, MO.—John De Clue: St. Joseph, loyal to the National Association in its recommendation that we adopt the hour system, did so last season, engaging by the hour and paying by the hour. Plumbers and stonecutters have been working for a year or more eight hours per day. All other trades ten hours up to the present time, excepting during the short months of winter, when some shops have cut down to eight and some to nine, but pay by the hour the same as in the summer time.

ST. LOUIS, MO.—Daniel Evans: All mechanics working on buildings on the outside and inside are working eight hours, with the exception of plumbers and tinners, who are working nine hours; all paid by the hour. A few carpenters work nine and some ten. Millmen, factorymen and foundrymen, etc., are working ten hours, and are paid by the day, though some are paid by the hour.

ST. PAUL, MINN.—T. A. Abbott: The St. Paul stonecutters work eight hours a day; brick men, plumbers and plasterers work nine hours a day; carpenters, millmen, painters and stonemasons work ten hours a day. Payment is by the hour.

SIoux CITY, IOWA.—F. F. Beck: Sioux City works ten hours universally, except Saturday, which is nine hours, but we pay by the hour. In the winter we work nine hours, but it is universally paid by the day.

SYRACUSE, N. Y.—Henry T. Crawford: Mr. President, in Syracuse the bricklayers, plasterers, stonemasons and stonecutters work nine hours a day. Carpenters, tinmiths, plumbers, painters and shop people work ten hours a day. Payment by the hour all around.

WASHINGTON.—Thomas J. King: All mechanics employed in mills for the manufacture of building material and mechanics employed in the construction of buildings work nine hours per day, with the exception of stonecutters who work eight. All mechanics are paid by the hour, with the exception of the plumbers who are paid by the day.

WHEELING, W. VA.—G. W. Beggs: Mr. President, I am here, I presume, to represent the entire state. I am from the city of Wheeling. I will state that the bricklayers of Wheeling work nine hours. They are paid by the day. The carpenters of the city of Wheeling work nine hours, and are paid by the day. The plasterers of the city

of Wheeling work nine hours, and are paid by the day. The governors of West Virginia work the whole year round. In our blast-houses and rolling-mills (which is identical probably with our Pittsburgh people) they work by the piece, and probably work ten or twelve hours. The nailcutters and sheet-rollers work by the piece, and have nothing to do with labor organizations in regard to the hour system.

WILMINGTON, DEL.—A. S. Reed: The bricklayers, stonemasons and a small portion of the plasterers work nine hours. They are paid by the hour, and a very small proportion of our carpenters last year worked nine hours. I think, likely, some of them this year. The balance of the crafts engaged in the building business work ten hours. They are paid by the day.

WORCESTER, MASS.—H. W. Eddy: The carpenters, millmen, painters and plumbers work ten hours. About two-thirds of the bricklayers and masons work nine and the balance ten. They are paid usually by the hour.

The President: Now, gentlemen, having called the roll, we have the information asked for, for which we are very much obliged. If any gentleman now wishes to make a motion affecting the recommendation of the Executive Committee, it is in order.

Marc Eidlitz: Mr. Chairman, I move that the resolution offered by the Executive Committee be accepted and be adopted as the sense of this convention.

The motion was seconded by Mr. William Harkness Jr., of Philadelphia.

Thomas King, of Washington: Mr. President, I move, as a substitute for the motion by the gentleman from New York, that this report of the Executive Committee be referred back to that committee for further consideration.

Mr. Beggs, of Wheeling: Mr. Chairman, I second that motion, and to report tomorrow.

Mr. Adams, of Indianapolis: Mr. Chairman, the motion of my friend on the left (Mr. King) is too indefinite. The suggestion offered by the seconder of the motion, that we report tomorrow, was not accepted by Mr. King, and if Mr. King desires to postpone the further consideration of this matter it should be embodied in the form of a motion that further consideration be deferred for one year. Practically his motion would kill the whole business, and it is obvious to us all that it would be rather a summary way of disposing of it. This convention, I take it, is composed of men of courage; they are not cowardly in assuming any responsibility that may come upon them, and are perfectly willing to meet any contingency as suggested in the resolution or the recommendation of the committee in the discussion this morning. We called the members of our organization together in the city of Indianapolis, requesting an expression of feeling—requesting them to give us instructions, if they in their judgment saw proper, in the matter of the eight-hour question, which would be likely to come before this convention. Our exchange is divided, there is a diversity of opinion. No general judgment could be attained, and they sent their delegates here uninstructed and unadvised. Personally I entertain opinions possibly different from those of most members of our exchange. Mr. Chairman, as I look around this room I see men who have not attained their present position by fortuitous circumstances, but by their own energy, industry and their adaptation to their business, and I believe that the time is not far distant when the question of eight hours for a day's work will be upon us, and in a manner that we cannot refuse to recognize. We may as well take hold of it as men and express our judgment. I, for one, am prepared to say, and am willing to say (individually only, not for my colleagues that are with me this morning), when time shall have adjusted the relations of employer and employé, and when all the different conditions shall be so brought into shape that we can satisfactorily give our employés compensation for eight hours, I am ready for the change. (Applause.) For myself, Mr. Chairman, I began life working ten hours, and you may say from sun to sun, and to me, just now, eight hours is a very long day's work. (Applause.) We must meet this question as becomes our employés. Their interests are ours and ours are theirs. And I am sorry that the impression has gone forth and the idea has prevailed, not only among the builders of this country, but it has been set forth in the press of different sections of the republic, that there is an antagonism existing between the employer and employé. With my men, in the corporation I am connected with, there is none. There should be harmony and good feeling; we should meet them as men, we should meet them and confer with them and unite and agree upon methods that should be advantageous to us all. (Applause.) Now, Mr. Chairman, there should be no division of judgment as to the fact that we are all mutually interested. There should be a concession, not on one side only, but a compromising of conditions and an agreement upon certain relations that would benefit us all. Further, I desire to say, before taking my seat, that I am glad the secretary of the association made an explanation of the reason why this matter was brought up before the convention. The *News* of our city, one of the largest newspapers in circulation in Indianapolis, had a notice the day before the delegation left that the delegation to the National Association in St. Paul would leave for St. Paul to make preparations to fight the eight-hour movement. Now, Mr. Chairman, there is no disposition in this convention to assume that position. We do not propose to fight the eight-hour movement, we do not propose to put ourselves in opposition to the eight-hour movement, but we must get ready to assume those relations which will be upon us sooner or later. (Applause.)

Mr. Purington, of Chicago: Mr. President, I did not desire to take any part in the discussion at this time, but I would like to ask Mr. Adams one question. Whether, in view of what he says in reference to the ideal relations that should exist between employers and employés, he is willing, at this time, or at any time, to accept dicta-

tion either from the National Association or from the filial bodies which this association is composed of, as to what those relations shall be.

Mr. Adams: Mr. Chairman, I will answer my friend Mr. Purington by saying that if the National Association recommends, and the filial bodies of which we are members shall see fit to acquiesce in their recommendation, I will endeavor so to adjust my business as not to be the loser when that final adjustment is made, and get ready for the change.

The President: The chair would like to ask, for information, as to the full meaning of Mr. King in offering his substitute.

Mr. King: Mr. President, I wish to state my position on that motion. It was this, that in our section of the country (I speak of our section: I include numerous cities within a radius of a hundred miles or more) we do not desire a discussion of this question. We will meet all emergencies when the time comes. We are prepared to adjust our business to suit the amount of money that our customers propose to pay for their work; if they are willing to pay us a sufficient sum of money to pay for six hours of labor a day, we are only too glad to accept it; on the other hand if they give us only a sufficient amount to enable us to employ labor for ten hours a day, we will employ men for ten hours, and we will adjust our business to the amount of money that is at hand to be expended in building. The object I had in offering this substitute was that I felt, after consultation with various other exchanges, that it was a question that better not be brought up at this time; and in view of the fact that statistics have been gathered here from the various exchanges, I felt that the Executive Committee would necessarily have to go over those statistics, and that it might possibly occupy a week or ten days; therefore this question could not come up before this convention, but possibly would come up before the Executive Committee at their semi-annual meeting, as recommended in the national secretary's report.

After some further discussion Mr. King's substitute was voted upon and lost by a vote of 45 to 51 and the original motion of Mr. Eidlitz was taken up.

George C. Prussing, of Chicago: Mr. President, I hope that every man here will speak to the question. As my friend from Indianapolis, Mr. Adams, said, this is not a question to be shirked. It is upon us. It has been introduced at the cost of the employers in various cities; it will be introduced, in my judgment, everywhere. It is, I think, the inevitable, and you as builders, gentlemen, had better take a position upon that question. It is to your pecuniary interest to help along the establishment of the eight-hour day, as I take it. (Applause.) Provided you are, as I am, convinced that, sooner or later, that system of working will be adopted throughout this land. If we agree upon that, gentlemen, establish your system of payment by the hour, and the sooner you get out of the woods, the better for you as contractors and builders. (Applause.) If I had any hesitancy at all of speaking on this question, or of doubting the wisdom of its introduction, it was because I as a contractor am not primarily interested. In other words, that I am merely interested as a component part of the body politic. The extra cost of building (for it will enhance the cost of building) does not come out of my pocket as a builder, it comes out of the pocket of the gentleman who contemplates the erection of a structure; and whether under the eight-hour system or the ten-hour system, or any other system that you may suggest, he will take his estimates, carefully consider them, and after such consideration make up his mind whether to erect that structure or not. He does that now, he will do it then. The entire public is brought together, it is an economic question for the entire country to settle, and it might (and I was afraid that it might) look presumptuous in us to advise the entire body politic on what concerns them at least as much as us; but we come together here annually as a sort of experience meeting, and let us talk out on the subject. As builders I am free to say that it is to our interest that this constant agitation, this struggle for the establishment of the eight-hour system should end as speedily as possible. (Applause.) And Mr. President and gentlemen, this question came to us in Chicago in 1886, and with your permission I will read a letter (a short one) which states exactly how it was met there. This refers only to masons and bricklayers, but I think perhaps it is to the point.

To the Officers and Members of Bricklayers Union, etc.:

GENTLEMEN.—Your communication of December, 1885, advising us "that on and after May 1, 1886, the United Order of American Bricklayers and Stonemasons will adopt the eight-hour system of working at the same rate per hour (40 cents) as now paid," has been received and placed on file. The right of any man or combination of men to determine how many hours he or they will work, and at what compensation, is undisputed. Upon the wisdom and timeliness of this effort to reduce the productive capacity of the labor of the country by one-fifth, different opinions may be held. Whether such effort will be successful we know not, but feel (and there is the point, gentlemen) but feel that after twenty years of agitation on the subject, practical trial and demonstration alone remain.

This was written in January, 1886.

Mr. Deeves, of New York: Who by?

Mr. Prussing: By the Chicago Master Masons' Association. And on May 1, following, every man that handled a trowel went to work eight hours per day at \$3.30 for the eight hours, 40 cents per hour, instead of receiving, as he had theretofore, \$4. working ten hours a day, and, gentlemen, as far as I am advised, not a brick has ever failed to find its lodgment in mortar because of the change of the system. (Applause.) I say, gentlemen, that it does not pay you, here or anywhere, to fight with your money and your means the battles of the community. (Applause.) And this is an economic question that concerns each and all as much as it does you. The contractor has been, heretofore, too ready to put himself between the two millstones, the laboring element on the one part, and the owner, the general public, on the other, fighting with his means, with his energy, at his loss, the battles of the entire community. Whether you have got thanks for it or not, I don't know. In our section we

don't always get it. (Applause.) I should be glad to answer the question that the gentleman proposes.

Archibald S. Reed, of Wilmington, Del.: I did not understand you, when the reports were coming in, that the bricklayers universally worked eight hours. Do I understand that this is the fact, that in Chicago the bricklayers universally work eight hours without any question?

Mr. Prussing: The only restriction to the universality of it there is the section of country around Chicago. All wielding trowels, be they plasterers, be they stonemasons, be they bricklayers, work eight hours per day, and are paid by the hour. The wages today are 45 cents an hour.

G. W. Beggs: With the permission of the gentleman, will the chairman permit me to ask the gentleman a question?

The President: Certainly.

Mr. Beggs: In my city (Wheeling), a bricklayer is not permitted to use a trowel unless he belongs to the bricklayers' union, a plasterer is not permitted to work at his trade unless he belongs to one of the unions. I would ask the gentleman from Chicago if that rule applies in his city?

Mr. Prussing: It does. The bricklayers' union controls every trowel that spreads mortar on a brick wall or on a stone wall, because they are amalgamated. The plasterers' union controls every trowel that puts mortar on a wall. The bricklayers' union two years ago (I don't know what the numerical strength is now) had to exceed four thousand men. That is a statement of fact. Now, gentlemen, the point that I wanted to make is that we ought, as men, to take some position on this question. Being that it has been introduced, you cannot today afford to have it thrown up to you that you shirked; that you dared not discuss the question when once introduced. The Indianapolis News, my friend Adams says, heralded to that section of the country that Mr. Adams and his colleagues came to St. Paul in order to make preparations, through the organism of the National Association, to fight the eight-hour day. The eight-hour day has been mentioned on this floor. Now, gentlemen, I take it that you will have full and fair discussion; and if you are of the same opinion that I am, that its establishment is but a question of time, but inevitable throughout the length and breadth of this land, say so. Say so, and prepare yourselves for its introduction, and by establishing everywhere the system of payment by the hour. The resolution, as introduced by our Executive Committee, meets my views very much better than the form of the interrogatory on the programme. Personally, I see no objection to its passage. (Applause.)

John A. Coggeshall, of Lowell, Mass.: Mr. President, I would like to ask the gentleman from Chicago a question which his remarks have suggested to me. He just replied to the gentleman from Wheeling that the bricklayers' union of Chicago controlled so many trowels, the plasterers' union controlled so many trowels, and this union controls so many tools. I want to ask the question, who, then, are the employers? (Applause.)

Mr. Prussing, of Chicago: Mr. President, while the question may not be germane to the subject on hand, as I said before, these conventions are experience meetings, and we may learn although not in the direct line of parliamentary rulings; with the chairman's permission and the permission of the convention, I will endeavor to answer the gentleman, thinking that it might be profitable, not only to Lowell but other places.

Mr. Beggs, of Wheeling: Even Wheeling.

James W. Bennett, of Lowell, Mass.: Mr. Chairman, we from Lowell will thank the gentleman if he can give us any information.

Mr. Prussing: We in Chicago, gentlemen, have suffered for years under the dictation of perhaps the most arbitrary trades union in existence anywhere. As I said before (and I made the statement advisedly), the bricklayers' union controls every trowel that spreads mortar. As a consequence they were the most arbitrary body heard of anywhere throughout the country. How did it work? Among four thousand men, the majority of them fathers of families, having their little homes, who did not attend the meetings of this union, no hall at their disposal that would contain more than 400 to 500 anyhow, whisky-shops on their road to that hall, those who had very little at stake the regular attendants, the young, the inevitable result was that their action was the most arbitrary and the most insolent; but when once passed it was the law of the city, and the employer might as well submit. The employer was not organized to meet the dictations of that and other unions. It became so intolerable that organizations among employers were effected, strengthened, and when the last straw was about to be put upon their backs they made a determined stand and they fought a strike which, perhaps, you have heard about, in which in all something over thirty thousand men were thrown out of employment, not only those who originally went on the strike, but a universal lockout through all building trades. It lasted upward of ten weeks. Now, gentlemen, the citizens assisted. All of the building trades came into line, the manufacturers of building materials, the architects, the owners, and we were on the point of beating them when, gentlemen, in order not to have that strike like every other strike heretofore, merely proving that this body or that body is the strongest for the time being, but to gather some results for the future from it, we proposed arbitration to them; and they, learning wisdom from the acknowledged fact that they were about beaten, consented instead of insisting on their original demands. A committee of five was chosen by each party. They met and selected a presiding officer, granting him the right to cast a vote in case of a tie. They selected for that position a judge, a man looked up to not only in his profession but in every way in our neighborhood, and the result of the week's conference of that original conference committee has been the establishment of a committee of arbitration

constantly in session. The principle upon which it was framed was this: That the sum of all employers and the sum of all employés should have an equal voice in the management and arrangement of their trade affairs. (Applause.) Mark it, gentlemen, the sum of all employés and the sum of all employers shall have an equal voice in the arrangement and management of their own trade affairs. That once acknowledged as just and right, naturally laid the lodging of the power of both organizations or the sum of both organizations in the hands of this committee. I want to cut it short, but it is a valuable lesson. I consider it so, gentlemen; I believe that it is the only practical step toward the adjustment of labor difficulties that has yet been taken. I will not discuss Massachusetts' condition of affairs, and Massachusetts' efforts at arbitration, which I think futile. You must get the mechanic, the man who has the confidence of his own body, of his own union, to be one of the arbitrators, and let the organization of employers appoint those in whom they have confidence upon their part, and let the casting vote, if ever it is required, be lodged in someone, as the rules of this committee say, neither a mechanic nor an employer of mechanics. I want to say, furthermore, that under the presiding guidance of the judge, this committee worked for eight days. We have since that time worked for three years; we have not called upon that judge to enter our room again; we don't have to. We became acquainted with one another, and reason and arguments prevailed. Naturally the most conservative were appointed by each body, and when they come together and argue questions, at least with us, we have not had to call upon the eleventh man ever to cast the vote for us. Another thing, a rule of the original conference, or one of the results of the original conference, was that this committee shall be in continuous session, maintained so that the president of each one of the organizations, who, *ex officio*, is a member of the committee, can call the committee together at any time, and that it shall have power to adjust all differences existing between the members of one body and the members of another, or between the members of one body and any one member of another. That work shall proceed continuously pending the decision of the committee. (Applause.) Mark it, gentlemen, mark it, *work shall proceed continuously, both parties agreeing to abide by the decision of the committee when rendered.* The walking delegate who theretofore crooked his finger and every man dropped his trowel and went off of the building, has no place (applause) in Chicago among the masons today. That power is not lodged in any man, or any committee of men, for that matter. Work is to continue pending the decision of the committee, and all questions of that kind are submitted to them. Does the gentleman desire a further answer? (Applause.)

The subject was discussed by Mr. Ittner, of St. Louis, who asked for further time, and the session adjourned until 2 o'clock P.M.

SECOND DAY—AFTERNOON SESSION.

The convention met at 2 o'clock P.M. and was called to order by President Scribner.

The roll call was conducted by Assistant Secretary Voshall.

The Secretary: A cablegram has been received, which reads: "Uxsor, Egypt. To E. E. Scribner, of St. Paul. Greetings from Egypt. John S. Stevens." (Great applause.) And also the following from the *Building Journal* of Melbourne, Victoria, Australia:

Hope to have Australia's Builders Association organized. Have read your third annual report from cover to cover. Will reprint your paper on Builders' Exchange in full. Would reprint the whole report in full but space prevents.

The first business for the afternoon session was the discussion of the question, "The Lien Laws: Shall the National Association recommend that they be abolished?" The discussion was opened by Mr. Prussing, of Chicago, who read the following address:

G. C. PRUSSING'S ADDRESS ON LIEN LAW (AFFIRMATIVE).

Mr. President and gentlemen of the Convention: To all employed in building, to the owner as well as the mechanic, the contracting builder, the sub-contractor and the dealer or manufacturer of building materials, there is no subject perhaps of as general interest as the lien law. At common law and in equity no lien upon the land can be established by persons making improvements thereon, and no statutes have been enacted in Great Britain to this day securing in any manner to the mechanic or material-man a lien on the buildings their industry or capital has contributed to erect. The lien laws of this country are exclusively created by statute.

The first attempt to create a mechanics' lien arose from a desire to establish and improve as speedily as possible the city of Washington as the permanent seat of government of the United States. At a meeting, September 8, 1791, of the commissioners appointed for this purpose, at which both Thomas Jefferson and James Madison were present, a memorial was adopted urging the general assembly of Maryland to pass an act securing to master builders a lien on the houses erected and land occupied, which was during the same year followed by the passage of a law as requested. The next statute on the subject was passed by the legislature of Pennsylvania in 1803. "These statutes," says a learned reviewer, "while they contained the germ of all subsequent legislation on the subject, are imperfect and meager in comparison to the state of the law at the present time." Mark that the original commissioners, and the statutes passed upon their recommendations, mention only the master builders, or, as we would perhaps express it now, the person employed directly by the owner. Gradually this provision has been enlarged so as to include claims for wages of mechanics and laborers employed upon the building, though hired by contractors or others selected by the owner. This has been advocated and adopted on the ground that the owner may properly be held responsible for wages due mechanics and laborers from persons selected and employed directly by him and whose antecedents and business standing could be investigated by him far better than by wage-earners.

While the legislatures of the various states were content to let the matter rest there, the lien laws were beneficial in their operation. But we live in a progressive country, or rather forty-two progressive countries now, and it is the business of each legislature to improve or attempt improvements upon the work of its predecessor and that of neighboring states. People argued that if it is proper to protect the builder and mechanic by a right for lien, why would it not be good also for the person furnishing materials?—in fact all and everybody whose goods or labor enter into the construction of buildings? And, because in the absence of positive experience on the subject, there were none to answer this query, amendments upon amendments were adopted from year to year, constantly extending the scope, ever bringing more classes under the so-called protection of the lien law, and making its provisions more technical and involved, until now thoughtful men everywhere are ready to acknowledge the lien law of today to be a delusion

and a snare, and it has become possible, under a feeling of absolute disgust with the operation of said laws, for builders to declare it preferable to do business without any lien law at all. Now we have the experience! Now we are ready to answer the query!

Indeed it is not well that protection by the right of lien should be extended to anybody beyond the mechanic and laborer employed at building and the person directly employed by the owner. And why? Because in the light of experience we now know that all parties in interest suffer and the true intent and object of the statute is defeated thereby.

To illustrate: The parties in interest are the owner, the architect, the contractor, the sub-contractor and material man, the sub-sub-contractor if you please, the mechanic and laborer employed at the building, and the mechanic and laborer employed away from the building, in shop or quarry, in the preparation of material finally incorporated in the structure. For in some of the states all these different classes have sought and obtained enactments for their protection.

The owner suffers in being obliged to satisfy himself, and strictly, under the provisions of a super-technical law, that all claims have been discharged, he is made in effect the paymaster of his own contractor.

The architect suffers as the agent of the owner, but as there is now one grand national American Institute of Architects we may safely leave it to voice the acuteness of his sufferings. Nor need we discuss here the uselessness of all lien laws to the wage-earners, but for ourselves we will may speak. The contractors suffer under the business annoyances prepared for him by the law, and which he cannot escape, no matter how careful or prompt in the management of his business—no matter how able financially to meet his every obligation; and above all in creating and fostering unfair competition, because entered into by persons with all to gain and naught to lose.

The sub-contractor and the material-man suffers because he relies on the fancied security of the lien law instead of the character and business standing of his customer, the contractor, and from resulting financial losses. And so on through the entire list. Each is disposed to rely on some fancied (because ill understood) protection afforded by the lien law, instead of business sense and business principles, employed and found satisfactory in other branches of trade.

Loss to material-men and sub-contractors, under the operation of a lien law or without it, results from, firstly and principally, the stupidity, carelessness or ignorance of the contractor, or secondly, the corrupt collusion of contractor and owner to defraud, or thirdly, unforeseen accidents. But, whether this or that, it is always something the matter with the contractor—with the man who is the direct customer of the material-men or sub-contractors; the man who applied for credit, and who should not get it, law or no law, from a man who sells brick or lumber any quicker or on any other basis than he would be accommodated to the same amount by the man who sells dry goods or groceries.

If it had been the intention of our law makers, and the persons them thereunto moving, to wipe out contractors as a class entirely, it is difficult to imagine any measure more effective than the successive enlargement of the scope of their ill-advised lien law. But certainly this was not their intention. The material-men particularly did not intend to destroy the financial ability and standing of their regular customers. And still this has been the result, and must be the result everywhere, because legitimate and logical.

With a clause in the lien law providing "that the aggregate of all liens shall not exceed the sums of the original contracts," the principal care of an unscrupulous owner is to accept the lowest obtainable bid, no matter how unreasonable or inadequate to the work to be performed. He need not care, for the sum of his contract is the measure of his liability, and if loss results the law will kindly prorate the same among the deluded sub-contractors and material-men who put their faith in its protection. On the one hand, by unscrupulous owners, financially irresponsible persons are encouraged to estimate on and take work, because having nothing to lose they can afford to take chances and make figures with which the prudent, with accumulated savings, cannot compete, and on the other hand the same irresponsible persons are supplied by material-men and sub-contractors who rely on the security of their lien. The result has been that the painstaking mechanic whom we formerly knew as a contractor, responsible for and promptly discharging his every obligation, has been superseded, in many instances, by a class of irresponsible speculators, frequently not trained in the trade or work they contract for, to the serious deterioration of the quality of work by them undertaken; who stay in a place while in luck, as the phrase goes, and skip when the turn comes. And so well is this understood that the execution of important and really good work is seldom intrusted to the contractor as we know him to-day, but is done by days' work, or under the percentage plan.

As stated heretofore this is the legitimate outcome of the ill-advised extension of the protection of the lien laws beyond their proper province. The time has come to call a halt!

At our last convention it was

Resolved, That this association request the governors, legislatures or authorities of each state, district and territory in the United States to take action to secure amendments to lien laws so that they shall cover the following classes of claims, and none other, namely:

- "1. Claims for wages of workmen actually employed upon the property liable to attachment by the owner, and
- "2. Claims for labor and materials furnished direct to owner either by contractor or upon his order, and

Resolved, That all filial bodies be recommended and urged to do their utmost to secure the above desired action."

To borrow an expression from the German this is and must remain a "pious wish." As far as at present advised no legislature has complied with the request, nor has any filial body "done its utmost to secure the above desired action." Why? Because the answer from material-men and the members of the legislature would have been, "No! All lien laws are class legislation, and it ill-behooves you as builders to urge the abrogation of rights of sub-contractors and others which you desire to retain for yourselves." No, gentlemen of the convention, the position is false and untenable! For your benefit as a class the first lien law was passed—it is meet that you should be the first to ask for its repeal. Boldly throw your banner to the breeze and let the world know that we as builders want "No lien laws at all!" Let all unite in urging their erasure from the statute books. This cannot be accomplished in a day, or a year, or ten perhaps, but there are many among us today young enough to see the realization of this reform, and to profit by its fruits.

When no longer hampered by lien laws the building contractor will become a business man, and his occupation a legitimate calling; irresponsible competition will cease; ample capital invested and legitimate profits will result; then reputation and character will count in this as in other callings; the fancied security of the sub-contractor and material-man of today will have given way to the real and substantial security of dealing with responsible and competent builders; none others will survive. "But," I think I hear some one say, "how will it be possible to do business without a lien law? Why, had it not been for the lien law, I would have lost large sums of money several times in the transaction of my business." No, my dear sir, you would not. Knowing that you had to rely on yourself alone you would have demanded security ere you had given large sums of your money into the possession of others, and they would have furnished it. That is all! The builder needs the lien law no more than the banker does! Nor let it be urged that without a lien law it will be impossible for a painstaking and competent mechanic to go into business for himself unless he has money. No, gentlemen, it is not so. The competent and deserving do not remain on the bottom round in other callings. To the sure-footed and fleet belongs the race. Money is but the expression of confidence in a man's ability, honesty, sobriety, in short, success. Let him show himself worthy of that confidence and he will have credit, and that is but another name for money. It is true he may not rise so rocket-like, his progress may be slower, but certainly he will not come down so often like a stick, his growth and progress will be solid and substantial because deserved and earned. It will require something besides gall and cheek to start business, but when established it will represent something, and character and reputation will find their reward.

Gentlemen of the convention, let us all join hands in this effort at reform! When united we cannot fail! We must free our profession—the calling we are all so proud of—from the incubus resting thereon! Raise it out of the slough into which it has been gradually disappearing, and place it on a solid, firm foundation! Paternal protection may have been required in the days of Jefferson. Now it is a detriment! We have been kept in leading strings long enough! The time has come to assert our manhood! Down with all lien laws!

Respectfully submitted, GEORGE C. PRUSSING.

Mr. President and gentlemen: With your consent I will now introduce the following:

Resolved, That it is the sense of the building contractors and material-men in national convention assembled, that the best interests of the entire body politic demand the repeal of the various lien laws heretofore enacted, and

Resolved, That we, being the class for whose protection they were first introduced, recognize their operation as injurious to our business and wrong in principle, and pledge our efforts to the total repeal of said laws as far as they relate to our calling, and

Resolved, That all filial bodies be recommended and urged to do their utmost to secure the above desired action.

The President: It was expected, I think, that Mr. Richard Deeves, of New York, would reply to the able paper to which we have just listened, but the hour has arrived at which, by the order passed by you yesterday, it is necessary to commence the discussion of the resolution offered by the Committee on Builders' Surety Company. So that, unless we have unanimous consent of this body, we cannot go on with the discussion of the lien law at this time.

Mr. Madden, of Chicago: Mr. President, I move you that the consent of this body be granted to Mr. Deeves to read his paper, after which we take up the question of the Surety Company.

Mr. Madden's motion was seconded and carried.

Richard Deeves, of New York: Gentlemen, I feel in answering to this able paper read by my friend, Mr. Prussing, of Chicago, that I have got no easy task. He has presented his side of the case in a very able and thorough manner. I feel that I have got to deal with the Demosthenes of this convention on this subject, and I feel I have got a weighty job on hand to convince you to the contrary. But I feel that when a person has right on his side "one can chase a thousand, and two put ten thousand to flight." (Applause.)

RICHARD DEEVES' ADDRESS ON LIEN LAW (NEGATIVE).

While at the last convention held in Philadelphia I was greatly surprised to find there was too much antipathy to lien laws. I had not before heard or known of any opposition to such laws, especially from mechanics. I have heard different suggestions that the mechanics and tradesmen who furnish materials shall be preferred to a mortgage or other incumbrance filed prior to a lien. I especially noticed this opposition as coming from the members of the convention hailing from the West, and I could not then account for their opposition.

It has always seemed to me that prudent business people would never recommend anything that would deprive them of a remedy, or throw away any opportunity of collecting their honest claim. It would not look business-like to me for a tradesman to do so. But as I came from the East, where we have got to be somewhat old foggyish, I concluded that the great West, where cities are built in a day and where they are so progressive and do everything which they undertake on such a grand scale, even to blizzards, I concluded that among other great discoveries which they had made was a new and better method to collect bad debts, and the East would very much like to know how they do it. But I failed to get the information I sought, and it is only within a few weeks that I discovered one of the causes of this opposition. A book was handed me in the exchange in New York entitled "Hand Book of the Builders' and Traders' Exchange of Chicago," and glancing through its pages I came across a synopsis of the lien law of the State of Illinois, and after carefully studying it the mystery of the opposition was explained. I no longer wondered why tradesmen should want so-called lien laws abolished, for if the lien laws of most of our states are like the law of Illinois the mechanics and tradesmen have no protection under them. They are a delusion and a snare to every mechanic and tradesman who places faith in them. The proper title for such a law would be: "How mechanics and tradesmen can be defrauded by illusory lien laws."

Under this law of Illinois if a contractor fails to make a sworn statement, when he seeks a payment from the owner, giving "the name of every sub-contractor, mechanic and workman in his employ, or person furnishing materials, and the rate of wages or the terms of contract, and the amount due and to become due to them or any of them, and unless such sworn statement is given as required, the contractor has no right of action or a lien against the property." The owner may at any time during the progress of the work demand, in writing, of the contractor the statement above described, and if the contractor fails to furnish such statement within five days after demand is made he forfeits to the owner for every such offense the sum of fifty dollars, recoverable in an action of debt. And in addition to the foregoing, as if to make it more humiliating to the contractor, the law recites, "and thereupon the owner, lessee, or his agent, shall retain out of the money due or to become due the contractor an amount sufficient to pay all demands shown to be due by the contractor's statement, and shall pay the same to the persons entitled."

The law further states that "a payment of money made by the owner or his agent, before such statement is made by the contractor, is illegal, and does not affect the right of such sub-contractors, mechanics and workmen to a lien."

Let us look into such a law. In the first place, in order that he may have a right to a lien, the law states in so many words, whenever he wants a payment he must give the owner a sworn statement of his pay-roll, and the rate of wages he pays, and the amount and nature of the bills owing him; and if any are not paid the law makes it obligatory on the owner to deduct the amount, or failing to do so, if the contractor did not, the owner would have to pay the second time. If I were doing business under such a law as that I would consider it my duty to do all I could to have it abolished. Under such a law the contractor becomes a serf. Should he attempt to recover on a lien the lawyer for the owner would very quickly find some technicality by which he would beat the plaintiff—through a clerical error in the spelling of a name, or a mistake in the amount of wages paid, or through some other legal quibble would find himself worsted in the fight, and in addition to the loss of his money and paying his lawyers would be saddled with costs. I venture to assert that a contractor today in the State of Illinois could not collect a claim under this lien law if ably contested by the defendant. It would be far better to lay the lien law aside and bring suit under the common law if the owner were worth anything, and, if not, for the sake of his pocket and peace of mind it would be better to charge it to experience account as a loss.

As if to throw further obstacles in the way and to make sure there would be nothing left for either contractor or workmen, all parties filing liens without any order of priority share pro-rata in the amount due, thus making a scramble between the lawyers for the boodle and a Kilkenny cat fight between the lienors, with nothing left—not even the tail—and thus depriving the diligent creditor of any benefits from his diligence through priority of claim. He would be in as bad a condition as a friend of mine, a carpenter in New York, who some years ago did the carpenter work of a house in the Bowery, and at the completion the owner tried to beat him out of over four thousand dollars, and finding he could not get a settlement he placed a lien upon the property, and after awhile his lawyers commenced foreclosure proceedings, and the owner fought it for several years. In the meantime my friend paid out, as the case went on, various sums for stenographer's fees, court fees, and at short intervals his lawyers had to have a payment on account, and his bills for cigars, soda water and ice cream were no small amount; but, like all things on this mundane sphere, after four years' litigation my friend won his case and got judgment, and his lawyers collected the amount due with over four years' interest at six per cent. He had already paid out, as I have stated, in various ways more than two thousand dollars; and when he went up to his lawyer's office to get a settlement, on being admitted to the inner sanctum, one of the lawyers talked to him like this: "Well, we won our case. Hard fight for it; hard fight. Had a bad case. Were it not for the points we raised and the amount of work we did, you would have been beaten and would have had to pay all the costs," etc. My friend then began to get scared that their expenses would bring a debt over and above what he had already paid out and they had collected, so after some further conversation and some intimations he concluded that if he could get a receipt in full, without paying any more money, he would be exceedingly fortunate. After some talk about the weather, etc., my

friend asked the lawyer to give him a receipt in full and call it square, and in addition he took my friend to the nearest whisky shop and they had whisky together. He thus lost his time and over six thousand dollars. He thinks today he got off cheap. I do not wish to be understood as reflecting on lawyers generally, as I have had a more pleasant experience.

A proper lien law is a very necessary thing to protect honest contractors and their subs and workmen, but it must be simple and equitable. In the language of W. A. J. Campbell, of New York, who could not come through sickness, and in maritime law, the procedure of libel, which is, it is said, the equivalent of a lien law on land, dates back to the Phoenicians, and is handed down to the present time by various nations. The law goes further than our lien law. The mechanic or sailor, for his wages, can libel a vessel in any port, and that claim holds good against her under any flag, and until discharged by some court of jurisdiction.

Why should we not have lien laws? Is there anything wrong in a person trying to collect what honestly belongs to him? Is it not his duty to his creditors, to his family and himself to collect if he can the money due him? I know that the courts hold that a man may lie and do other things which in themselves are wrong in order to obtain that which is his own.

What is there wrong in a fair and equitable lien law?

In an active business experience of over twenty-one years I have never known an honest owner injured by our lien laws. Nor do I ever hear honest owners complain of a lien law. A lien law should not be made so as to give greater advantage to one class of men than the other, unless it be the workman. Even in this respect our legislators are given to go to extremes in order to pose as the workman's friend, and are continually tinkering with the law, and making it harder to collect the claim under it. The more simple the law, the easier to collect the claim.

We have now in the State of New York, we think, one of the most simple and equitable lien laws which has ever been enacted,—a law under which any person who has an honest claim, whether as architect, builder, material dealer, mill owner, mechanic or laborer, can collect his money, yet I find it has been amended, and in my estimation weakened since its enactment in 1885. I understand there is a movement now on foot to further amend it, ostensibly in the interest of the workmen. I cannot see how they can improve it in this respect unless they amend it so as to take precedence of a mortgage already filed, and in that case it would conflict with the common law. The courts would decide against it. Invested rights must be made secure, else there will be no confidence and enterprise.

Some persons may say: "Why should the contractor or the men furnishing materials and labor be protected more than any other class? Why should they not carefully inquire into the standing of the parties, the same as the merchant, before making a contract or the doing of any work?"

The case of the contractor is very different from the merchant's who sells a bill of goods to a customer on credit. The merchant has his choice to keep his goods and wait for a cash customer or give credit and take his chances. But the contractor has no such option. He has to place a certain amount of labor and material in the shape of improvements on premises belonging to the owner, which when placed there are no longer his and cannot be removed by him without the consent of such owner. The owner then can sell or mortgage and wipe out all equity the contractor had in the improvements.

Without the employment of a lawyer at considerable expense, the contractor cannot tell how much equity the owner may have in the property he desires the contractor to improve, and if he did employ a lawyer and found there was no incumbrance against it on record at the time, yet there might be an unrecorded mortgage or judgment in existence which when placed on file and attached or foreclosed would wipe out the contractor's or mechanic's equity in the improvements. The owner will have skipped, as I have known a case, or is nominally insolvent, as I have known a number of cases, but yet they managed to save enough from the rent to live well afterward, and will probably take a trip to Europe for the health and enjoyment of themselves and families on the salvage. The contractor has no redress unless there be a good lien law, and he takes time by the forelock and takes advantage of it.

The banker has a decided advantage over the contractor or the trader who furnishes the materials or the laborer who performs service, in the fact that he gets in his lien on the property before he advances the money. The contractor cannot expect this.

The livery-stable keeper has a lien on your horse for his unpaid board or the keep of your carriage. The hotel at which our delegates are stopping can lien our grip if we attempt to skip without paying our board bill, and if they could prove that we are repeaters in this line the law would lay its grip on us.

In my own personal experience the lien law of the State of New York has directly saved me over \$50,000, and indirectly many thousand more. Where there is a good lien law, such as we have in New York, it is very seldom that the plaintiff has to carry the case, if he have an equitable claim, to a final decree in the courts. The case is generally settled before it reaches that point. And this is one of its greatest virtues. Of the amounts I have been saved through a lien law I had to foreclose in but one case only, and I effected a satisfactory settlement in this case before final adjudication.

The greatest benefit of a lien law comes from the fact of its being a cloud on the title, which when placed there is like the libel on the ship, it sticks to the property no matter who the owner is until discharged by payment or order of court. I also know that were it not for the fact of having a lien law, contractors and others engaged in furnishing materials and labor would be cheated very often out of their money. If we had to go into a court and waste our time in a suit, and be subjected to all the annoyances of a law's delay and uncertainty, and the chances of being beaten through some technicality, or the perversity of some juror, we would let a great many dollars be taken from us rather than undertake the suit; but with the possibility of a cloud being placed on his title the owner will pay before having his property liened. One case in point as to the powerful leverage of a lien.

I think it was the late Commodore Vanderbilt who said it is easier to make money than to retain it when made. For every dollar we make there are numerous persons doing their utmost to get it away from us. The hard-fisted honest contractor, material furnisher or toiler is good game for the gentleman who lives by his wits to pluck.

Why should we throw away any of our safeguards? Is the boatman so reckless as to throw away his oar? On the contrary, we should strengthen them where weak and hold on to the oar. Because some other trader in his business has no protection against beats and swindlers is not a good logic why we should not. *I believe in protecting every honest man as far as we justly can against all species of dishonesty.*

If any of our lien laws are defective, weak or deceptive, have them amended. Look into the laws of the various states and adopt what is good in them, but reject the bad, and when you have a good law stop this eternal tinkering which nullifies the good of most of them.

We can learn a great deal in this respect from the British parliament. All bills to be offered have to be submitted to parliament lawyers, appointed for that purpose, three months before parliament meets, and they scrutinize the bills and see whether such bills conflict with some other or with the principles of common law; if it does it will be thrown out, and if not it will be reserved. This saves the nation a great deal of vicious legislation.

Have your lien laws simple and easily understood by the laymen as well as the lawyers. Make it beneficial to the honest owner as well as the contractor, trader or toiler, and when you have such a law the collection of your honest claim will be made easy.

When you have a good law watch it. Because A may have a bad law is not a good reason why B, who has a good law, should abolish his. Rather have A reconstruct his bad law so that he can have the protection to which every honest man is entitled.

Now, gentlemen, I think I have presented my case. I think I have justice on my side, though not the eloquence of my friend, and I would offer this resolution: That all good lien laws be let alone and the bad ones improved. (Tremendous applause.)

Mr. Prussing, of Chicago: Mr. President, I rise to second the motion of my friend. (Renewed applause.) If it is possible with a fine-tooth comb to find a good lien law in the United States, for God's sake preserve it. (Laughter and applause.) Those are my

sentiments, and I adopt the argument made by my friend, in toto, as supporting my side of the question. I second the motion.

The President: The innocence of Chicago is simply refreshing. (Laughter.) The gentlemen will please understand and remember that by general consent the two papers upon the lien law were to be read, although overslaughing the time which belonged to the Builders' Surety. Therefore, the discussion of the resolution offered by the Committee on Builders' Surety is before you in the regular order. As the chair understands the matter and remembers it, we yesterday accepted and approved that report of the Committee on Builders' Surety, but did not take action upon the resolution thereto appended. It is now properly before you. A motion to adopt will be in order.

An hour and a half was here taken up with the discussion of the resolution, and the entire plan of the company, so far as promulgated, was reviewed by Messrs. Madden, Murray (who entered a substitute for the resolution, which was discussed and laid on the table), Harris, Blair, Deeves, Moulding, Sayward, King and McAllister, after which the resolution as presented by the committee was put to vote and carried.

The Secretary: The following telegram has just been received, dated at Wilmington, Delaware:

To the Secretary of the National Association: Wilmington Exchange, in annual session, sends greeting to the National Association.

The President: Gentlemen, it has been suggested, for the convenience of certain delegates who are very much interested in one special question to come up, that we pass the subject of lien law, if there be no objection, and now take up the second question to be considered this afternoon according to the programme, which is "Sub-contracting: Shall the National Association recommend that it be encouraged?" Mr. Sullivan, of Chicago, wishes to speak on that subject. (Applause.)

SUB-CONTRACTING—SHALL THE NATIONAL ASSOCIATION RECOMMEND THAT IT BE ENCOURAGED.

No question can probably be propounded which possesses a more comprehensive and far reaching interest, not alone to builders, but also to the general public, meaning thereby the projectors of building enterprises of every description, than this question which I shall endeavor to elucidate.

It is almost unnecessary to say that, in consequence of the great development of building within the past decade, or for a longer period, this problem of the just and equitable distribution of the responsibilities, the emoluments, and the honorable recognition by the public of every master workman, every guiding hand and directing mind engaged in the construction and embellishment of a building, has called forth much diversity of opinion, and no small amount of discontent on the part of those to whom this question comes directly home, namely, the sub-contractors, that large and by far most numerous class of mechanics or craftsmen—call them by what name you will—whose life-long training must of necessity be intense, peculiar and all-absorbing, and upon whose efforts, in the very nature of things, the success of every building project, great or small hinges and depends, and it is on behalf of this class of sub-contractors that I essay a few words of argument, or rather of explanation, with respect to rights which are sometimes unjustly invaded, often thoughtlessly overlooked, and, when so slighted, always to the injury of the purchasing public.

The practice of awarding extensive building contracts, embodying many and peculiar branches of mechanical or decorative industry, to an individual or a firm assuming the functions of a general contractor, in other words, the general contract system, as opposed to the separate or independent contract system, which gives to the one, business man or mechanic as he may be, the financial control—and any further control is mere pretense—of the many specially trained and expert sub-contractors, while it may command the approbation of the few, appeals, in my humble judgment, mainly to one dominant feeling—avarice; the feeling which prompts the one to absorb the profits of the many, oblivious of, or indifferent to consequences respecting the just aims and aspirations which must ever guide and control the capable and accomplished artisan, and, deprived of which aims and incentives, he cannot arrive at the goal of acknowledged excellence, the master's rank, to which constructive and decorative effort must ever be directed, or fail of the highest achievement.

The specific questions implied in the preceding remarks seem to me plain and answerable only on the part of the sub-contractor. I shall state them briefly:

We expect of the master mechanic, the sub-contractor, that he shall be a practical workman, shall have worked at and learned his trade, and that in his line of mechanical industry he shall be esteemed an expert, a recognized master. Can such a man pursue his calling and obtain such recognition without a just pride in his work, and an equally just hope of ample regard for the mastery and skill he has acquired? Assuredly he cannot, else he would be more or less than human. Acquirements, competence, distinction, honor, these are and should be his impelling motives. Can these motives be subserved, his honest ambition gratified, his incentives to greater effort stimulated if he finds that his efforts, his distinctive personal aims, or personal consequence, are apt to be merged in those of another, or, as I have before intimated, entirely overlooked, and, not infrequently, his just profits partly or wholly absorbed by the spirit of greed which, under the guise of convenience or facility, prompts the system of general contracting?

Here it may be urged that I assume too much, as bearing against the sub-contractor; that I am, so to speak, begging this question of his just and honorable recognition which I claim as the grand motive that should actuate every true artisan. I do not think the experience of the large majority of those to whom I address myself who have figured in the role of sub-contractors could be quoted adversely to my position, and it is a question only to be tested and settled by such experience.

How often have we received the attentive consideration, even of the owners, during the progress of their buildings, where the general contract system obtains? Do we not know that such cases are merely incidental, and that even then they are as frequently of a discouraging as of a cheering character?

Referring now to the pleas of convenience, facility, the capitalizing of building projects, and other kindred pretexts; the ostensible ones which might be and are urged in favor of building on the general contract system. Granting that at times these may be fairly advanced, are they not frequently over-estimated? To whom do these considerations become of most consequence? To the owner? Perhaps so, when financial management, credit, or some such underlying motive must influence him, but not always even then, and with a counterpoise in that lack of closer business relation, appreciation and confident esteem which, on every true principle of economy, should prevail between the owner, who is the actual buyer, and the artisan, the master mechanic, who is the actual producer, the actual seller.

Again, does the convenience or the facility of the general system come home to the architect? I answer, it would hardly be an argument in its favor if it did, because the architect's first and paramount care should be excellence of work, and my proud experience with members of that honorable profession is that excellence is the dominant idea, but, the fact is—and close examination will bear out the statement—that the general contract system relieves the careful and conscientious architect not at all, and too often, in the adjustment of differences between the general and sub-contractor, occupies many of his overtaxed hours.

Let me here state that many, very many times I have been brought into relation with principal contractors under the general system, and such experience satisfies me that there are and will always be found such men, of high character and personal skill; yet, here comes in another and I may say my final consideration, which is: That no matter what the character or experience of the general

contractor; no matter what special training he may possess, let us not lose sight of the vital question, namely, the vast strides made in the art of building in this country, even within the past few years; the almost total revolution in the application of building materials and decorative inventions; the advance in masonry, stone, wood, and iron and steel construction, and the complex nature of the many items or sanitary work, convenience or adornment which go to complete the modern American edifice, and who will deny that these results, astounding in their magnitude and variety, and to the inventive genius displayed, are the fruitful outcome of the labor of the tireless mechanic, the artisan, the inventor, the master of his craft; surely not of the general contractor.

I say then, with all confidence in your judgment, let us not approve any system of contracting which, however remotely, could tend to relegate that individual merit, that heretofore triumphant energy of the artisan to obscurity. Let us not divert one ray of light, in all the turmoil of our daily lives, from the individual form of the master mechanic.

Rather let us say, with that giant in intellect, that noble friend, teacher and toiler for art and the artisan, John Ruskin: "In all buying consider, first, what condition of existence you cause in the producers of what you buy; secondly, whether the sum you have paid is just to the producer; thirdly, to how much clear use, for food, knowledge, or joy, this that you have bought can be put; and fourthly, to whom and in what way it can be most speedily and serviceably distributed; in all dealings, whatsoever, insisting on entire openness and stern fulfillment; and in all doings, in perfection and loveliness of accomplishment."

No great nation without great artisans, great producers, great toilers! To them, as in this splendid passage, will the thoughts of great men ever be directed, and it is for them too, the master mechanics, the artisans, the toilers in this greatest of all human industries, to whose fertile brains and busy hands this great land already owes so much, that I would present my humble plea.

Mr. Sullivan: Mr. President and gentlemen, I will offer the following resolution, which I will read, in order to bring this matter up for discussion:

WHEREAS, The custom at present prevails, to a great extent, of awarding several items of building work to one contractor or firm, under which has become to be known as the "General Contract System"; and

WHEREAS, This general contract system seems to be on the increase and to be the occasion of much discontent among the numerous classes of mechanics who thus reluctantly find themselves compelled to occupy under such a system the position of sub-contractors; therefore, be it

Resolved, That it is the sense of the National Association of Builders, in convention assembled, that the system of sub-contracting should not be encouraged; that the said system is, on the whole, unjust to the master mechanic; that it is detrimental to the progress of mechanical skill and knowledge, inasmuch as its tendency is to obscure, if not altogether ignore, the trained and capable artisan, who is often debarred, by the very nature of his calling, from entering into competition as a general contractor, thereby decreasing the sense of individual consequence and responsibility which should attach to every man who aims at the direction and control of any branch of the building business, and without which incentives the results which attend continuous and ambitious efforts in his special department cannot be expected.

That the said general contract system also tends, in a marked degree, to do away with the just and reasonable profits of the sub-contractor; and, therefore, that under proper limitations we consider the time has come for stringent and well-defined regulations which shall check this growing evil and place the master mechanic on a fair footing as an independent contractor.

Mr. Blair, of Cincinnati: Mr. Chairman, I second that motion.

A. McAllister, of Cleveland: I was assigned to the business of debating Mr. Sullivan's paper. As a general contractor, as a matter of fact there is very little, if anything, in his paper to which I cannot heartily subscribe. I think he makes a mistake in supposing that the sub-contractor disappears or is overshadowed in doing his work for a general contractor rather than for the owner. I think that is not the fact. Where the general contractor is responsible and honorable I see no damage or harm that can befall the sub-contractor. But there is one matter in the resolution to which I wish to allude, in which he asks or seems to ask that this convention shall ask of owners that they shall divide the contracts; that they shall contract directly with the man who has learned the trade and produces the work. I think it would be very difficult, in practice, to make anything of that kind of work. Take the carpenter—there are probably not five per cent of the contracting carpenters in the United States who possess the machinery and appliances with which to produce the shopwork. Of course he can buy that from the millmen. If he does, he sub-contracts. That is true also of the lumber; he sub-contracts with the lumber dealer for the lumber, whether it is merely delivered at the building ready to work, or whether it is delivered set in place, completed; the transaction is precisely the same, and sub-contracts result, divide it as you will. In the same way with the brick mason. If he is not a brick manufacturer he sub-contracts for his brick.

A Delegate: For his lime, too.

Mr. McAllister: Yes, lime and cement. The water, I believe, is not in the province of any special person. The stonemason and stonemason in the same manner sub-contracts for his material. The plumber sub-contracts for his pipes and his fixtures. The slater and the tinner sub-contracts for his material. The painter and the decorator sub-contracts for his white lead and oil and his glass. Hence, it seems to me that if this convention adopts this resolution it assumes a position that is not practicable, and therefore, I think, it would be wrong to adopt the resolution. With the major part of the gentleman's statements I am in hearty sympathy.

Mr. Murray, of Chicago: Mr. President, I heartily indorse the resolutions of my friend Mr. Sullivan, so well presented. There is no question that in the Western states, where the direct contracting system by the trades individually themselves has been the rule, the whole building fraternity is on a better financial basis than in those states where the contracts are let as a whole. We know that in our own city, in Chicago, all the building contracts are let individually; the stonemason, the mason, the carpenter, the plumber, and every other mechanic has a direct contract with the owner; and consequently, being a direct contractor, he earns more money and stands upon a better financial basis than almost in any other western city where the contracting, as a whole, is in vogue. You, gentlemen, in the different cities here represented, especially in the West, will know yourselves the importance of this resolution, and will agree that, as in the language of our friend Sullivan, sub-contracting should not be encouraged.

Stacy Reeves, of Philadelphia: Mr. President, I want to ask whom are we going to substitute for the general contractor? The architect (that is what will have to be the answer) or the owner? Is it not a fact, patent to us all, that it has cost us a good deal of labor

to rather curtail than add to the privileges that the architect has heretofore exercised over the mechanic? It has been our aim rather to curtail than add to their opportunities to tyrannize over the mechanic. And when you put him as general contractor, why he will tyrannize over each individual and he will be twice the man in importance he is today, and I cannot understand why sub-contractors or gentlemen in other lines should object any more to working under respectable general contractors than they would under a respectable owner or architect. I cannot understand why it is. I want to say to you, while I am a general contractor, that no man, no general contractor, is any better than his sub-contractor has helped to make him. He cannot have good results unless he has good sub-contractors with him. And, so far as I know, they get due credit for the manner in which they execute their work. We are simply increasing the power and influence of the architect, whom we are not able, now, to cope with. It has been one of our labors to get from him many things that we think he has heretofore withheld. Now, do not add to his power, because there is no man to take the general contractor's place unless it is the architect. The owner has not the time or ability, or something or other. And where, then, are you going to stop? Where are you going to stop? The lime man, the lumber man has an equal right to say, "I will not get due credit unless I come immediately in contact with the owner. I do not want to sell this man my lumber, I want to sell to the owner, so I can get due credit for my work." The lime man, and the stone man, and the sand man, might say the same. Where are you going to stop? There will be an army of men, with the architect representing the owner, left to deal with, instead of one individual man. I think it will be a hard business.

Mr. Eidlitz, of New York: Mr. President, I do not understand this, by any means, but I do want to say this. I believe I am now about forty years in business in the city of New York. I can remember the time when the mason was what they used to call a bigbug, because he got in building a house about \$350 worth of stonemasonry and about \$150 worth of iron work, etc., all connected with his contract. Now these things have all changed and are naturally by themselves. In the work as it is now, for instance where the iron-work is about as much as the mason's work, the architect and the owner know enough to go direct to the ironworker or the stonemason and give him the contract. But there is one thing—the mason, no matter whether he has all the sub-contracts under himself or not, is always around the building. He has already a representative on the building, and somehow or other they will always come for some advice or other, either to himself or to his foreman. Now, then, I do not believe that there is anything really in this matter, for the reason that whenever a sub-contractor finds that he does not desire to work for the contractors, he can naturally go and get the work himself; and it has come to be so in New York now, that the iron work and most of the stonemasonry is given out to different parties, which in former years was given to the mason. Yet, I have no objection, if the ironworker was not willing to do \$100 worth of work for me or any other responsible contractor. I believe, as Mr. Harris says, that sometimes the sub-contractors go away from the job and have probably each one, or all together, a great deal more money left than the original contractor. And many a time, gentlemen, I have—and I know others have—paid bonuses to mechanics, sub-contractors, more than they had estimated upon their own work—than they had allowed for the work. (Applause.)

Mr. Prussing, of Chicago: Mr. President, I now move that the resolution introduced by Mr. Sullivan be referred to the Committee on Resolutions for their report tomorrow.

The motion was seconded and carried.

The President: Shall we go on with the discussion of the lien law? It is the next in order.

Mr. Harris, of Philadelphia: I think we can settle it in a very few moments.

It was moved and seconded that the convention proceed to finish the discussion of the lien law, and was so ordered.

Mr. Harris, of Philadelphia: Mr. President, I am sorry that I have to get up so often this afternoon when there are so many who wish to speak, but I have a raw spot. When you speak about the lien law, it touches me up. I wish to give the gentlemen some experiences of Pennsylvania (a small state in the East) where the lien law was practically abrogated for about five years, and I want to give you the results there of having no lien law and having a lien law which it was impossible to enforce by some means or other. It was in this way. Some of our unscrupulous rich men there discovered that they could put a mortgage on a piece of ground that would cover the cost of the entire building when it was built. Now you see the point. The consequence was that, in two or three years, they raised up a system (the general contractors may take this in) they raised up in the course of two or three years a lot of irresponsible men who, in collusion with owners, pretty nearly wiped out and caused a panic in my good old city of Philadelphia. In this way an owner of ground that wanted to build fifty houses, worth \$3,000 each, which would be \$150,000 (we only build little houses there), would take up a piece of ground worth \$50,000 and he would create an obligation on it worth \$200,000. That was the entire value when it was all built up. That mortgage took precedence of any lien, because it was created before the building was put on it. Now, that's all right. He goes to some shoemaker, who is working on the bench at sixteen or eighteen dollars a week, and he says, "Here, I have got a speculation I want you to go in with; I am going to get bids for to build a lot of houses, and after I have got those bids I want you to come and see me." He gets bids. Now, I am speaking of actual facts, no buncombe. He gets bids from a lot of reputable builders. They tell him the lowest amount they can be built for, \$150,000. That's very good. His shoemaker friend,

where he gets his shoes mended, comes around tonight and says, "I want you to give me \$150,000 for building." They start to work. The contractor says, "I want to see a lot of scalawags around town who expect to get it, somehow or other." No matter what they do, the point is this, he had no object in cutting the sub-contractors down to a small profit; he would go to a lot of contractors and say, "I have got a big thing; I have got into an enterprise with a rich man and I want to get some sub-contractors, carpenters, plasterers, bricklayers, and all that. Put in a pretty good sized bid. I have got the thing all fast." Well, it *was* a snap—at the start. (Laughter.) They put in a large bid and the job was awarded to them. They get along; and they build up about half of the houses. In the meantime the man tells them he has not much capital, but after he gets to a certain point, if he can get the second floor joists on, he is going to make a big drawing, and they will all get their money. Up they go. The first payment he gets probably \$10,000, which he divides around—and it takes about a month to do that (laughter)—and he gets \$2,000 in his own pocket and he looks down and says, "How did I get so much money?" He goes on until he gets the roof on—which is the second payment. Now this was brought out in the legislature of Pennsylvania, for the purpose of abrogating this mortgage clause. The first payment that man got, he had a wife and five children at home; on the second payment he got, he had in addition, a carriage in another room. (Great laughter.) I hope you haven't been there! The second payment he gets, he calls the people around him (and he gets a pretty good payment) and the contractor pays them *so much money* that the next week he is in Europe. (Renewed laughter.)

A Delegate: Is this the general contractor or the sub-contractor?

Mr. Harris: This is the actual fact, brought out under oath, in the legislature of Pennsylvania, which we have record of. The next week he is in Europe, and the men commence to file their liens. Well, they file them, and they are on file yet, a good many of them. Some of them are dead. For that reason I am opposed to any abrogation of the lien law. (Applause.) In our state, the lien only covers the general contractor and the first sub-contractor. The law says it is impossible to trace lower than that. I do not think the lien law has affected anybody in our state to their injury. Good people pay, and bad people are made to pay. That is a punishment which they are entitled to. And that, I think, is what we want. Now this lien law of Chicago I undertook to wade through one night—if I wasn't crazy the next morning! I hadn't drank anything, I know. (Laughter.) I gave it up. But I think it would be wise if a committee was appointed from this association to collate the different lien laws of the various states, pick out the best and submit it to the different legislatures and get it passed. I want you to understand, gentlemen, that the body that is represented here has an immense political power, if it is used to the good of their interests and the interests of their constituents. There is no question about that. I mean that any man has a right, in this country, to use the power that politics give him to urge a good measure and see that it is carried out, and I think if some of us would turn our attention to that, and not have so many lawyers and merchants making laws for us, it would be a great deal better for us. (Applause.)

Mr. Purington, of Chicago: Mr. Harris tells us what can be done with the legislatures, and he suggests that a committee be appointed from this association to collate the different lien laws, boil them down, digest them, pick out the best of all of them and then have them adopted by the different legislatures of the different states which we represent here. Is that right?

Mr. Harris: That's right.

Mr. Purington: Now, suppose we did that, and we got the law that just suited us—a law as good as that which our friend, Mr. Deeves, from New York, says they have there, and inside of five years we should be just where New York will be inside of five years, and where they have already begun to come, according to Mr. Deeves' own statement; amendments upon amendments will be tacked on to those laws, until they become equal to the law in Illinois.

Mr. Harris: Then we'll collate again.

Mr. Purington: Besides that, if a committee of forty or fifty men (of which committee Mr. Deeves was chairman, as I understand) went to the legislature at Albany and labored for three or four months, more or less, getting all the laws of the State of New York abrogated, and this new law adopted, if that forty or fifty men could do that, is it not probable that seventy-five or eighty men of equal influence with any one of those—each one of them of equal influence of the forty or fifty, will, whenever that law comes to the pinch, have pitched their tent in front of the state house at Albany and live there until they get that law repealed and a law passed which suits them? It is precisely this state of things that has brought us, in the State of Illinois, to the deplorable condition in which we are now. Amendments, repeals, enactments upon enactments have been made, until our law, as stated by Mr. Prussing, is simply *food for lawyers*. The lawyers themselves don't understand it, and they get their fees out of laws which neither they nor anybody else understand. (Laughter.) There is no question about the hardships of our law in Illinois, and it is from that standpoint that Mr. Prussing and myself and others feel as he does and as they do upon this question. There is no question but what we have got our information from our observation. We are looking upon the black side of the sheet while our friend in New York is looking at the white. There is a time, not far distant, when he, as we now are, will be looking on the black side of it. Now, with this business of continual turmoil and continual trouble in keeping a law upon the statute books that shall be of any use whatever to us, is it not better that we rely upon the same security that all other sensible business men rely upon—money, credit, reputation?

Mr. Adams, of Indianapolis: Mr. President, I have a disinclination to say anything on this matter and I will add but a word. My

friend, Mr. Purington, who is a very clear headed man, and always gives a reason for the faith that is within him, is engaged in the same business in which I am engaged. We are manufacturers of brick; but the conclusion to which he has arrived, from his reasoning, and from his logic, and from his deductions, I cannot indorse. I do not believe, Mr. Chairman, at least I do not wish to believe, that there is any very considerable proportion of this convention who would throw down the bars, and who would take away a man's protection and the means whereby we may get our money, a means of safety and safeguard, from those who are engaged in the different branches of the building business. * * *

Mr. Byrnes, of Buffalo: Mr. President, and gentlemen, this question has been discussed several times before our exchange. We have men, no doubt, that carry on as large a business as some of those that advocate doing away with the lien law. But the fact is that from time to time they have had to take advantage of it. So far as our exchanges are concerned, we are perfectly satisfied with the lien law of the State of New York and I do not think we can better it. The course which this question has taken would almost give people to believe that it was dishonest contractors that were upholding lien laws; you would think it was the honest ones that wanted to do away with them. Now, I think we have just as honest ones in the State of New York as we have in any portion of the country and I think it is a bad impression to throw out to the public. We are satisfied with our lien law. If other people are not satisfied with theirs, let them do away with it. That is all I have to say.

Mr. Blair, of Cincinnati: Mr. President, what I desire to say will be brief, on account of the lateness of the hour. I wish to say that the Cincinnati Exchange did not instruct us as delegates to vote upon this question, but they did by resolution affirm, about two weeks before our departure from Cincinnati, that it was the sense of the exchange that our lien laws in Ohio be maintained; that they were unanimously in favor of the lien law as it stood upon the statute books of Ohio. As I said in the start, we will use no arguments in favor; it is the feeling of our exchange and we so express it to you gentlemen, who represent your different exchanges, and we feel as though Cincinnati ought to be respected and the exchange that we represent. In your vote on this question you ought to think a moment of the feeling of the Cincinnati builders.

C. D. Morse, of Worcester: Mr. President, in Massachusetts we have a lien law which is not perfect in all respects, but it has been a great advantage to us in our business. Located near the line of Rhode Island, some two years ago they made a lien law there, and it has been very advantageous so far as we are concerned. In sixty days you present your bill and if it is not paid you have a right to put a lien upon the property, and I have been so situated that I have been paid my bill within forty-three hours of the prescribed time, and I have got my pay every time. Now, I hope, in all fairness, that we shan't recommend the abrogation of the lien law. We have traveled for quite a while under this present system (I am referring now to New England), and when we have a good thing, don't let that go until we find something better; don't give up a good thing for an uncertainty.

Mr. Madden, of Chicago: Mr. President, I just want to say a word. I will not take up the time of the gentlemen of this convention. On behalf of the people engaged in the stone cutting and rough stone business in our city, I desire to say that the delegates from Chicago to this convention, representing their interests, are instructed to vote against the resolution recommending the abrogation of the lien law. (Applause.)

E. D. Miller, of Baltimore: Mr. President, it has been stated here today that the lien law was instituted in the State of Maryland by George Washington and Thomas Jefferson. We have never regretted it to this day, any more than we have for one moment lost confidence in those two great and celebrated men. (Applause.) And allow me to say that I think it would be just as easy a matter to throw over from its foundation that shaft that has been erected to the memory of George Washington as to abolish the lien law in the State of Maryland. (Applause.)

After considerable discussion, on motion by Mr. Prussing, of Chicago, the subject was laid on the table for one year, and the session adjourned.

THIRD DAY—MORNING SESSION.

At 10:30 A.M. January 29, President Scribner called the convention to order and the roll was called by Assistant Secretary Voshall.

The Secretary: A telegram has been received from London, England, from the Master Builders of Great Britain: "To the National Association of Builders of the United States: Congratulations." They are meeting at Bedford street, Strand, London, today. It occurs to me, Mr. President, it would be wise for us to send a cable message to the Master Builders Association of Great Britain if possible today, tendering our congratulations to them. And in this connection, I will remind the convention that we have, since we have been sitting here, received cablegrams from Egypt, Australia and London, showing that our endeavor and our action is certainly meeting with recognition all over the world.

The secretary was authorized to answer all of them.

The President: The regular question of the morning, gentlemen, will be the consideration of the recommendation of the Executive Committee and the resumption of the discussion of shorter hours than those now in vogue.

The following recommendation offered by the Executive Committee was again read by the secretary:

In view of the fact the national government and many state and municipal governments have enacted that not more than eight hours' labor may legally be required in the limits of a day, and in view of the fact that, in many of the building trades in various cities of the country this standard number of hours is

already established, the National Association of Builders, in convention assembled, recommends all its filial bodies to advise all contractors in their various memberships to so arrange their affairs and make their estimates and contracts that they may safely meet, in the near future, the altered conditions which a general adoption of this standard number of hours of labor would entail.

And in view of the fact that the only safe method of changing the recognized limits of a day's work is through the system of payment by the hour for all labor performed, the National Association cannot recommend any reduction of the prevailing hours until this system is more unanimously established; but advises and urges filial bodies to secure the general adoption of this system of payment by the hour, so that they may through that, also, be in a safer condition to meet a change in number of hours, should the condition by which they find themselves surrounded in their various localities make it advisable for them so to do.

The National Association again declares that its purpose is, and always has been, not to interfere with or attempt to control or dictate to its affiliated bodies in any of their specific actions, in the assumption that they are the best judges of the situation and conditions which surround them; but it desires always to give its membership the amplest opportunity for information on all subjects in which they are concerned, and in which the experience and judgment of each may strengthen and benefit all in the setting up of a general policy for the guidance of all.

T. P. McKellegett, of St. Louis, moved to amend the recommendation of the Executive Committee by adding the following:

Amend the report of the Executive Committee by adding the following: The fourth National Association of Builders recommend, as far as practicable, in the construction of buildings, that eight hours shall constitute a day's work for all mechanics employed on and in the construction of the same.

The President: Does Mr. McKellegett's amendment receive a second?

Mr. Dunk, of Milwaukee: I will second it.

Mr. Sherry, of Boston: Mr. President, believing as I do that it is an impossibility to pass this resolution on the eight-hour system, I wish to offer a substitute.

Recognizing the agitation for shorter hours of labor than those now prevailing, the National Association of Builders in convention assembled declares that, as a central body, representing so many different constituencies, it is not competent or proper for it to define a certain number of hours for the building trades generally to adopt, but that it should be left to the local bodies to adjust the number of hours of labor as circumstances and conditions by which they are surrounded may dictate; but we do believe that this body should persistently urge upon all local bodies that the thorough establishment of the system of payment by the hour is an absolutely necessary safeguard, and that they should earnestly labor to secure the establishment of that system.

Several delegates seconded the substitute.

Mr. Purington, of Chicago, offered the following resolution as a substitute:

Resolved, That this association deems it inexpedient to take any action on the question of the eight-hour day that shall interfere with or in any way hamper the local exchanges affiliated with this body.

Mr. Eidlitz, of New York: I second that motion.

After a lengthy discussion the substitute of Mr. Purington was withdrawn, the amendment of Mr. McKellegett was withdrawn, and the substitute offered by the Boston delegation adopted by a vote by delegations, in which one hundred and eleven voted in the affirmative, and four votes—Detroit one, East Saginaw two, St. Joseph, Mo., one—were cast in the negative.

The President: The chair declares the substitute carried by an overwhelming majority, nearly unanimous.

The Secretary: The following communication has been received since the morning session was called to order:

EXECUTIVE BOARD OF THE BRICKLAYERS' AND MASONS' INTERNATIONAL UNION OF AMERICA, SECRETARY'S OFFICE,
KANSAS CITY, MO., January 24, 1890.

W. S. Sayward, Secretary National Builders' Association, in session at St. Paul, Minnesota:

DEAR SIR,—Inclosed please find a resolution adopted unanimously at today's session of the twenty-fourth annual convention of the Bricklayers' and Masons' International Union of America, and which I was directed to forward to you to be presented to the convention of the National Builders' Association, which convenes in St. Paul next week. Trusting that the purport of the resolution will be accepted in as good faith and intent as it is sent, and that much good may be derived from the object in view—a better feeling prevail between the two associations, so that intelligence may reason among us in the future—we wish you god-speed in your deliberations, and trust that wisdom tempered with justice will prevail in the councils of your convention. Very respectfully,

THOMAS O'DEY, Secretary.

To the National Builders' Association in convention assembled, greeting: We, the members of the Bricklayers' and Masons' International Union of America, in convention assembled, respectfully request that your honorable body formulate general laws to establish a board of arbitration, whereby the difficulties arising between master builders and employes of our craft may be amicably arranged, so as to avoid strikes and all difficulties which may arise.

ALEXANDER DARREA, President.
THOMAS O'DEY, Secretary.

Mr. Prussing, of Chicago: The spirit that prompted that communication, as I understand it, deserves your considerate attention. (Applause.) Arbitration is the means of guarding against labor troubles, strikes, lock-outs, boycotts and what not. And, gentlemen, any motion that you may make should include the acknowledgment of the receipt of the communication and notify them that a special committee has been appointed by this body to report at our next convention. (Applause.) We are not ready today, perhaps, to dispose of the matter, but we should have a report on that subject to act intelligently at our next convention, and with the consent of the gentlemen who have made motions on the subject, I now suggest to them to alter their motions in this wise: that this convention receive the communication and acknowledge the receipt through the secretary, preparatory to making another motion, after that has been done, of appointing a special committee for the purpose of considering the matter, of which the secretary will of course inform them in his communication. Gentlemen, as much as that you owe to yourselves. (Applause.)

Mr. Prussing's suggestion was adopted as the sense of the meeting and the session adjourned.

THIRD DAY—AFTERNOON SESSION.

The convention met at 2 o'clock P.M., and on motion of Mr. Purington the calling of the roll was dispensed with.

The Secretary: The following letter has been received from the Builders' Association of California, dated San Francisco, January 27, 1890:

To William H. Sayward, Secretary National Association of Builders:

DEAR SIR,—Your circulars in regard to coming convention at St. Paul, Minn., were received too late for this association to send delegates. It was the unanimous sentiment of the members present that this association should affiliate with the National Association of Builders, and we trust to be represented at your next convention.

Yours respectfully,

A. JANSEN, Recording Secretary.

Mr. Hannan, of Washington: Mr. President, I would like to ask unanimous consent to present this resolution in reference to delegates at large, to be considered now:

Resolved, That the presidents of local associations, in office at the time of convening of delegates, be the delegates at large for their several associations for the ensuing year.

As an amendment to the constitution it was laid over for one year.

The Secretary: The following is offered by A. G. Murray, of Chicago:

WHEREAS, There is not sufficient general information as to the remuneration, wage or salary received, hours per day worked, by the industrial classes of the United States; and

WHEREAS, It is evident were the publication of these statistics more generally distributed and at stated intervals, say annually, it would be the means of creating a more general average as to wages received and hours employed by the industrial classes of the country; therefore, be it

Resolved, Believing that the information desired can be best obtained and distributed by the United States government, this convention respectfully petitions congress to enact such laws as are essential to the circulation of such information.

By Lawrence Grace, of Cincinnati:

Resolved, That the architects of the United States be requested to specify materials manufactured in this country in writing specifications, so as to encourage home industry.

By John E. Carpenter, of the Builders' and Traders' Exchange, Louisville, Kentucky:

Resolved, That the National Association of Builders recommend to its affiliated bodies that when any difficulties or disagreements arise between architects and themselves relative to violations of rules, such affiliated bodies shall immediately notify the National Association secretary, who shall, as speedily as possible, notify all affiliated bodies, through their secretaries, not to make any estimates, or interfere with the matter in question, until the same is reported as settled by the body from which such difficulty or disagreement originated.

Resolved, That the above be referred to the proper committee to report at the next annual meeting.

The President: These resolutions will all be referred to the Committee on Resolutions, if there be no objection.

Mr. Beggs, of Wheeling: Mr. Chairman, I would ask unanimous consent of the convention to submit the following resolution from the Builders' Exchange of Wheeling:

Resolved, That the National Builders' Association of the United States are opposed to the system of boycotting as practiced by the labor unions of the United States, and that we recommend arbitration by an equal committee, with a chairman, selected for his judicial abilities and reputation for integrity in the community, to cast the deciding vote on all questions affecting the interests of employers and employes.

The President: It will be referred to the Committee on Resolutions.

Mr. Blair, of Cincinnati: In view of the fact that just previous to the adjournment of the morning session, we had a communication from the International Journeymen Bricklayers' Association, in which the matter of arbitration was suggested, I have formulated a resolution, which, with your permission and that of the association, I will read and submit without comment:

WHEREAS, This association has declared itself in favor of arbitration as the best means of settling disputes between employers and workmen, as evidenced in the reports of its three previous conventions; and

WHEREAS, It is desirable to perfect a plan of arbitration feasible and proper for this body to recommend to its filial bodies; therefore, be it

Resolved, That a standing committee on arbitration be appointed by the chair to take the whole matter into consideration, and to report at the next convention.

Mr. Beggs, of Wheeling: Mr. Chairman, if I would be permitted to make an explanation, in connection with my resolution, I would state that there has been no action taken by this convention denouncing boycotting, which is the curse of all building trades, and I would very much dislike to go home to my people and tell them that in this large convention assembled here, that question had been ignored. All that I ask, by my resolution, is that we put ourselves upon record that we are opposed to this system of boycotting; that it is non-American, that it affects the interest of every contractor in the United States, and that the principle of arbitration is the only true and correct method of settling difficulties between employers and employes. I would like to see a unanimous vote of this convention upon that question, that we may go before the people of the United States as denouncing this system of boycotting. I do not know what the effect may be in Chicago, or in New York or in the larger cities of the nation, but I know that in my little city it has bankrupted our contractors, it has retarded building in my community and has been a general curse to every moneyed man in the entire state. If you will pardon me for referring further to this question, I will say that I come from a state which has gone through what probably few other states in the nation have gone through. We have gone through the war and have just begun to get upon our feet, and when we have settled this great question which has divided the nation, we are confronted now by our own people with the system of boycotting, which is worse than human slavery. People in my trade and in other trades in my city tell me that I shall not work; go back on that great decree "that a man shall earn his bread by the sweat of his brow." The labor unions of my city have passed resolutions that a bricklayer shall not use a trowel unless he belongs to one of their unions; a plasterer cannot put a patch on a building unless he has a card in

his pocket certifying that he is in good standing in his union. It is time that the national builders of the United States should express themselves upon this question, and we feel that we are doomed, that we will not progress in our state as in Ohio, Indiana, Illinois and in the great western states, if we have not legislation that will enable us to put down this system of boycotting in our country. We ask of you people to give us your voice and your influence, that West Virginia may be placed upon a par with Massachusetts and Pennsylvania and have suitable legislation in regard to these great labor problems that involve the entire interests of the United States. (Applause.) I desire to say, my friends, that we of West Virginia are proud of what the people of the North have done for us. I remember distinctly, before the war, that our great productions in West Virginia were nothing but niggers and blackbirds. (Laughter.) But today, with the influence of the Northern people, with the money which has been sent in there by emigration, in place of raising niggers and blackbirds, we are raising men—great, big, stalwart men. And we owe it to you people and I am here to thank you for it, for that you have done for our state. And in place of our complaining about the war and the effects of the war, or grieving over the loss of our slaves, we went to work and we erected rolling mills and blast houses and planing mills, and are putting ourselves on an equality with the great free states of the nation. (Applause.) I know no other way, my friends, of expressing this than by telling a story. We have an electric railroad down in West Virginia, in Wheeling, and we have only got one.

Mr. President: One moment, Mr. Beggs, if you please. The gist of your remarks, while pertinent, and of course we all agree with you, have been covered by previous action taken, before you were a member of this body, and are largely covered by the resolution now lying before us. We have a large amount of business yet to do this afternoon. If you will be kind enough to make your remarks brief, we shall be happy to have you do so.

Mr. Beggs: May I ask the indulgence of the convention until I tell this story? (Laughter and applause.)

The President: Yes, sir.

Mr. Beggs: It is a new story. One year ago we introduced an electric railroad in the city of Wheeling. It was something that surprised our people. It was a magnificent thing, and our people were very proud of it. One day one of our old colored men, who lived out of the city a few miles, came in to market, and he beheld the railroad, and he went home and told his wife what a grand thing it was; and she expressed a great desire to come into the city the next market day and see it. He consented to bring her. When they arrived on the top of the hill, the electric car was coming up the street. She says, "My God, honey, where did it come from? Who made it? Who made it?" "Now, honey," said he, "if you keep still I'll tell you. Twenty-five years ago the Yankees came down into West Virginia, and they freed the niggers. Now, as God made you, honey, they come back and freed the mules." (Great laughter and applause.) Allow me to thank you, one and all, for this kind reception that I have met at your hands, and allow me to state that in every labor controversy that may arise in our country, you can depend upon West Virginia taking an intelligent view and acting in harmony with the brain of the country. (Cries of "Hear," "Hear.")

The President: A vote of thanks to West Virginia is now in order—moved, seconded and carried.

The question now being upon Mr. Blair's resolution, it was carried.

Mr. Prussing, of Chicago: Mr. President, if it is in order, I would like to have the secretary instructed to give notice of this, our action, in answer to the communication received from the bricklayers' union this morning.

The President: If there is no objection it will be considered the sense of the convention that the secretary be so instructed.

This morning we were to have discussed "Manual Training—Shall the National Association recommend its introduction into the public schools?" The gentleman who was to have opened that discussion not being present has sent a communication on the subject, which, with your permission, will now be read.

Mr. Purington, of Chicago: Mr. Chairman and gentlemen, this paper was written by the first vice-president of the Chicago Exchange, Mr. J. G. McCarthy. He is also chairman of a standing committee of the Chicago Exchange in relation to manual training schools. He has taken a deep interest in it, is a self-made man, self-educated, and stands among those at the head of his profession in Chicago. I am very sorry that he could not have been here to have read this paper himself.

The paper alluded to was then read by D. V. Purington. (Printed on page 8.)

On motion of Mr. Dunck, of Milwaukee, amended by others, a vote of thanks to Mr. McCarthy for his able paper just read, that it be printed in the proceedings and referred to the Committee on Resolutions, was carried.

The President: The next business in order, gentlemen, is the report of the Committee on Resolutions.

A. McAllister, of Cleveland, read the preamble and resolution of Mr. Sullivan upon the matter of sub-contracting, and stated that he had been handed a postal card, which was one of the things which Mr. Sullivan had in his mind but which for some reason he did not introduce in his paper, which read:

"STOCK EXCHANGE, Chicago, January 23, 1890.
"Please call at this office and figure on work in your line. Bids close January 27, 1890.
THE OFFICIAL ESTIMATING BUREAU,
[Signed with the stamp.] "Per W. H. F., Manager."

Mr. McAllister: Now, here is an association of adventurers, who rent some offices and send out to contractors asking from them bids

on the different parts of the work, which they lump together at what they choose, and propose for the work to the owner or architect. It is hardly worth while to waste any sympathy on a man who would make a proposition to such fellows. When a man deliberately walks into the mouth of a hungry tiger, like this, his friends cannot find much fault if they have to open the tiger in order to get his remains. (Laughter and applause.) But it is quite proper that some action should be taken, that we should endeavor to find out just how much there is and what ought to be done to correct it. Now, with that view the Committee on Resolutions submit the following as a substitute for Mr. Sullivan's resolution:

WHEREAS, Many evil and wrong practices have become prevalent through the present methods of sub-bidding and sub-contracting; and,

WHEREAS, It is for the best interests of both direct contractor and sub-contractor to have a more complete understanding of the rights and practices which should prevail to constitute and comprehend honorable dealings; therefore, be it

Resolved, That a standing committee of five be appointed by the chair to take this subject into consideration, to make thorough investigation, and report at the next convention.

Mr. Prussing, of Chicago, moved the adoption of the substitute reported by the committee, which motion was duly carried.

The resolution of Mr. Grace was laid on the table.

The resolution presented by the New York delegation was adopted.

The Committee on Resolutions here requested a little more time, and in the interval the president introduced Mr. Hannan, president of the National Association of Master Plumbers, who spoke of his national association and the benefits derived from association.

The Committee on Resolutions here resumed its report.

Mr. Beggs' resolution was referred to the Committee on Arbitration.

Mr. Murray's resolution was adopted.

The President: The Committee on Resolutions has accomplished its task. We now come to the report of the committee on time and place of next convention and names of officers; Richard Deeves, of New York, chairman.

Mr. Deeves: Mr. President, your committee has the pleasure to report time and place of next convention, and names of officers, as follows:

Time of meeting, the second Tuesday of February, 1891; place of meeting, New York City. (Applause.)

Nominations: For President, Mr. John J. Tucker, of New York City. (Applause.)

First Vice-President, Arthur McAllister, Cleveland, Ohio. (Applause.)

Second Vice-President, Anthony Ittner, St. Louis, Mo. (Applause.)

Secretary, Mr. William H. Sayward, Boston, Mass. (Applause.) I would say here, that there was no other competitor in the field for this position.

Treasurer, Mr. George Tapper, of Chicago, Ill. (Applause.)

Signed, Richard Deeves, chairman; W. R. Stoughton, secretary; Daniel Evans, Richard Smith, R. H. Jenks, committee.

The report of the committee was received and adopted, and the time and place of meeting and the officers were elected as according to the report of the committee.

Upon the election of New York as the next place of meeting, Mr. Eidlitz said:

Mr. Eidlitz, of New York: Mr. Chairman, and gentlemen of the convention, I suppose it behooves me, being one of the oldest men to come to these conventions, that I should thank you, in the name of the delegation of New York Exchange, and the citizens of New York, for the honor that you confer upon us by adopting the resolution to meet next year in New York. I wish that I were able to speak and give utterance to my feelings as I now feel. It is true, from the very first that I have been to these conventions, that it has been my ambition that I should have the honor of seeing you in New York. To say that we will treat you any better in New York than any of the previous cities have done—I do not believe we can do that; but we will promise you that we will do the best we can, and hope that we will be able to detain you in New York so that you can be with us at the opening of the International Convention of 1892. (Applause and laughter.)

The President: Mr. Tucker, we would like to hear from you (Applause.)

Mr. Tucker: Gentlemen, soon after the conception of the idea of this National Association, I became aware of the desire to form such an organization. I have been regularly with you at every gathering you have had. The pleasant faces that have always met us throughout its deliberations, throughout all the business it has conducted, have inspired confidence and encouragement for the future of this body. I am glad to be with you again today, and will say I assure you that I appreciate the high honor you have conferred upon me today, and thank you for this mark of esteem which has been shown by electing me to the presidency of the National Association of Builders. Realizing the importance and weighty responsibilities attached to the office, I trust I shall be able to so discharge the duties devolving upon me as to merit your approbation, and in such a manner as will redound to the interests of the association. I also desire to acknowledge the compliment as to the city of New York; and should the next convention be held there, as we expect it will be, we promise you the same hearty welcome which has attended all our conventions, and shall esteem it a pleasure no less than a duty to make your visit a profitable and agreeable one. Gentlemen, I thank you. (Applause.)

Mr. Tapper: Mr. President and gentlemen of the convention, I thank you for the honor that you have conferred upon the city that I represent—that little village on the lakes—and I also thank you for

your confidence in electing me treasurer for the third time. I assure you the duties of the treasurer are very arduous indeed; there is a great amount of money to be taken care of, but with the assistance of my friend Sayward, I have managed to take care of it pretty well. (Laughter.) But, gentlemen, I will not take up your time, because there is a great deal of business to be done here, in trying to make a speech. I could not do it if I tried. I thank you for the honor you have conferred upon me.

The Secretary: The following amendment has been proposed to Article IV of the constitution, and has been duly notified in the way and manner provided by the constitution:

"Any person having served a term as president of this association shall by virtue of that service become a permanent director, in addition to the directors already provided for."

David A. Woelpper, of Philadelphia: Mr. President, I offer a substitute to that amendment, and with your permission would like to read it. This was passed by a meeting of our exchange held December 24:

Resolved, That all retiring presidents who shall have served a full term of office shall be considered advisory members of the Board of Directors, but shall have no vote, provided that it be at no expense to the National Association or local associations.

After considerable discussion, the whole subject was laid on the table.

The President: Under the head of new business (which we have just been treating) will come naturally the question of the per capita assessment for the coming year for the support of the national organization. Your Board of Directors at the last meeting discussed this subject very thoroughly, in all lights, and decided to recommend to you the sum of \$3 per capita, for the reason that it seemed very evident to them that the sum heretofore paid in was not sufficient to enable your Executive Committee properly to do its duty; that the demands upon it were much greater, in view of the need of missionary work, the need of the secretary in the way of assistants, he being already largely overworked; and they felt inasmuch as the statement was made there and then that a close calculation showed that the assessment of \$2 per capita as heretofore paid by each local exchange amounted to an assessment of just $\frac{3}{4}$ of 1 cent per day to each member, that we could well afford to go home from here and ask our local exchanges to increase the amount 50 per cent. The subject is now before you.

Mr. Smith, of Omaha: Mr. President, I move you that the increase be adopted.

The motion was seconded by Mr. Woelpper, of Philadelphia, and after considerable discussion, pro and con, on motion the vote was taken by exchanges as follows:

Baltimore (not present); Boston, seven votes for \$3; Brooklyn, two votes for \$2; Buffalo, two votes for \$3 and one for \$2; Chicago, two votes for \$2 and ten votes for \$3; Cincinnati, three votes for \$2 and one for \$3; Cleveland, two votes for \$3; Denver, two votes for \$3; Detroit, three votes for \$3; East Saginaw, two votes for \$3; Grand Rapids, two votes for \$3; Indianapolis, three votes for \$2; Kansas City, four votes for \$3, one vote for \$2; Louisville, two votes for \$2—the delegates, however, willing to advocate to their exchange \$3; Lowell, three votes for \$3; Milwaukee, three votes for \$3; Minneapolis, three votes for \$3; New York, two votes for \$2, six votes for \$3; Omaha, three votes for \$3, "and \$5, if necessary." (Applause.) Philadelphia, seven votes for \$3; Portland (not present); Pittsburgh, three votes for \$3; Providence, three votes for \$2; Rochester, four votes for \$3; St. Joseph, three votes for \$3; St. Louis, six votes for \$3; St. Paul, four votes for \$3; Sioux City, two votes for \$3; Syracuse, two votes for \$3; Washington, two votes for \$2, (but two delegates present.) Wheeling (not present.) Wilmington, two votes for \$3; Worcester, two votes for \$2.

Mr. Harris, of Philadelphia: Mr. President, in consequence of the dissatisfaction evinced by some of the delegates (and very justly so from the knowledge of their local institutions), I desire to move you, sir, that the Executive Committee do not draw this extra dollar except it is a real necessity, so that they can go back to their associations without having an arbitrary tax fixed. The possibility is that the money may not be wanted, and it will not be wanted for possibly nine or ten months, and we can hold these associations in that long, and by that time they may be in a better condition to pay. I make that motion.

The President: The chair would like to say one word on that subject, if you will allow him. His little experience, and it is not very small, in connection with the management of affairs connected with our association, teaches him that one of the most crippling facts connected with the administration has been that so many of the exchanges have failed to see the importance of paying promptly their per capita. I wish to tell you, gentlemen, that when Mr. Sayward wrote me at different seasons of the year, as to whether he should go on this tour, or whether he should go to that city or another city which was writing for him to come there, in order to aid them in strengthening their exchanges or in forming new ones, he would say to me, "such a city, and such a city, and another city has not yet paid its per capita; if they do, we will have about so much money; what do you advise?" We had to sit down, gentlemen, and count dollar by dollar. We had to figure out that a certain trip would take about so many days, that it would cost about so much per day. Now, it is not a question of the secretary's salary, by any means. It is a question as to whether we want this association to grow and to become what it is possible that it may become. Do we want to cripple it for a miserable \$1 per head? (Applause.) Why, gentlemen, I am surprised at you! That is to say, not you—I understand that the delegates here are ready enough to pay \$3 per capita, you are only fearful that your people at home

will not think you have done right; that they will not appreciate the situation. I can see that that is so. Every man who comes here to attend one of our conventions, no matter with what ideas he may come, goes home converted to the idea that this association is worth ten times what it costs. And I want to say to you, right here, gentlemen, although I am telling tales out of school, that your Board of Directors at its last meeting, in talking over this per capita tax, when recognizing the difficulties under which we were laboring in going home to our exchanges and asking them for that increase, very readily and very generously said, "I will give you \$100." They were all ready to chip in, but the secretary would not admit of anything of the kind. He felt that that was somewhat of a charity, and we had to admit it. Then, again, the suggestion was made that we set the per capita at \$2 and at the end of the year we could draw for whatever deficit there might be. But as business men we felt that that was no way to do. We want to know, we want the secretary to know, our president of the coming year wants to know, that he can rely upon about so many thousand dollars to carry this thing through the next year. If you do not want it, that is all right. I admit if you increase the per capita you may lose one exchange, or two or three, possibly half a dozen. I do not know. I do know that if you do not increase it, you will not grow as you should. You are crippled.

Assistant Secretary Voshall: Those voting for \$3 per capita, eighty-eight; for \$2, twenty-five. (Applause.)

The President: As the chair understands, then, the \$3 will be the per capita for the coming year. And I do hope that no delegate here will be blamed when he gets home for the course pursued. I do hope that he will be able to show them that this institution is worth a great deal more money than it is costing. What is $\frac{3}{4}$ of a cent per day per head, or $1\frac{1}{2}$ or 2 cents?

Now the chairman wishes to announce the appointment of some committees which are called for. The Standing Committee of five on Arbitration, which it is the duty of the chair to appoint, is as follows: J. Milton Blair, of Cincinnati, chairman; Anthony Ittner, of St. Louis; David A. Woelpper, of Philadelphia; Marc Eidlitz, New York; George C. Prussing, of Chicago.

Standing Committee on Sub-Contracting: James A. Miller, of Chicago; Stacy Reeves, of Philadelphia; W. A. Kelly, Kansas City; Samuel Farquhar, Boston; Abraham Rasner, Pittsburgh.

In the election of directors, it is the duty of each delegation to name one of the members of their exchange to act as a director during the ensuing year.

The secretary then called the roll of delegates, and nominations were made for directors, as follows:

Boston, L. B. Soule; Brooklyn, F. J. Ashfield; Buffalo, James Boland; Chicago, Geo. C. Prussing; Cincinnati, Lawrence Grace; Cleveland, Robt. H. Jenks; Denver, G. F. LeDue; Detroit, Wm. J. Stapleton; East Saginaw, Geo. C. Cwerk; Grand Rapids, H. E. Doran; Indianapolis, James E. Shover; Kansas City, W. A. Kelly; Louisville, Thos. Armstrong; Lowell, James W. Bennett; Milwaukee, Clifford Chase; Minneapolis, Bartlett Cooper; New York, Marc Eidlitz; Omaha, William Smith; Philadelphia, William Harkness Jr.; Portland, A. D. Smith; Pittsburgh, T. J. Hamilton; Providence, James S. Hodson; Rochester, William H. Gorsline; St. Joseph, John DeClue; St. Louis, Thos. J. Kelly; St. Paul, M. G. Craig; Sioux City, Frank Clark; Syracuse, John Moore; Washington, Thos. J. King; Wheeling, G. W. Beggs; Wilmington, Archibald S. Reed; Worcester, H. W. Eddy.

The foregoing gentlemen were declared duly elected directors for the ensuing year.

Mr. Adams, of Indianapolis: Mr. President, the time has about arrived when we will conclude the deliberations of this convention, and in a few hours we will say the words good-by to our friends in the Twin Cities of the Northwest. From the time we set our feet upon the ground of this city until the present, we have been confronted by some gentleman with a badge upon his lapel, who has cared for every want, who has made our comfort and our convenience his purpose and aim; and, it is proper that we take some steps in recognition of the hospitality of the gentlemen of this exchange, and with the permission of the convention and the secretary I will read the following:

Resolved, That the thanks of this, the fourth convention of the National Association of Builders are hereby extended to our hosts, the members of the St. Paul and Minneapolis exchanges, and the several committees having in charge the arrangements for the convention and the entertainment of delegates and visitors, as well as the citizens of these cities and the committee of ladies for their bounteous and full-handed hospitality, their untiring efforts in anticipating our every want and contributing by every means in their power to our comfort, pleasure and happiness, thus making our visit to these cities long to be remembered.

The resolution was adopted by a rising vote.

The Secretary: Mr. President, I have, also, a resolution to offer:

Resolved, That the recognition and thanks of the convention are due and are hereby extended to the press of the Twin Cities, St. Paul and Minneapolis, for the courtesies extended, and the enterprise shown in publishing promptly such complete reports of the proceedings of this convention.

This resolution was adopted by a rising vote.

In answer to a vote of thanks proposed by Mr. Prussing, Mr. Scribner said:

Gentlemen, I can but thank you most heartily for the courtesy I have received on all hands during the convention just closed. I must confess that I looked forward to the duties devolving upon me here with considerable solicitude and some anxiety, but I wish to acknowledge to you now that owing to your courtesy, owing to your leniency with faults or mistakes of judgment, owing to the fact that you have so ably assisted me I have thoroughly enjoyed these three days, and it is with great regret that I now part with you.

Mr. Purington: I move we now adjourn.

The motion was then seconded and carried, and the convention adjourned to meet at New York, the second Tuesday in February, 1891.

CONVENTION NOTES.

The proceedings are a transcript from the report of the official stenographer of the convention, Mr. N. S. Hillman, of St. Paul.

The delegates from Washington, Baltimore and Philadelphia, accompanied by alternates and visitors, went in a special train over the Baltimore & Ohio Railway. At Chicago two more cars were added, containing the Chicago delegation, the train going the remainder of the distance over the Chicago, Burlington & Quincy Railway. The time made was fast, and the attendance of the officials was warmly praised by the travelers. As the Chicago delegates stepped aboard the Burlington special at Chicago they were warmly greeted by their eastern friends. The delegates from Baltimore were accompanied by Architect Charles L. Carson, who was highly spoken of by the Baltimoreans as an architect and a gentleman. The remainder of the alternates and visitors were Mrs. E. L. Bartlett, J. F. Lawton, wife and daughter; George Mann, William Ferguson and wife, C. Elliott, J. L. Guilbert, wife and son; Master Franklin Scott, J. S. Filbert, P. M. Womble, Jr., George Punnicke, C. L. Carson and wife, C. H. Miller. Mr. George Mann is a Scotchman and a stone contractor. He was the life of the party, though his companions heartily seconded him in his efforts to entertain all visitors to the Baltimore car. His fund of Scotch anecdote and poetry was remarkable. Beside many lines from Burns, he repeated an excellent poem composed by a Baltimore poet (also a Scotchman), which ended with

"And if I cannot climb her hills,
Nor wander by her shore,
I'll seek nae fairer spot to bide
Than bonny Baltimore."

The Washington alternates and visitors were: A. L. Littlefield, H. A. Janes, Charles Schneider, Charles Andrews, John Galloway, Charles T. Wood, Thomas P. Stephenson, John Thomas, J. H. Bryam, Morgan Thomas, H. F. Gets, Justin McCarthy, Harry Schneider, J. W. Carr.

The Philadelphia contingent was by far the largest that attended from any one city, being composed of the following alternates and visitors beside the delegates.

Alternates: Charles G. Wetter, William B. Carlisle, David A. Watts, William Conway, W. Howell Rea.

Visitors: William Peoples, Mrs. William Peoples, Washington J. Gear, Jr., Mrs. W. J. Gear, Henry Reeves, John A. Einwechter, William H. Gross, Richard H. Watson, John N. Gill, Miss Jeannetta Harkness, T. Milton Shafto, A. B. Barber, James J. Quigley, Alfred P. Shannon, L. Schwab, R. C. Ballinger, Thomas H. Doan, Jacob L. Tyson, John Atkinson, Howard R. Deacon, James C. Taylor, George W. Roberts, Joseph B. Hancock, James B. Doyle.

The train was in charge of Passenger Agent McKenzie, of the Burlington road, who stayed with the delegates and returned with them, devoting himself to their comfort, and earning for his road the good opinion of every passenger. The Burlington route to St. Paul is the most picturesque of all roads from Chicago to that city, following, as it does, the Mississippi river from the Illinois line through the hill country to St. Paul. The train arrived at St. Paul on time, and on the return it stopped over at Chicago twenty-four hours, enabling the eastern visitors to see the Auditorium and many other newly completed buildings.

E. J. Hannan, president of the National Association of Master Plumbers, was among the delegates from Washington.

The youngest visitor and the most popular among those so fortunate as to make his acquaintance was Master Franklin Scott Guilbert, from Baltimore. He is less than four years old and was "good as gold" the entire trip. Many delegates asked for and received his photograph, which is highly prized by the recipients. He may be president of the association one day.

Mr. and Mrs. John M. Canda, of New York, visited the Auditorium while in Chicago and admired its architectural beauty. Mr. Canda was particularly pleased with the amber shade with which that great assembly hall is decorated.

E. L. Bartlett, a delegate from Baltimore, was spoken of as the proper candidate for the second vice-presidency, but declined the honor. An unwritten law of the association is to elect vice-presidents in the line of the presidency and when elected to that office to hold the convention where he resides. Presidential timber is scarce, and Mr. Bartlett is so fitted to the office that it is hoped he will be ready to accept next year, as the office should again be tendered to him.

Architect Carson no doubt issued a final certificate to the Baltimore delegation, as evidence that their contract was fully performed and in every way conformed to the specifications.

The standard form of contract was the only one recognized by the delegates. It was noticed, however, that it was occasionally slightly altered to suit individual taste. For instance, a New York delegate was heard to say, "I'll take a little gum in mine."

The Philadelphia delegation had within its numbers every trade required to complete a building, and it was discovered that even a banker and a conveyancer was not wanting.

It was amusing to the delegates to see the spirit of rivalry existing between the Twin Cities. It may seem very real and serious to those living in either city, but to those at a distance it looks very ridiculous.

L. H. L. Davis, of the St. Paul Entertainment Committee, and in which position he made many friends by his untiring efforts for their comfort, has left St. Paul for Chicago, and is with the stained glass house of Johnson & Co.

The local association of plumbers gave a dinner to the visiting plumbers.

While it is thought best to give the entire space in this number to the work of the convention, and publish the only complete stenographical report of its transactions, there were many speeches at the

banquets given the visitors at St. Paul and Minneapolis that well deserve recording, and the entertainment provided guests in either city was as perfect as it was possible for money and brains to make it. Both are equally plenty in the Twin Cities, and are lavished upon visitors with a freedom that speaks only of good fellowship and a desire to please.

The most enjoyable feature of the banquet, and withal the most significant, was the speech made by Archbishop Ireland, in response to the toast, "The Workingman."

As a handsome souvenir of the convention the Contractors' and Builders' Board of Trade presented its guests at the banquet with a handsomely printed and bound menu, containing photogravures of many of the fine buildings, with brief descriptions of each.

Mr. F. G. Draper, chairman of the Entertainment Committee, is one of the most pushing, as well as entertaining men in the building business in the Northwest. His popularity with architects is as wide as his acquaintance, and into the work of entertainment he carried his natural enterprise and sagacity so thoroughly that the Exchange will owe to him much of the credit which it has won through its most thoroughly carried out entertainment programme.

One of the most interesting of the many entertainments given the visitors was a sleigh-ride, participated in by the ladies exclusively. The Entertainment Committee placed at their disposal a magnificently equipped sleigh, shaped as the hull of a vessel, with room for upward of fifty persons. S. P. Spates, chairman of the Reception Committee, and that general favorite, especially with ladies, Mr. John McGlensey, of New York, took charge of the precious cargo, and, of course, the ride was a success. The following ladies participated: Mrs. J. J. Tucker, Mrs. Richard Deever, Mrs. C. A. Cantrell, Mrs. Marc Eidlitz, Mrs. John M. Canda, of New York; Mrs. John Rawson, of Grand Rapids; Mrs. J. E. Shoner, Mrs. J. E. Pierson, Mrs. Lee Pierson, Miss Grace Adams, Mrs. A. M. Kuehn, Miss Clara Shoner, of Indianapolis; Miss Jeannetta Harkness, Mrs. W. J. Gear, Mrs. William Peoples, of Philadelphia; Mrs. W. A. Sherry, Mrs. J. Wirtwell, Miss A. G. Grant, Mrs. J. Nixon, Mrs. Samuel Farquar, Mrs. James D. McClellan, of Boston; Mrs. J. L. Guilbert, Mrs. E. L. Bartlett, Mrs. J. F. Lawton, Miss Lawton, Mrs. William Ferguson, Mrs. C. L. Carson, Mrs. Bevan, of Baltimore; Miss Carrie L. Snead, Miss Juliet Morris, of Louisville; Mrs. Frank S. Wright, Mrs. W. H. Iliff, Mrs. J. F. Barney, of Chicago; Mrs. J. Milton Blair, Mrs. Arch Colton, Mrs. H. L. Thornton, Mrs. W. C. Windstandley, of Cincinnati. The St. Paul ladies who accompanied the guests were Mrs. E. E. Scribner, Mrs. S. P. Spates, Mrs. D. S. B. Johnston, Mrs. Williams, Mrs. Walter Stevens, Mrs. Wolsey.

Missouri State Association of Architects.

THE sixth annual convention of the Missouri State Association of Architects was held in the Midland Hotel, at Kansas City, on February 11 and 12, 1890, having been postponed from the original date of January 14.

The meeting was called to order by President E. F. Fassett, of Kansas City, and Secretary James Oliver Hogg, of Kansas City, called the roll, the members present being as follows: E. F. Fassett, James Oliver Hogg, H. B. Prudden, W. F. Hackney, W. S. Mathews, G. M. D. Knox, Adriance Van Brunt, Walter C. Root, George Carman, S. E. Chamberlain, John Van Brunt, H. Probst, F. B. Hamilton, W. W. Polk, J. C. Sunderland, C. B. Hopkins, of Kansas City; John Beattie and Theodore Carl Link, of St. Louis; R. C. McLean, honorary member, Chicago. During the convention E. T. Carr and T. H. Lescher, of Topeka, Kansas, and W. E. Rose, of Kansas City, and F. E. Hill, of Kansas City, were given the privileges of the floor.

The secretary read the minutes of the previous meeting at St. Louis, as officially published in THE INLAND ARCHITECT for January, 1889, and they were approved as published. President Fassett made the following address:

PRESIDENT'S ADDRESS.

In considering the responsibilities of the position which has been conferred upon me, and recalling the experience and ability of those who have preceded me, it is with feelings of solicitude that I address you upon this, our sixth annual convention. I sincerely beg that you will accept my thanks for the honor conferred, and, asking your indulgence, will present a few matters for your consideration.

The limited number in attendance at the sessions of 1888 and 1889 suggests the thought of whether or not we are receiving those benefits from our state association which are so essential to the realization of the objects desired and as set forth by our constitution. I would suggest that decisive and prompt action be taken at this session to further promote the enlargement and usefulness of the association.

With a membership the largest of any architectural association west of the Mississippi river, we should use every effort to keep it as such. By the dropping of names for non-payment of dues and by removal of members from the state the membership has decreased about one-fourth since the session held in St. Louis, January, 1889. For the year ending January 14, 1890, we have hardly held our own, but trust that at our next annual convention, we may show a large and influential increase in membership.

The display of drawings and sketches at each annual meeting should meet with greater consideration and individual help; such displays cannot fail in being a great benefit to each individual member, and further, the exhibition might, with great profit, be open to the public. I would suggest that a committee be appointed, to report at this meeting, on the advisability of awarding prizes of some character for the best drawing or sketch at the session of 1891.

It is to be regretted that no signal success has been attained since our last session in matters relating to special legislation, especially in regard to the examination and licensing of architects, and protection under the lien law. Experience obtained during the past year, in endeavoring to procure legislation of benefit to the profession impresses me with the fact that in the matter of liens our chances are small. I am fully of the opinion, however, that a case properly handled and argued before our highest courts would receive a verdict in favor of the architect, and allow him a lien under and by virtue of our present laws. In Utah, in a case pending before the United States Court, a judgment was given in favor of the architect, and allowing him a lien upon the premises.

The most important idea or object to be gained, in the matter of state examination and license for architects, is first to convince the public that such a measure would be beneficial and essential for the public good. How this object

can be placed before the public in a plain and beneficial manner is for your consideration. The bill, covering such examination, and referred to a special committee, was not pressed before the legislative assembly in 1888-89 for various reasons, which will probably be made known through your legislative committee. I would most respectfully suggest that the Committee on Legislation be continued or a new one appointed, and that they be instructed to use all possible efforts to further the progress of the bills now under consideration.

The advancement and success of our State Association depends entirely upon the effort of each individual member. We may safely predict that by constant uniformity of action we shall be enabled to place our profession upon a higher and firmer basis, and convincing the most doubtful of the importance and necessity of its organization, and membership will be sought after, not only as a privilege, but as an honor.

There are many members who, by reason of not attending the meetings of the association, have failed to become convinced of the advantages to be obtained, not only for themselves, but to the profession at large. Again, there are many engaged in the honorable practice of architecture, whose membership would be an advantage, not only as an increase of membership, but in aiding and supporting the work of the association. An earnest effort by each member would result, no doubt, in a large increase of influential, reliable members.

You will probably be called upon to take some action relating to the advisability of making the State Association a chapter of the American Institute. Should you decide in the affirmative, it will be necessary to take some action relating to changes in the constitution and by-laws, and classification of membership.

In closing these few remarks, I have but to remind the members here present that these yearly gatherings of ours are but chances for consultation and discussion upon subjects that concern the upbuilding of the profession. Individual action is necessary between these meetings, to assist in uniting all, directly or indirectly interested in architecture, in efforts designed to promote the scientific, practical and artistic efficiency of the profession, encouraging the study of kindred arts, and obtaining a higher code of professional ethics.

The address was received with applause, and the Executive Committee submitted the following as its report:

REPORT OF EXECUTIVE COMMITTEE.

MR. PRESIDENT AND GENTLEMEN OF THE MISSOURI STATE ASSOCIATION OF ARCHITECTS: Your Executive Committee beg leave to report as follows:

There have been three meetings of the Executive Committee during the year. At the first meeting in St. Louis at Lindell Hotel, with all members of the Executive Committee present, the names of G. M. Heimburger and August Weber, of St. Louis, and M. J. K. Guinotte, W. C. Root and C. B. Hopkins, of Kansas City, Missouri, were elected to membership, a gain of four members over the preceding year. The second meeting of the Committee was held at St. Louis, Missouri, December 16, 1889, at which only business pertaining to the annual meeting, to be held in Kansas City, January 14, was transacted. On January 7 three members of the Executive Committee met with the members of the Kansas City Society, there being only three members of the Executive Committee present; but after a general discussion by the Committee, and after reading a letter from Mr. Illsley, it was decided to postpone the annual meeting to February 11, 1890, in order to hear from the Committee on State Chapters of the American Institute of Architects. At a meeting of the Executive Committee, held February 11, 1890, the following gentlemen were dropped from the membership roll for non-payment of dues: P. F. Maher, of St. Louis; J. W. Herthel, of St. Louis; L. I. Levering, of Kansas City, Missouri; leaving a membership of fifty members in good standing.

JAMES OLIVER HOGG, Secretary.

Received and placed on record.

On motion of W. S. Mathews the report was adopted. The secretary submitted the following report:

SECRETARY'S REPORT.

To the President and Members of the Missouri State Association of Architects:

GENTLEMEN,—In accordance with section 5 of the constitution of this association I now make my annual report. The minutes of our last meeting were published in full in *The Inland Architect* of January, 1890. There has been very little correspondence carried on between members of the association and the secretary, but such letters as came were duly answered. There has been added to the association four new members since our last meeting, the names of which are reported in the report of the Executive Committee. There have also been dropped from the roll of membership three members for non-payment of dues, and one member, Mr. P. P. Furber, has sent in his resignation, making a total of four dropped. Last year E. F. Fassett, secretary, reported fifty members in good standing. Your secretary reports fifty active members for 1890. Your secretary has received publication from third annual convention of the National Association of Builders, the minutes of convention of the American Institute of Architects for 1888, which have been duly acknowledged, and, according to recommendation of former secretary, I procured a record book for keeping the proceedings of this association and had the same properly stamped. In matters of legislation we have made very little progress. As our efforts to have the lien law amended as recommended at our last meeting have proven futile, although a committee consisting of members of the Missouri State Association, both from Kansas City and St. Louis, and a committee from Kansas City Society, visited Jefferson City to urge its passage, likewise the bill brought before the legislature to license architects, your secretary was never able to find out whether the bill introduced into the legislature exempting architects from municipal taxation, the same as lawyers, clergymen, teachers and other professional gentlemen, was ever passed or not. All three questions should be thoroughly discussed at this meeting.

JAMES OLIVER HOGG, Secretary.

A report from the Kansas City Society of Architects was read by the secretary, as follows:

To the President and Members of the Missouri State Association of Architects:

GENTLEMEN,—As secretary of the Kansas City Society of Architects, I beg leave to report as follows: We have a total membership of twenty-four active members, a gain of three members since our last report. Our meetings have been very well attended. One member, Mr. H. E. Hill, has withdrawn from the society, and was elected an honorary member. The very best of feeling exists among the members of Kansas City Society, and we stand together as a unit. Our most effective work has been getting one of our number appointed superintendent of buildings, and getting an ordinance introduced in the city council, which would consist of the superintendent of buildings, and two fellows of the Kansas City Society of Architects, to act with two contractors in formulating a new building ordinance. This work of the committee has been done but has not as yet been passed by the council, we are assured that it will come before that honorable body in a few days. There has not been a single case of unprofessional conduct reported to our society, and we feel that in "union there is strength," especially to us.

Very respectfully,

JAMES OLIVER HOGG, Secretary.

On motion the report was received and placed on file.

The report of Treasurer Beattie showed \$167.37 in the treasury after all bills had been paid to date. The treasurer's accounts being audited by Messrs. Mathews and Link, the committee appointed by the chair, they were reported correct. The report of the legislative committee was called for, and in the absence of the chairman President Fassett reported that after reviewing the facts in the case of the adoption of the lien law bill by the legislature of the state, in 1886, and the omission of the word architect, etc., he stated that when the committee went to Jefferson City it failed in its object because the senate committee on special legislation failed to act, and the bill had

not been acted upon. The license bill had been changed and incorporated with that of the Texas state bill. This had not been pushed by the committee because Mr. McGrath, who was a member of the association, said that he would propose amendments, and as these would virtually destroy the vitality of the bill, and as that gentleman had considerable influence all action had been withdrawn in the premises.

Mr. Hogg moved that the report be received and a committee of seven be appointed for further action. The motion passed and the committee was appointed by the chair.

The reports of committees having been received the following resolution was presented by Mr. Van Brunt:

Resolved, That the courtesies of the Missouri State Association of Architects, now in session, be extended to the members of the National Electric Light Association, now in convention assembled in Kansas City, and that they be invited to inspect the exhibit of architectural drawings.

The resolution was adopted and the secretary directed to send the same to the association.

The main business of the convention, the reorganization of the State Association into a State Chapter of the American Institute of Architects, was next introduced.

The secretary read a letter from J. W. Root, secretary of the American Institute of Architects, and requested R. C. McLean, as one familiar with the subject, to advise the association upon the proper course to take, as it had been suggested by some that the State Association might be abandoned and the work left to local associations in Kansas City and St. Louis, it being understood that this course was especially favored by the architects in the latter city.

Mr. McLean stated that his position in the matter was anomalous, but that his attitude was the broad one of the general good of the profession. As he understood the policy of the Institute it was to secure the formation and subsequent cooperation of chapters in every state and city where work could be done. That state associations in every state in the Union was the first necessity. If the state association in Missouri were abandoned and the two cities spoken of should form local associations, what would the architects in the smaller cities do? They might not wish to apply to St. Louis or Kansas City for membership. Again, these cities were not walled in and their architects did not practice exclusively at home, and in whatever city or town they erected a building there their interest lay, and they would be beyond the jurisdiction of their local chapter. These were some of the minor reasons why state chapters should be supported. A greater reason was that the main work of the associated profession at present was in the securing of proper legislation, and in this the name of a state chapter, with members scattered throughout the state, would have infinitely more force than a local association. Mr. McLean stated that this was the unwritten policy of the Institute, and that it would not only be a damage to their own state to abolish the state organization, but it would establish a bad precedent for other states. Mr. McLean closed his remarks by stating that he did not intend to influence the members in a matter that belonged to themselves to decide, but such was the broad policy of the national body, and such was his opinion in the matter, given rather by way of information than as argument, but hoped that the members would see the greater advisability in continuing the state organization as a chapter of the Institute.

The secretary read a letter from C. E. Illsley, who was unavoidably absent, which stated that he did not favor the abandonment of the state organization, as it was contrary to the policy of the American Institute.

After considerable discussion, a resolution offered by W. C. Root was passed, expressing it to be the sense of the meeting that it should reorganize as a chapter of the American Institute. It was suggested that the meeting adjourn to 11 o'clock the following day, and that an informal meeting be held at 10 o'clock, composed of the architects present, to discuss the formation of a state chapter under the rules of the American Institute of architects. The session then adjourned.

SECOND DAY—MORNING SESSION.

The architects attending the convention met informally at 11 o'clock for the purpose of forming a state chapter of the American Institute of Architects. The following architects being present:

E. F. Fassett, J. C. Sunderland, W. C. Root, W. S. Mathews, H. Probst, H. B. Brudden, J. Van Brunt, A. Van Brunt, L. E. Chamberlain, W. W. Polk, George Carman, G. M. D. Knox, James Oliver Hogg, of Kansas City; and Mr. John Beattie and Theodore C. Link, of St. Louis. Mr. E. F. Fassett, of Kansas City, was elected temporary chairman, and James Oliver Hogg temporary secretary.

On motion the following committee of five, to draw up and report upon organization, was appointed by the chair: W. C. Root, A. Van Brunt, G. M. D. Knox, W. W. Polk, of Kansas City; Theodore Carl Link, of St. Louis; and R. C. McLean, of THE INLAND ARCHITECT, was added to the committee and acted as secretary.

The following communication was read by the secretary:

COATES HOUSE, KANSAS CITY, FEBRUARY 11, 1890.

James Oliver Hogg, Esq., Secretary Missouri State Association of Architects Midland Hotel:

DEAR SIR,—Your courteous favor of even date is at hand and many thanks are hereby expressed for the courtesy therein contained. I will present your letter to this association at its forenoon session tomorrow.

Very respectfully,

ALLAN V. GARRATT,
Secretary and Treasurer of the National Electric Light Association.

The meeting then took a recess until committee could report.

The meeting was called to order at 11:30 to hear report of the Committee on Constitution and By-Laws for the proposed new organization.

The following is the constitution as adopted as a whole, after being read, section by section, discussed and amended:

CONSTITUTION.

NAME.

SECTION I. The name of this association shall be the Missouri Chapter of the American Institute of Architects.

OBJECTS.

Sec. 2. The objects of this association shall be to unite all directly or indirectly interested in architecture in efforts to promote the artistic, scientific and practical efficiency of the profession, to encourage the study of kindred arts and to correct unprofessional practices.

MEMBERS.

Sec. 3. This chapter shall consist of fellows, associates and honorary members. Any architect in this state who may have been engaged in the honorable and exclusive practice of his profession for one year shall be eligible to election as a fellow or associate.

Associates of this chapter shall become *ipso facto* members of the chapter upon official notice to the chapter of their election as fellows of the American Institute of Architects.

Architects from other states may be admitted as fellows or associates upon the recommendation of the Executive Committee and upon conformity with these by-laws.

Artists, engineers and others who manifest an interest in the objects of this association shall be eligible to election as honorary members and enjoy the same privileges as fellows and associates, except voting and eligibility to office.

OFFICERS.

Sec. 4. The officers of this chapter shall be a president, a vice-president, a secretary, a treasurer and three trustees, who with the above officers shall constitute the Executive Committee. The president shall be *ex-officio* chairman of the Executive Committee.

DUTIES OF OFFICERS.

Sec. 5. The president, or, in his absence, the vice-president, shall preside at all meetings of the chapter, and in the absence of both of these a presiding officer shall be chosen by those present. The secretary shall take minutes of all proceedings of the chapter, and conduct the correspondence. The treasurer shall collect all funds of the chapter, and disburse the same on the order of the secretary, countersigned by the president; but they shall not involve the chapter in debt. Both the secretary and treasurer shall make a written report of all matters in their charge at each regular meeting. The executive committee shall control the property and general interests of the chapter; shall receive and act upon nominations for membership; receive complaints; give written admonition to any member whose conduct may appear to them to be injurious to the interests of the chapter, or contrary to its by-laws, and if in their opinion the nature of the offense require it, may request him to resign; expel members of the chapter for cause; call all extra meetings; act as a committee of arbitration on all questions submitted to it by members of the chapter; and generally shall control its welfare and interests. They shall keep a record of all their proceedings and report the same at each regular meeting. All appeals from the action of the executive committee, shall be to the board of directors of the American Institute of Architects. Four members of this committee shall constitute a quorum, but a smaller number may adjourn from time to time.

AMENDMENTS.

Sec. 6. This constitution may be amended by a two-thirds vote of the fellows and associates present at any meeting of the chapter, provided that a notice of such proposed change shall have been mailed to each fellow and associate by the secretary thirty days before the date of such meeting.

BY-LAWS.

ANNUAL MEETING.

ARTICLE I. There shall be a regular meeting of the chapter on the second Tuesday in January each year, and at every such meeting the place of the next regular meeting shall be decided upon before adjournment.

QUORUM.

ART. II. Ten members in good standing shall constitute a quorum, but a smaller number may adjourn from time to time. No member shall be considered in good standing if more than two years in arrears for his dues.

MEMBERSHIP.

ART. III. Fellows and associates shall be practicing architects, whose professional status shall be demonstrated to comply with the constitution, and who shall be admitted or elected in the manner hereinafter set forth.

Candidates for admission shall submit to the executive committee, through the secretary, an application for membership made as follows:

To the Board of Directors of the American Institute of Architects:
My full name is.....
My business address is.....
The name of my firm is.....
I have practiced the profession of architecture for.....years.
The accompanying photographs, numbered respectively, 1, 2 and 3, show completed buildings, erected from my plans and under my supervision.
No. 1 is a (here give general description of building).
No. 2, Do. No. 3, Do.
The accompanying drawings are (here enumerate and describe such drawings as the candidate desires to submit). We, fellows of the American Institute of Architects, hereby indorse Mr.....'s application for fellowship. We know him personally; we know his work; we believe him to be worthy of membership.

All applications of, and any further information concerning, candidates, shall be considered confidential by the executive committee, which shall absolutely reject, or accept each application.

Any rejected candidate may make a new application after the expiration of one year.

All resignations shall be made in writing to the executive committee, and addressed to the secretary; but a resignation shall not release the member presenting it from any obligation to the chapter, and all interest in the property of the chapter of members resigning, or otherwise ceasing to be members, shall be vested in the chapter.

All questions of discipline shall be acted upon by the executive committee, which shall decide absolutely and without recourse any questions of unprofessional conduct, non-payment of dues, or action conflicting with the constitution or by-laws, and acting under this by-law the executive committee may pass a vote of censure, or drop a name from the roll, but no such action shall be taken until the accused shall have had an opportunity to be heard in his own defense.

DUES.

ART. IV. All fellows and associates of this chapter shall pay an initiation fee of \$5, and annual dues of \$2. Honorary members shall pay an initiation fee of \$10 and no dues. Charter members shall be exempt from the payment of an initiation fee. All dues shall be payable within two years after each regular meeting, in default of which any member shall be liable to suspension or expulsion by the Executive Committee. The initiation fee shall be remitted to all members of approved local chapters in this state who become members of this chapter, and pay their annual dues.

ELECTION OF OFFICERS.

ART. V. All officers shall be elected at the annual meeting of the chapter by a majority ballot vote of the fellows and associates present. All officers shall be fellows of the American Institute of Architects, and shall be eligible to the same office not to exceed two successive years; but all officers shall hold over until their successors shall be duly elected.

PAPERS AND RECORDS.

ART. VI. All papers and records not considered confidential by the Executive Committee shall be at all times open to the inspection of the fellows and associates of the chapter.

AMENDMENTS TO BY-LAWS.

ART. VII. The by-laws of this chapter may be amended by a two-thirds vote of the fellows and associates present at any annual meeting, notice having been given, as in the case of proposed amendments to the constitution.

RULES OF ORDER.

ART. VIII. The meetings of this chapter shall be conducted according to Roberts' Rules of Order.

The meeting then adjourned and the adjourned session of the Missouri State Association was then called to order by the president.

After the passage of a motion that when the meeting adjourn it adjourn *sine die*, a vote of thanks passed for courtesies received, to Mr. W. F. Stilz, vice-president of the Indianapolis Terra-Cotta Company, and the privileges of the floor given to Mr. T. H. Lescher, an old practicing architect of Topeka, the session took a recess until 2 P. M.

SECOND DAY—AFTERNOON SESSION.

The Missouri State Association having been called to order a resolution was passed instructing the treasurer and secretary to transfer all money and property belonging to the association to the treasurer and secretary of the Missouri Chapter of the American Institute of Architects, after which the association adjourned *sine die*.

The second session of the Missouri Chapter was called to order by Chairman Fassett, and Mr. E. T. Carr, of Leavenworth, Kansas, was given the privileges of the floor.

The next business in order being the election of officers, on motion of Mr. Carman, a committee of three was appointed to place in nomination officers for the ensuing year.

The chair appointed George Carman and E. C. Chamberlain, of Kansas City, and Theo. C. Link, of St. Louis.

The committee reported as follows:

President, Theo. Carl Link, of St. Louis.

Vice-president, A. Van Brunt, of Kansas City.

Secretary, E. F. Fassett, of Kansas City.

Treasurer, John Beattie, of St. Louis.

Executive Committee, F. B. Hamilton, of Kansas City; G. M. D. Knox, of Kansas City; A. F. Rosenheim, of St. Louis.

W. W. Polk placed another ticket in nomination, but those reported by the committee were elected by ballot. The tellers were H. Probst and E. C. Chamberlain.

On motion, C. E. Illsley, of St. Louis, was elected corresponding secretary.

On motion, it was ordered that the Executive Committee arrange for a competition among draftsmen for a suitable design for a certificate of membership.

On motion, St. Louis was appointed as the next place of meeting. Mr. McLean suggested that a legislative committee be appointed, and that it be instructed to confer with the Builders' Exchanges of Kansas City, St. Louis and St. Joseph, seeking their coöperation in regard to legislation relating to the lien law. Mr. McLean explained that the National Association of Builders were now considering the question, and the exchanges could give valuable aid in the work.

Mr. Knox moved that a legislative committee of seven be appointed by the chair. That said committee act in conjunction with a similar committee from the Builders' and Traders' Exchange of Kansas City, the Mechanics' Exchange of St. Louis, and the Builders' Exchange of St. Joseph, on the subject of lien law, and that the legislative committee also present the bill for state license for architects and urge its passage.

Chair appointed as a legislative committee: E. L. Fassett, J. Oliver Hogg, S. E. Chamberlain, C. E. Illsley, A. F. Rosenheim, W. C. Root, J. H. McNamara.

Vote of thanks was extended to the managers of Midland Hotel, to the press, to R. C. McLean for his assistance in the work of reorganization, and to the retiring officers, and the convention adjourned to meet at St. Louis on the second Tuesday in January, 1891.

Our Illustrations.

Chicago Theological Seminary; Patton & Fisher, architects.
Residence of Mr. W. A. Fuller, Chicago; W. W. Clay, architect.
Beloit College Academy, Beloit, Wisconsin; Patton & Fisher, architects, Chicago.

Designs for houses to be erected at Buena Park, Illinois; W. L. B. Jenney, architect, Chicago.

Manufacturing building for Mr. Ashley Pond, Kansas City, Missouri; Irving K. Pond and Allen B. Pond, architects.

Chicago Architectural Sketch Club competition for a village smithy; first place, William B. Mundie; second place, Arthur Heun; third place, O. C. Christian; fourth place, Oscar Enders; fifth place, C. Bryant Schaefer; sixth place, T. O. Fraenkel.

PHOTOGRAPHURE PLATES.

(Issued only to subscribers for the Photographure edition.)

Roadside Club House, Cleveland, Ohio; C. F. Schweinfurth, architect.

Semi-detached houses, Oakwood boulevard, Chicago; J. K. Cady, architect.

Residence for Mr. C. C. Thompson, Chicago; Burnham & Root, architects.

Residence of Mr. C. B. McGinniss, Chicago; Burling & Whitehouse, architects.

Entrance to reading room, Auditorium Hotel, Chicago; Adler & Sullivan, architects.

Memorial Building, Yale College, New Haven, Connecticut; Bruce Price, architect, New York.

Auditorium tower vestibule, main entrance to Auditorium and tower, Chicago; Adler & Sullivan, architects.

New Publications.

ARCHITECTURAL WROUGHT-IRON WORK, ANCIENT AND MODERN: A compilation from various sources of iron work from medieval times down to the present day, by William Winthrop Kent, New York, W. T. Comstock.

In his dedication the author addresses his book "to the younger members of the profession, in the hope that it will prove of interest and assistance to them"; and this is, perhaps, the best comment that could be made on the book, for its function seems to be that of an introduction to more exhaustive works. As such it is much to be commended; for it exhibits sound sense, and discrimination, and will do much toward forming in beginners a taste for good work; something of far more importance than a completer work necessarily does; for it is of far more value to know a good design than to have a source from which to copy bad ones, and palming them off on clients, who, as is their time-honored custom, measure the beauty of a design by its cost in cash. The author remarks that it has been only within a few years that Americans have paid much attention to artistic wrought-iron work, and seems to infer that the sudden acquisition of wealth has caused the improvement in design. This reason might account for the wider use of wrought-iron, but hardly for the improvement in design, since it costs relatively little more to execute a good design than a poor one. If wealth brought with it good taste we should not be forced to see our avenues and boulevards disfigured by monstrosities whose only merit is apparently that nothing has ever been built like them before. The text, consisting of an introduction and a description of the plates, contains pointed comments on some of the methods used in iron manufacture at the present day, the waste of skill in shaping iron into forms characteristically inappropriate, the habit of beating iron into molds to save the expense of skilled labor, the amateurish way in which false hammer marks are put on some recent work to give it the semblance of the crisp, spirited work of former times. Some of the modern work by Messrs. McKim, Mead and White, H. L. Page and H. H. Richardson is of unusual merit and handled according to the true feeling of the material. But a comparison of modern work with the old work is decidedly to the disadvantage of the modern. The binding and typography are good; the plates are fair; but the paper has a disagreeable yellowish tinge which places the mechanical execution at a disadvantage; and we regret the commercial tone given to the book by the advertisements.

EXAMPLES OF AMERICAN DOMESTIC ARCHITECTURE. By John Calvin Stevens and Albert Winslow Cobb, architects. With illustrations, New York, William T. Comstock, 1889. Price \$10.00; sent by mail, free of postage, to any part of the world.

The object which the authors had in publishing this book is not wholly free from obscurity. There appear to be several conflicting purposes: to educate public taste, to preach a crusade against extravagance and luxury, and to advertise the authors. The book is addressed nominally to the public rather than to the architect, though much of the preaching is aimed at the architectural practitioner. This heterogeneousness of purpose makes it quite possible to produce a book that is at the same time very good and very bad. And this is just what the authors of "American Domestic Architecture" have accomplished. From the standpoint of mechanical execution the book is excellent; the binding tasty; the paper well chosen both in weight and tone; the printers' work in cuts and letter-press attractive. The head and tail pieces are well sketched and fit easily into their places. The whole make-up is so good that we expect to find that authors who can dress up a book so happily have done something creditable in architectural design. In this we are not disappointed. The average of the represented work of the authors' own design is satisfactorily and unusually high. Some of it deserves more than passing notice. In general, a truly domestic, home-like character has been attained. There is a praiseworthy striving for simplicity, and oftentimes this simplicity is attained with a noteworthy freedom from formality, stiffness and angularity. In instance of the above qualities we may cite plates 21, 26, 27, 32, 34, 38. In such a mass of the authors' work as is here represented it would be strange if all were as good as the above. Of the work illustrated an occasional plate is stiff, uneasy and restless. We shall welcome the day when the average American work is up to the average shown in this book; when there is comparative naturalness and freedom from straining for effect, fitness to location, and no appearance of aping useless fads and fashions.

When we come to the text, by no means such praise can be given. The author of the text, in common with all thoughtful men of today, is burdened by the recognition of inequalities and apparent injustice in our industrial and social order. Observing certain deplorable tendencies in parts of the United States to undemocratic luxury, aristocratic exclusiveness and silly snobbishness, he takes up the cudgel for plain living and high thinking not with the calmness of the man who is determined to get at the bottom facts, and ready, if need be, to make a long fight for amelioration, but rather with the indiscreet haste of an inexperienced combatant who feels himself unequal to the task. He ascribes wide results to factors that are themselves results far more than causes, and deals in unscientific generalities and sweeping assertions for which no proof is offered. It is quite likely that something might be made of a more temperate and less rhetorical discussion of the relations of architects to and their real responsibility for extravagance in domestic architecture; but the high sounding phrases of this book, despite the intentions of the authors, are no real contribution to the discussion of that question. When we are invited to condemn the Vanderbilt house (Fig. 6) on the ground of its cost, we are impelled to ask how much more it cost than Brereton Hall, which he praises, and how the style of Brereton Hall is to be adapted to or paralleled in that modest American house which the authors desire. It is a fair question whether, my neigh-

bor being in a starving condition, I am any more justified in spending \$10,000 on my house than \$15,000, or \$15,000 than \$40,000, or \$40,000 than \$100,000. Where shall the line be drawn short of giving all that I have, over and above the plainest of clothes and fare, to feed the poor? The authors set about their crusade against the extravagance of the American people by issuing this tract at \$10 a volume.

Synopsis of Building News.

Baltimore, Md.—Building in 1889 has been a little less active than during the past year, having fallen off about twelve per cent. The number of new buildings erected in 1889 was 1,926, as compared with 2,188 in 1888.

One long felt want, that of modern office accommodations, is now being rapidly supplied. The handsome new building of the Farmers' and Merchants' Bank was finished during the past year. The National Bank of Baltimore is just completing its magnificent seven-story building, and the Central Savings Bank is about to commence a like structure upon its old site at the southeast corner of Charles and Lexington streets. The "Law Buildings" at the corner St. Paul and Lexington streets, which have long been an "eyesore" to that locality, have recently been sold and are to be supplanted by a fine modern office building. We also understand that a portion of the old Barnum's Hotel property, recently purchased by the National Trust and Guarantee Company, will be improved for a like purpose.

The apartment house or "flat" is one of the requirements of modern times in all well-appointed cities, and in this we are very deficient. It would seem to offer an attractive field for investment.

Buffalo, N. Y.—Architects C. K. Porter & Son have designed the new Municipal Court Building. It is to be 80 feet front by 107 deep, three stories high, heated by steam, fan ventilation, lighted by gas, brownstone front and trimmings, fireproof construction; is now under way; it is to cost \$125,000.

Architect W. W. Carlin is building for himself a residence and studio at the corner of Court and Franklin streets, to be of brick and brownstone, four stories, 50 by 83 feet; to cost \$35,000. For Mr. J. T. Hurd, a stone and frame residence at Elma, N. Y.; to cost \$10,000. An addition to the State Insane Asylum at Buffalo, all of brownstone front, 210 by 50 feet deep, three stories; to cost \$200,000.

Architects Green & Wicks are building a residence for Rev. Dr. Mitchell, to be of brick, 40 by 100 feet, to have electric bells, gas lighting, cabinet finish; to cost \$25,000.

Architect C. D. Swan is making designs for a brick and frame residence for Marcus Spiegel, Esq.; to cost \$18,000. A residence for Mr. Frances Handel; to be built on Linwood avenue, to be of brick and wood; to cost \$14,000. A frame dwelling for Mr. Robert Forsyth, to be built on Elmwood avenue; to cost \$9,000. Brick and frame dwelling on Main street for C. G. Worthington, Esq.; to cost \$14,000; also stable for Mr. Worthington; to cost \$2,500. Public school No. 48, to be of brick, steam heating, seating, blackboards, etc.; to cost \$42,000. United Presbyterian Church, of brick, nearly finished; to cost \$22,000. Brick and frame dwelling for Mr. George Derrick, to be built on Sumner street; to cost \$12,000. Public school No. 9, on Bailey avenue, of brick; cost \$3,800.

The conditions are out for the competition for the Erie Company Bank Building, which is to cost \$750,000; competition is open to Buffalo architects only; designs to be in March 1.

Chicago, Ill.—Architect Oliver W. Marble is preparing plans for a four-story block of eight stores and flats, to have a front of 166 feet on Van Buren street, and cost about \$80,000; Tiffany pressed brick, terra-cotta and Bedford stone front; wood mantels, bathrooms; iron beams and columns. Also making plans for another block of four-story flats, to be erected on Boston avenue; to cost \$75,000; Tiffany pressed brick, terra-cotta and Bedford stone; bathrooms, closets, mantels, etc. Getting out plans for a two-story flat building to be erected on Walnut street, near Francisco; to cost \$8,000; pressed brick and stone front; bathrooms, closets, mantels, stained glass. Making plans for remodeling house for H. S. Newton, on Warren avenue; will put in steam heat and modern improvements.

Architect A. L. Schellenger: For Eugen Brown, seven two-story dwellings, corner of Fifty-sixth and Sangamon streets; frame, stone basements, furnaces, mantels, bathrooms, closets, stained glass; cost \$25,000; making plans.

Architect W. H. Drake: For A. C. Getter, a two-story residence, to cost \$7,000; pressed brick and stone; hot water heating, wood mantels, bathrooms, closets; oak finish; making plans.

Architect Henry Sierks: For Otto Miller, a two-story store and flat building, to cost \$10,000; St. Louis pressed brick and Bedford stone; bathrooms, closets, mantels; making plans. For Mr. Preble, a three-story store and flat building, to cost \$12,000; St. Louis pressed brick and Bedford stone; working on plans.

Architects Beman & Parmenter are working on plans for three brownstone front dwellings, to be erected on Hubbard avenue, near Fifty-first street; bathrooms, mantels, furnaces, stained glass; to cost \$20,000.

Architect C. R. Adams: For R. Lundahl, a four-story flat building, to cost \$7,000; Mayenberg pressed brick and Portage stone front; making plans. For Thomas Peterson, working on plans for a three-story store and flat building, to cost \$6,000; pressed brick and stone front; bathrooms, closets, etc.

Architect C. O. Hansen: For B. Bernson, a three-story flat building, to cost \$7,000; St. Louis pressed brick and Connecticut brownstone; bathrooms, closets, mantels, stained glass; making plans.

Architect F. Foehringer: For H. Bohrman, a four-story flat building to cost \$15,000; St. Louis pressed brick and Bedford stone; mantels, bathrooms, closets; letting contracts.

Architect F. R. Schock is getting out plans for a three-story building, to cost about \$40,000; Bedford stone front, steam heat, electric light, bathrooms, closets, mantels, etc. It will contain stores, dance hall, lodge rooms, etc. For L. J. Maguire, getting plans ready for figuring for a residence, to cost \$6,000; frame, stone basement; furnace, mantels, bathrooms, closets, stained glass. For K. A. Hintze, finishing plans for a two-story residence, to cost \$6,000; frame, stone foundation; hot water heating, mantels, bathrooms, closets, stained glass.

Architect William Ohlhaber: For Oswald Fulde, a three-story store and flat building, to cost \$6,000; Anderson pressed brick, Bedford stone and galvanized iron bay window; furnace, bathroom, closet, mantels, stained glass; letting contracts. For Jacob Maul, a three-story dwelling, to cost \$5,000; Anderson pressed brick, terra-cotta and Bedford stone; steam heat, mantels, bathroom, closet; letting contracts. For Mrs. Kaifer, a three-story frame dwelling to be built at Desplaines; making plans. For Mr. Beil, making plans for a two-story dwelling, to be built on Richmond street near Humboldt Park; Anderson pressed brick front; bathroom, closet, etc. For Charles Mueller, a four-story store and flat building, to cost \$12,000; Anderson pressed brick and Ohio brownstone; bathrooms, closets, stained glass; making plans. Also preparing plans for a frame church, to be erected at Jefferson; stone foundation; stained glass, pews, furnace, and spire 115 feet high. Also working on plans for a four-story store and flat building, to cost about \$20,000, to be erected on Wallace street; Anderson pressed brick, Bedford stone and galvanized iron bay windows; bathrooms, mantels, closets, stained glass.

Architect A. Druiding is preparing plans for a church to cost \$20,000, to be built at New London, Wis.; furnace, pews, stained glass, etc. Also making plans for a frame church, to cost \$10,000, to be erected at Whiteville, Va.; stone foundation; furnace, pews, stained glass.

Architects Furst & Rudolph: For C. G. Fanning, a two-story dwelling, to cost \$6,000. Portage stone front, furnace, mantels, bathroom, closet. Excavations are now being made.

Architect Julius Zittel: For H. Fuerstein, a two-story store and flat building, at 449 Lincoln avenue; frame, bathroom, closet, mantels, etc.; cost \$5,000.

Architects Thiel & Lang: For Dr. Moelman, a two-story dwelling, to be built on Hoyne avenue; stained glass, mantels, bathroom, slate roof, stone basement; the owner is taking figures. For Jacob Kerg, a two-story flat building; to cost \$5,000; St. Louis pressed brick and stone front, stained glass, bathroom, closet; owner takes figures. For Fritz Spahr, a three-story store and flat building; to cost \$7,000; St. Louis pressed brick and Bedford stone; bathrooms, closets, stained glass. For William Griffin, a two-story flat building; to cost \$7,600; St. Louis pressed brick, terra-cotta and red Portage stone front; furnace, mantels, stained

glass. For Bernard Klein, making plans for a frame dwelling, to be built on Ashland avenue near Addison. For Alfred Edland, a two-story flat building; to cost \$5,000, at 154 Wilmet avenue; St. Louis pressed brick and stone; bathroom, stained glass; owner will take figures.

Architect Fred Ahlschlager: For Edward Bloom, a block of three two-story and basement dwellings; to cost \$15,000, corner of Honore and Sixty-seventh streets; St. Louis pressed brick and buff Bedford stone; furnaces, mantels, bathrooms, closets, stained glass; letting contracts. For Mrs. E. Newman, a two-story, basement and attic residence; to cost \$12,000, on Stewart avenue near Sixty-third street; Bedford stone front; steam heat, hardwood finish, bathrooms, closets, mantels; making plans. For William Bromsdt, a three-story store and flat building; to cost \$20,000; St. Louis pressed brick and Bedford stone; bathrooms, closets, mantels, stained and plate glass; making plans.

Architect Sven Linderth is making plans for a church, to cost \$20,000, to be erected at Princeton, Ill., for the Swedish Lutherans; furnace, pews, stained glass. Making plans for the Elm Baptist Church, to be erected at Minneapolis, Minn.; brick and stone; furnace, pews, stained glass. Also a two-story parsonage; cost \$17,000. For the Swedish Baptist Church, to be erected at Denver, Colo.; brick and stone; furnace, pews, stained glass; cost \$12,000; preparing plans. For the Swedish Baptist Church, to be erected at Stambaugh, Mich.; frame, stone basement; furnace, pews, stained glass; cost \$10,000; working on plans. Preparing plans for the Swedish Baptist Church, to be erected at Ironwood, Mich.; frame, stone basement; pews, stained glass. Also finishing plans for the Meriden (Conn.) Church, to cost \$8,000; frame, stone basement. Rev. A. Rohnstrom, pastor. Making plans for a church to be built in Sweden, at Domnarfvet and Borlange; stone and brick with stucco work outside, to cost \$0,000 crowns, Swedish money.

Architects Edbrooke & Burnham: For Robert W. George, a three-story store and flat building, to cost \$20,000; stone front.

Architect William Thomas is making plans for a two-story stone-front residence, to cost \$15,000, for F. I. Wilson; steam heat, mantels, etc. For George H. Wessling, a two-story frame residence, to cost \$7,000, at Edgcomb Court; furnace, mantels, bathrooms, stained glass, etc. Also making plans for a four-story warehouse, to cost \$25,000, to be built on Canal street; brick, iron and Bedford stone front; steam heat, elevator, etc.

Architect Julius H. Huber: For Hempstead Washburne, a three-story residence, to cost \$25,000; hot-water heating, oak and mahogany finish, paneled ceilings, marble floors and vestibules, etc. Preparing plans for Columbia Park Company, Willow Springs, Ill., picnic grounds, dance hall, dining room, kitchen, music stand, bowling alley, railway station, etc.

Architect Perley Hale: For John K. Brower, a three-story store and flat building, to cost \$30,000; Bedford stone front, bathrooms, closets, mantels, etc.; the owner takes figures.

Architect C. A. Weary: For Mr. Clark, three two-story dwellings, to cost \$13,000; Collinsville pressed brick and Bayfield brownstone front; making plans. For O. M. Ellison, a two-story flat building; Collinsville pressed brick and Bedford stone.

Architects Ostling Brothers: For Austin O'Malley, a three-story flat building; cost \$10,000; Bedford stone front, furnace or steam heat, bathrooms, etc.; making plans. Also making plans for a three-story store and flat building, to be built on Division street, to cost \$16,000. Making plans also for a three-story flat building, to be built on Sedgwick street; bathrooms, mantels, closets, stained glass.

Architect George Grussing: For S. W. Roth, eight two-story flat buildings, to cost \$20,000; Tiffany pressed brick and Bedford stone. For Mr. Britton, a three-story store and flat building, to cost \$12,000; Tiffany pressed brick and Carbon-dale brownstone; making plans. Also preparing plans for two stores and sixteen flats, to cost \$30,000; Tiffany pressed brick, terra-cotta and Bedford stone, bathrooms, closets, mantels, elevator.

Architect Robert Rae: For J. B. Ingraham, of Englewood, making plans for fourteen dwellings, to cost \$70,000, to be erected at Auburn Park; cut-stone fronts, furnaces, mantels, stained glass, etc.

Cincinnati, Ohio.—Reported by Lawrence Mendenhall:

We are having now our first touch of winter, but of a mildness that is astonishing, not to say anything of its extreme unhealthfulness. La grippe has tweaked our noses rather mercilessly, although it gave us a kind of free "blow out" as it were. Architects and draftsmen, carpenters and brickmasons, doctors and ministers, were all treated alike, while even odd-fellows and knights were given a gripp(e) not down in their manuals. All we can say is "speed the parting guest."

When Secretary Sayward made his western trip and visit to the various Builders' Exchanges, he paid us one, and stirred up our semi-lachrymose body in a beneficial manner, we hope.

Our exchange will be reorganized into a stock concern, with corporate and non-corporate members. The taking of stock and government is confined to the corporate members, who must be master mechanics in their business, thereby excluding all material men. While this may seem a little exclusive, yet as the bosses are the ones directly interested in building it is proper. As to its benefits to the association, I am doubtful, for it is a question in my mind whether material men will care to quietly pay assessments without representation. The most laudable feature about the reorganization is that of founding a manual training school, a feature meriting the support of the entire community.

A round of the architects' offices shows only a moderate amount of work being done at present. One of the season's disturbing elements will be the question of the eight-hour law, and at present all that contractors can do is to await developments.

Architect J. W. McLaughlin is busy preparing the drawings for the new Y. M. C. A. building, and the seven-story stone store and office building for Joseph T. Carew, a gentleman who is worthy of emulation for genuine enterprise and push. His building will cost a good round sum, possibly \$150,000.

Architects Hannaford & Sons are busy, and report among other structures the following: For Charles A. Miller, Esq., a stone residence, fourteen rooms, hardwood finish, slate roof, plumbing, stained glass, hot water heating, dumb waiters, etc. For Charles B. Russell, Esq., a similar residence in every respect, containing sixteen rooms. For W. H. Roberts, saddler, Main street, also a house of a similar plan.

Architect S. E. Desjardins is drawing, among other plans, one for a house for Mrs. Alfred White, Fifth street near Plum, to be of stone and frame and have stained glass, furnace, hardwood finish, slate work, electric bells, plumbing, etc.; cost \$6,600.

Architect Geo. W. Rapp has opened an office in Johnston Building. His rooms are well lighted and large.

Architect Wm. M. Aiken is busy on plans for the Big Four R. R. freight depot.

Architect S. W. Rogers: For a two and a half story brick house, for Mrs. P. W. Francis, of Harrison, Ohio, to have stained glass, furnace, hardwood finish, wood mantels, tin roof, etc.; cost \$6,000.

Architect W. W. Franklin is well employed. For Chas. L. Mills, Esq., a pressed brick residence, with furnace, hardwood finish, wood mantels, stained glass, blinds, etc.; cost \$4,500.

For Jos. C. Butler, estate office, Gano & Main, two double houses of pressed brick, pine finish, wood mantels, furnace, stained glass, laundry, plumbing, etc.; cost \$18,000.

For the same party, a block of five houses of similar finish, etc.; cost \$16,000.

Architect G. W. Drach has the plans prepared for a house for Mr. A. B. Heilemann, Clifton, Ohio (city) to be of frame and shingle, and have yellow pine finish, wood mantels, stained glass, blinds, plumbing, hot water heating, laundry fixtures; cost \$8,000.

Architect Theo. A. Richter has drawn plans for Messrs. Brown & Potter (with J. M. Potter, Fifth near Race) for two houses of brick, slate mantels, pine finish, plumbing, slate roof, etc.; cost \$8,000.

Lucien F. Plympton has prepared plans for a residence for J. G. Dinkelbiller, city, to be pressed brick, pine finish, wood mantel, slate roof, furnaces, plumbing, etc.; cost \$9,500.

Architect J. B. Steinkamp has prepared plans for Mr. Thos. Curry, Builders' Exchange, for a brick house, pine finish, wood mantels, plumbing, tin roof; cost \$3,500.

Architect Emil F. Baude has prepared plans for three houses for W. H. Pugh, Esq., city, to be of brick, pine finish, wood mantels, blinds, laundries, plumbing, etc.; cost \$12,000.

Denver, Colo.—Reported by Thomas A. Green: Architect Robert S. Roeschlaub reports: For E. B. Light, terrace of seven three-story houses, stone, brick and terra-cotta, plate glass, all modern appliances; cost \$40,000. For the Bell estate, terrace of seven three-story houses, pressed brick, terra-cotta and stone; cost \$60,000. For Benn Brewer, three house terrace, three stories; cost \$15,000. For Thurlow & Hutton, Pueblo, Colo., five-story stone, brick and terra-cotta business building, 120 by 140 feet; cost \$150,000.

Architects Balcomb & Rice report: For Donald Fletcher, three-story block; cost \$48,000. For V. P. Hastings, terrace of eight houses; cost \$42,000. For L. Levy & Co., stores and flats, 75 by 125 feet; cost \$22,500. For Smith & Ashton, terrace, 60 by 125 feet, seven houses; cost \$20,000. For Mrs. M. A. A. White, double house; cost \$9,000. For Albert Lewin, double house; cost \$7,000. For H. C. Lowrie, double house; cost \$13,500. For M. Hattenback, stores and flats, 50 by 125 feet; cost \$12,000. For S. S. Kennedy, pressed brick dwelling; cost \$20,000. For J. C. McCandles, pressed brick dwelling; cost \$17,000. For John S. Flower, terrace, 75 by 140 feet; cost \$45,000. For Flower & Patterson, pressed brick dwelling; cost \$12,000.

Architect Fred A. Hall reports: For J. R. De Remer, stores and flats, 50 by 125 feet, two stories, brick; cost \$12,500. For Aspen, Colo., city jail, two stories, brick; cost \$12,000. For First Presbyterian Church, Aspen, Colo., red sandstone church building; cost \$18,000. For Denver Tramway Company, electric driving station, brick; cost \$5,000. For Denver Tramway Company, electric driving station, brick, 50 by 135 feet; cost \$7,000. For Eaton Congregational Church, Eaton, Colo., brick church building, 30 by 56 feet; cost \$5,000.

Architects Baerresen Bros. report: For R. H. McMann, remodeling residence; cost \$10,000. For N. K. Huston, three-story and basement apartments, stone and pressed brick; cost \$15,000. For same, two-story and basement terrace, four houses; cost \$12,000. For J. Snively, hotel, three stories and basement; cost \$10,000. For Sam Baret & Co., terrace, two stories; cost \$12,000. For Mrs. Sara E. Reed, terrace, six houses, two stories; cost \$8,000. For W. E. Bradbury, six one-and-a-half story cottages; cost \$18,000. For W. E. Marryatt, two-story residence; cost \$5,000. For Sam Baret & Co., two-story business and apartment building; cost \$18,000. For P. J. Parsons, residence; cost \$6,000. For W. A. Johnson, residence; cost \$7,000. For N. K. Huston, business block, cost \$12,000. For L. A. Curtice, apartment building; cost \$12,000. For W. T. Boyd, two cottages; cost \$7,000. For W. C. Marryatt, residence; cost \$14,000. For Baerresen Bros., three residences; cost \$9,000. For W. M. Clayton, remodeling residence, cost \$7,000. For Sage & Ross, N. J. Cloud and others, several cottages.

Architects Kidder & Humphreys: For North Denver Methodist Episcopal Church, stone church building; cost \$45,000.

Architects F. E. Edbrooke & Co.: For H. C. Brown, hotel, 250 by 300 feet, ten stories, granite, sandstone and pressed brick, marble wainscoting, tile flooring, four passenger and two freight elevators; estimated cost \$1,000,000. For C. D. McPhee, business building, six stories, red sandstone, 100 by 125 feet; cost \$175,000.

Architects F. E. Edbrooke & Co.: For St. Mary's Academy, a three-story and basement brick and stone academy building; to cost \$175,000. For the People's National Bank, a nine-story stone front office and bank building; to cost \$200,000. For the First Presbyterian Church Society of Denver, a stone church building; to cost \$120,000.

Architects Lang & Pugh: For T. W. Bartels, a two-story brick residence; to cost \$7,000. For South Denver Real Estate Company, a store and town hall building, brick and stone; to cost \$10,000. For Ralph Vorhees, two-story Lava stone dwelling; to cost \$25,000. For G. W. Timmerman, three-story Golden pressed brick apartment house, 50 by 160 feet; to cost \$10,000.

Architect Henry Dozier: For A. H. Weber, a two-story brick residence, plate glass and furnace; to cost \$7,000. For F. L. Sigel, a terrace of five houses, white sandstone fronts; to cost \$22,000. For A. Fleck, one-story building of eight stories; cost \$8,000.

Architect A. Cazin: For James Lalor, a brick terrace; to cost \$6,000.

Pittsburgh, Pa.—Architect James T. Steen has prepared plans for a four-story store and office block, brick, with tin roof, all modern improvements; cost \$12,000.

Pueblo, Colo.—Architect G. F. Roe: For the Pueblo Loan, Land & Investment Company, five two-story residences, 28 by 42 feet; cost \$15,000. For the Centennial School Building Company, additions and repairs, two wings, 48 by 80 feet, pressed brick with stone trimmings, furnace heated; estimated cost \$45,000. Fountain School Building, two-story and basement, size 33 by 70 feet, brick with furnace heat; cost \$15,000. For Joe Pochon, eight-story residence, brick with stone trimmings, size 32 by 42 feet; cost \$3,500. Also city hall at Bessemer, two-story brick and stone building, 50 by 70 feet; cost \$16,000. For Strong Bros. & Deems, two one-story brick houses, 26 by 36 feet; cost \$7,500.

Architect T. J. Welsh: For Mrs. Mary E. Von Schroeder, one-and-a-half-story high, brick warehouse; cost \$25,000; contractor, Thomas H. Day.

Architects Aston & Stone have prepared plans for a new armory building for the Second Artillery Regiment, National Guard of California; it is to be two stories high, 137 by 96 feet in size, pressed brick and sandstone; cost \$25,000.

Seattle, Wash.—Architects Parkinson & Evers are preparing plans for an \$8,000 Presbyterian church. For Senator W. C. Squire, a six-story block, 240 by 120 feet; granite with terra-cotta trimmings.

San Francisco, Cal.—Architects Pissis & Moore: For Mr. Anzerais, of San Jose, five-story stone, brick and terra-cotta and iron building, 48 by 75 feet; cost \$70,000. For Mrs. A. M. Parrott, a four-story brick wholesale business house, brick and stone; cost \$80,000; contractors, the San Francisco Contracting Company.

Architects Saver, Mullany & Laver are preparing plans for Mr. A. P. Hotelling, for a six-story building with a frontage of 187 feet; the building is to be absolutely fireproof, brick with stone trimmings and iron beams.

Architect J. H. Littlefield is preparing plans for a large business block and first-class hotel for Messrs. Doe & Co., to be erected in the spring; the building will be of brick, stone and iron, and six stories high, two elevators and all modern improvements.

Sioux City, Iowa.—Architect Brown has prepared plans for the M. E. University. The building is to be of granite and six stories high.

Architect Soft is preparing plans for the Boston Investment Company, for two blocks, granite and brick, to be erected this year.

As soon as the weather permits work will be commenced on the city library building, to be of brownstone; estimated cost \$100,000.

Sioux Falls, S. Dak.—A packing house plant will be put in at this place, at a cost of \$800,000. Contracts will be let this month.

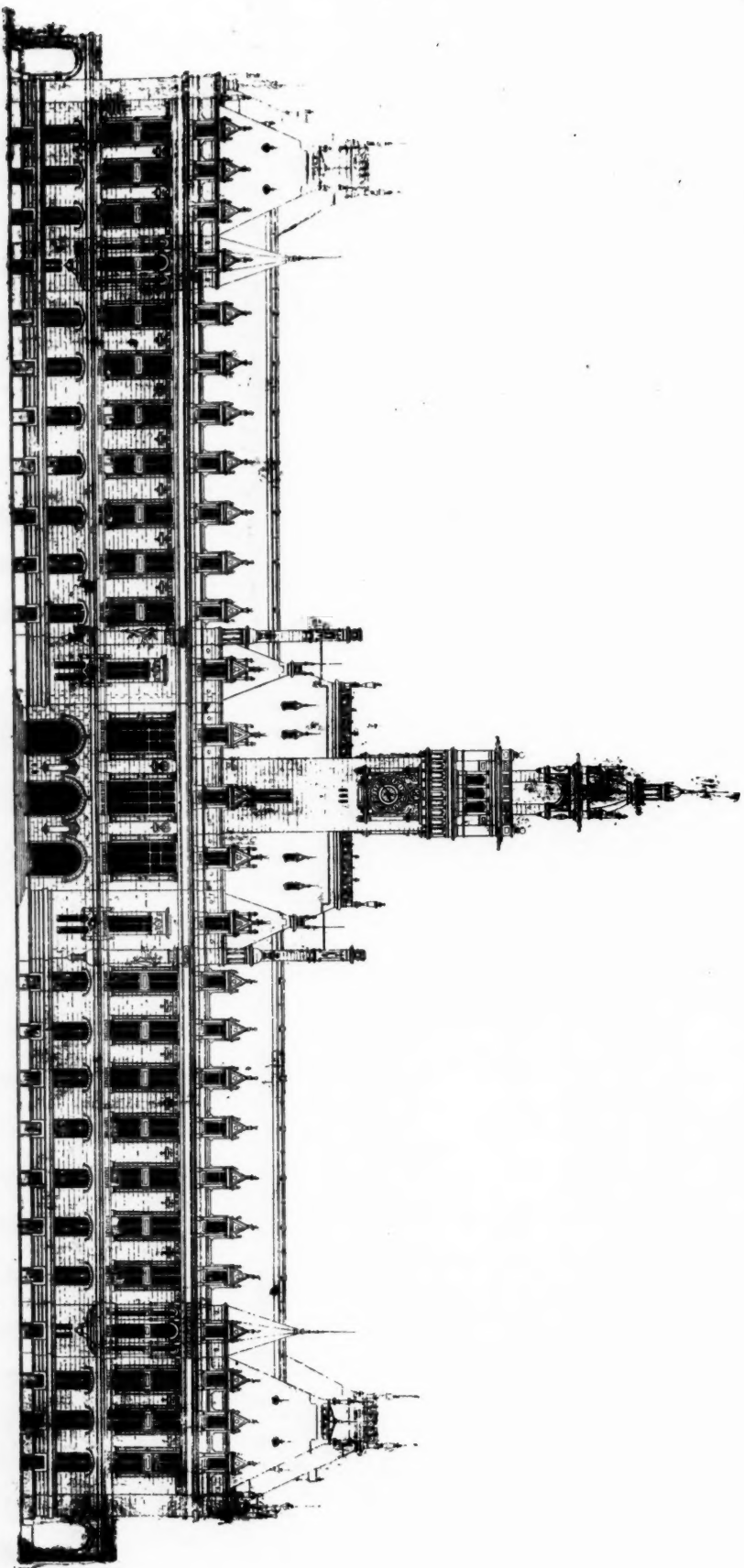
St. Louis, Mo.—Architects Shepley, Rutan & Coolidge, of Boston: For Mrs. John O. Shepley, a brick dwelling, size 30 by 67; stone trimmings; cost about \$15,000.

Architects names not reported. For the Union Depot Railway Company, a one-story brick power house; cost \$13,000; contractors Itner & Spore. For Mr. N. J. Truitt, a two-story brick dwelling; cost \$8,000; contractors I. & B. Peoples Company. For Meyer, Baunerman & Co., a seven-story brick store; cost \$22,000. For James A. Duffy, a two-story brick store and flats; cost \$10,000; contractors J. B. Labarge & Co. For Mr. Theodore Albes, a two-story brick store and dwelling; cost \$14,400. For W. H. Thompson, a seven-story brick store; cost \$60,000; contractor J. H. Bright.

Tacoma, Wash.—Plans have not been accepted for the \$250,000 Chamber of Commerce building, and new ones will be received until the 15th of this month.

Architects Farrell & Darmer have prepared plans for Messrs. Cogswell & Co., for a business block; cost \$6,000.

Toronto, Ont.—The homeopathic dispensary on Richmond street west, is to be enlarged and converted into a hospital. Wycliffe College buildings have been purchased for hospital purposes; plans are being prepared for alterations and additions necessary to fit them for the uses to which they are hereafter to be put. The Hughes Building, corner of Yonge and Melinda streets, is to have an additional story and alterations necessary to fit it for the accommodation of the *Globe* newspaper. It is proposed to erect a bridge to connect the high land at the northerly limit of Crawford street with New College street; it has not been decided whether it shall be constructed of iron or wood.

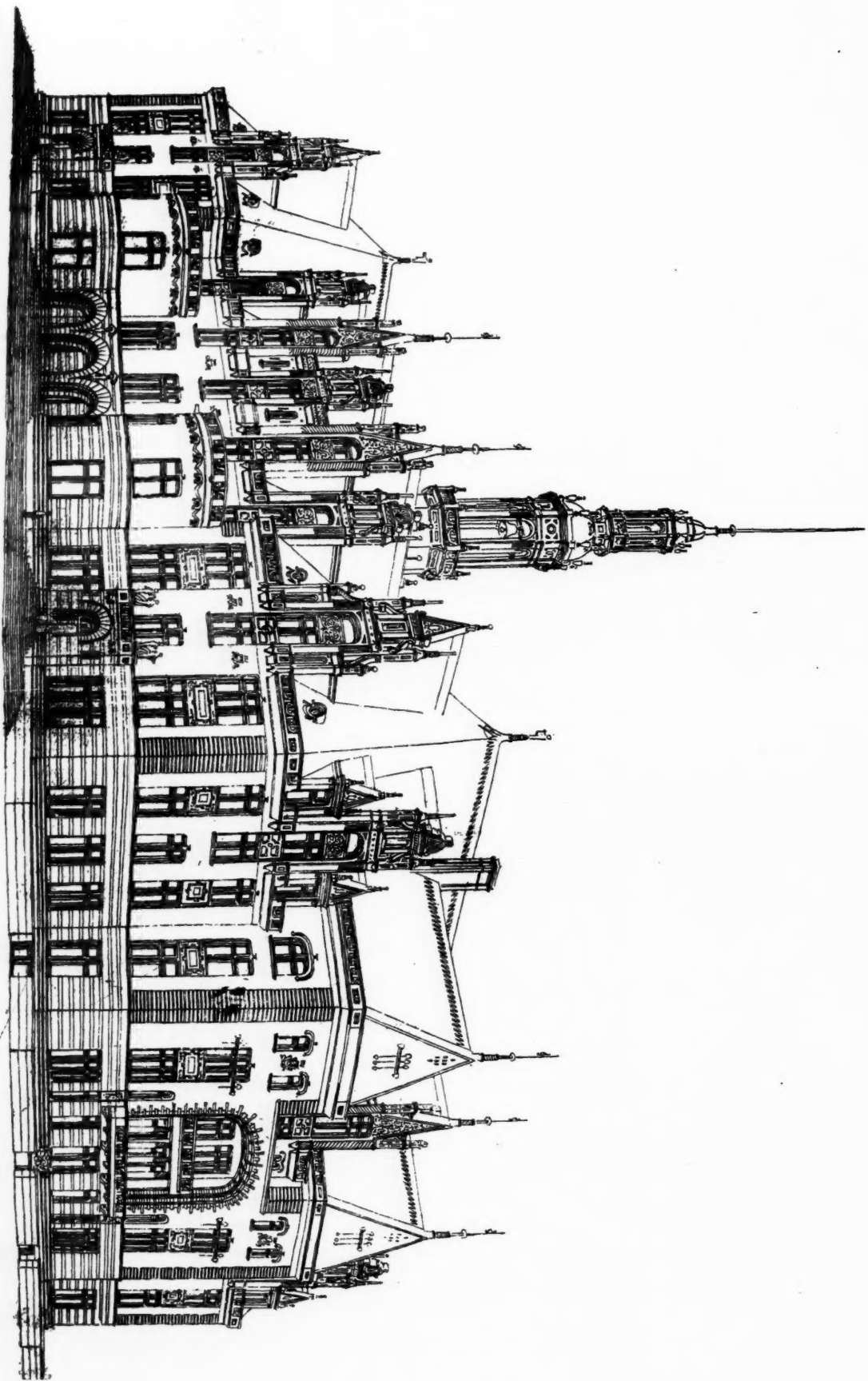


FRONT ELEVATION.

"PRO PATRIA." COMPETITIVE DESIGN FOR CITY HALL, ST. LOUIS, MISSOURI.

SIDEL AND GUSSART AND GINDER, ARCHITECTS, BIRMINGHAM, ALABAMA.

AWARDED SECOND PRIZE BY CITY HALL COMMISSION. GIVEN FIRST PLACE IN PROFESSOR WARE'S REPORT.



"ST. LOUIS, 1892." ACCEPTED DESIGN FOR CITY HALL, ST. LOUIS, MISSOURI.

ECCLIE & MANN, ARCHITECTS, ST. JOSEPH, MISSOURI.

AWARDED FIRST PRIZE BY THE CITY HALL COMMISSION. GIVEN FIFTH PLACE IN PROFESSOR WARE'S REPORT.

NOTE.—The remaining four premiated designs and plans will be illustrated and a full description of and Professor W. R. Ware's report upon the competition for the St. Louis City Hall will be published in THE INLAND ARCHITECT for March.



RESIDENCE OF W. A. FULLER, CHICAGO.

W. W. CLAY, ARCHITECT.

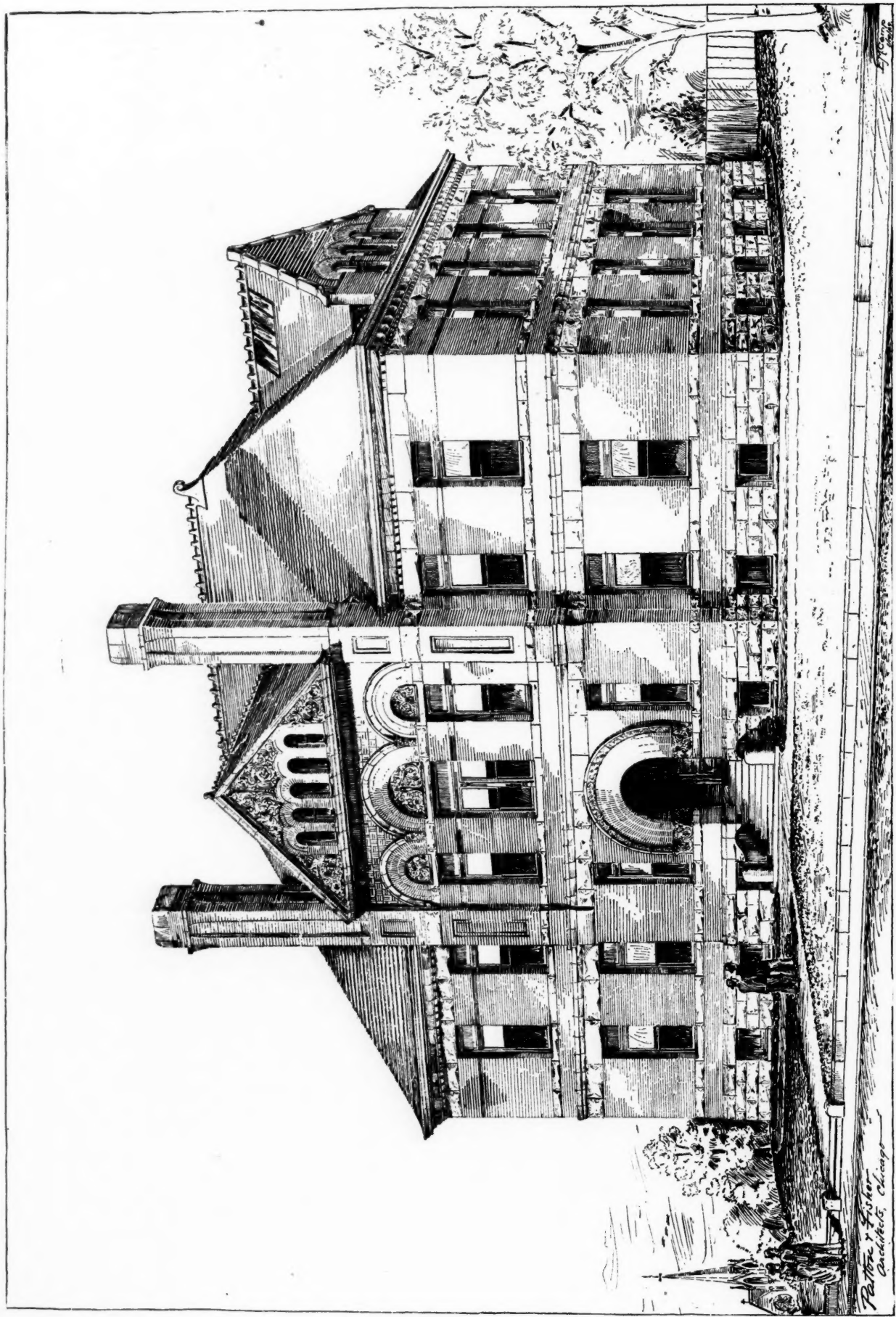


Residence at Buena Park
for Mr. Jos M. Rogers



DESIGNS FOR HOUSES TO BE

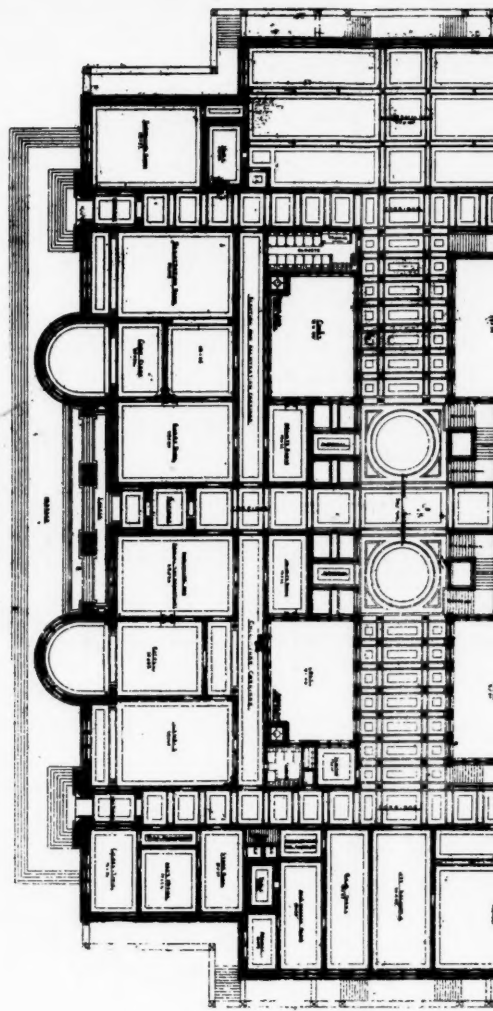
W. L. B. JENNEY,



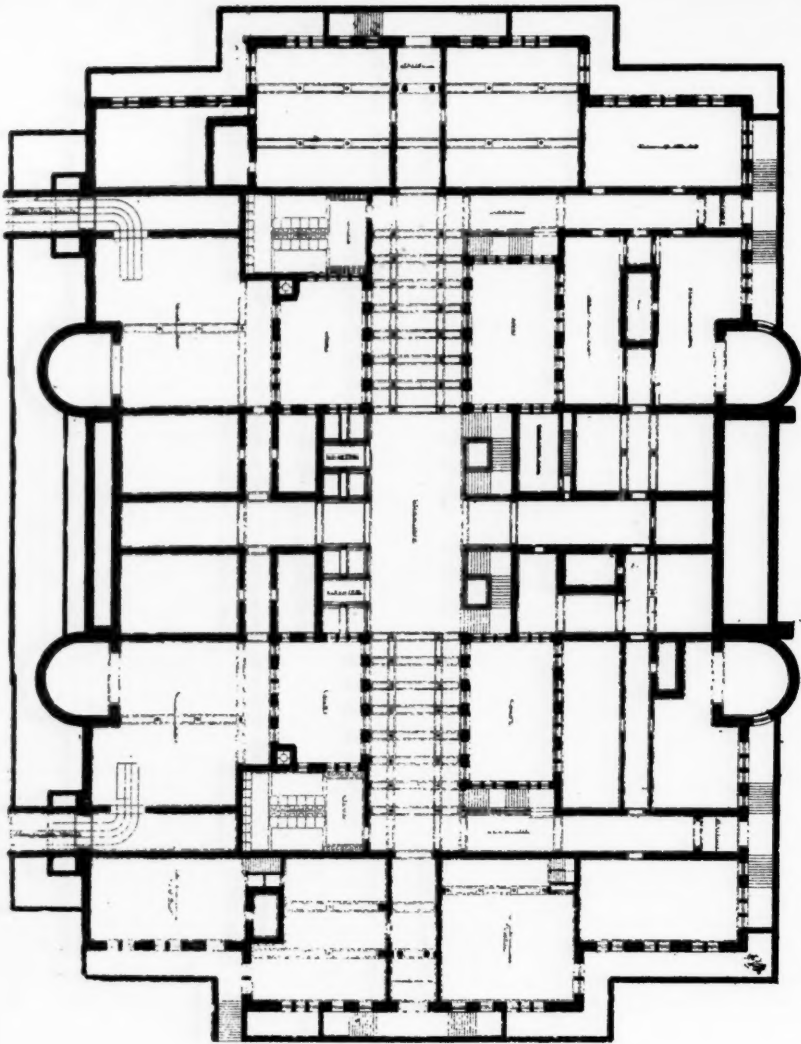
BELOIT COLLEGE ACADEMY, BELOIT, WIS.

PATTON & FISHER, ARCHITECTS, CHICAGO.

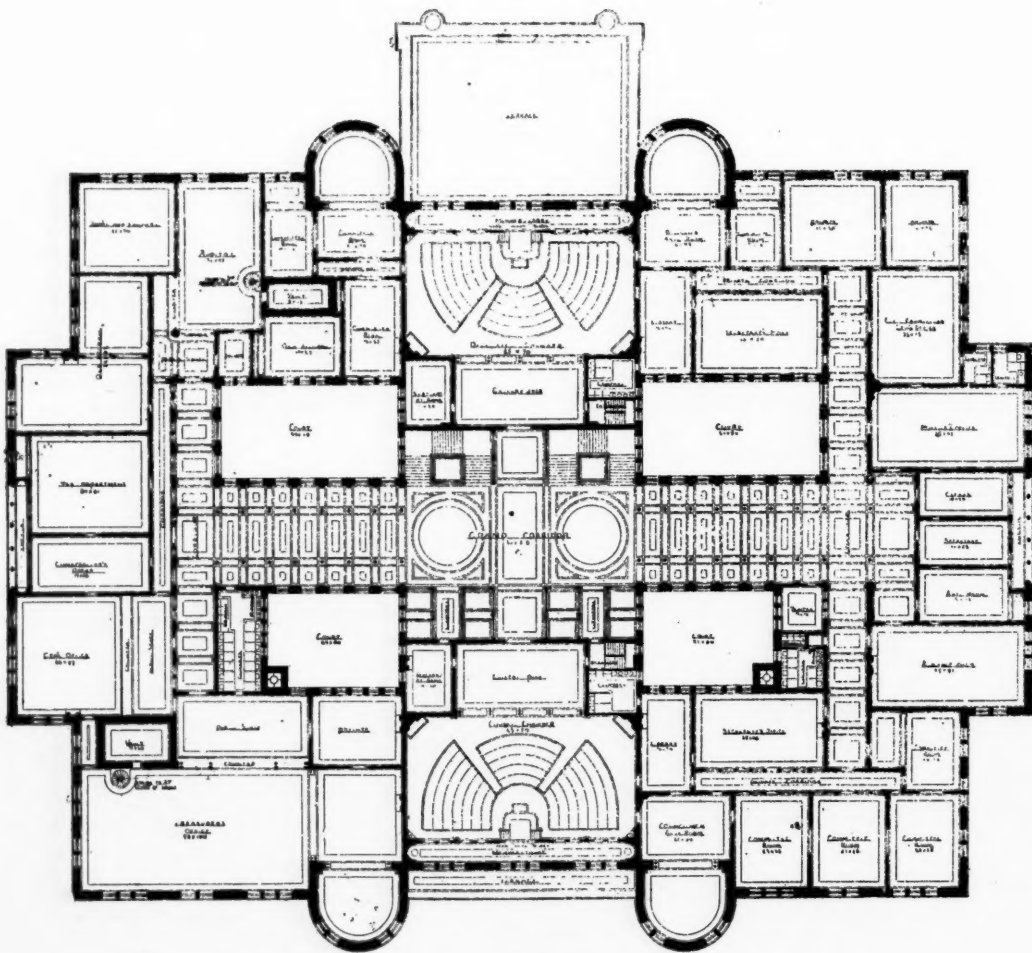




FIRST FLOOR PLAN.



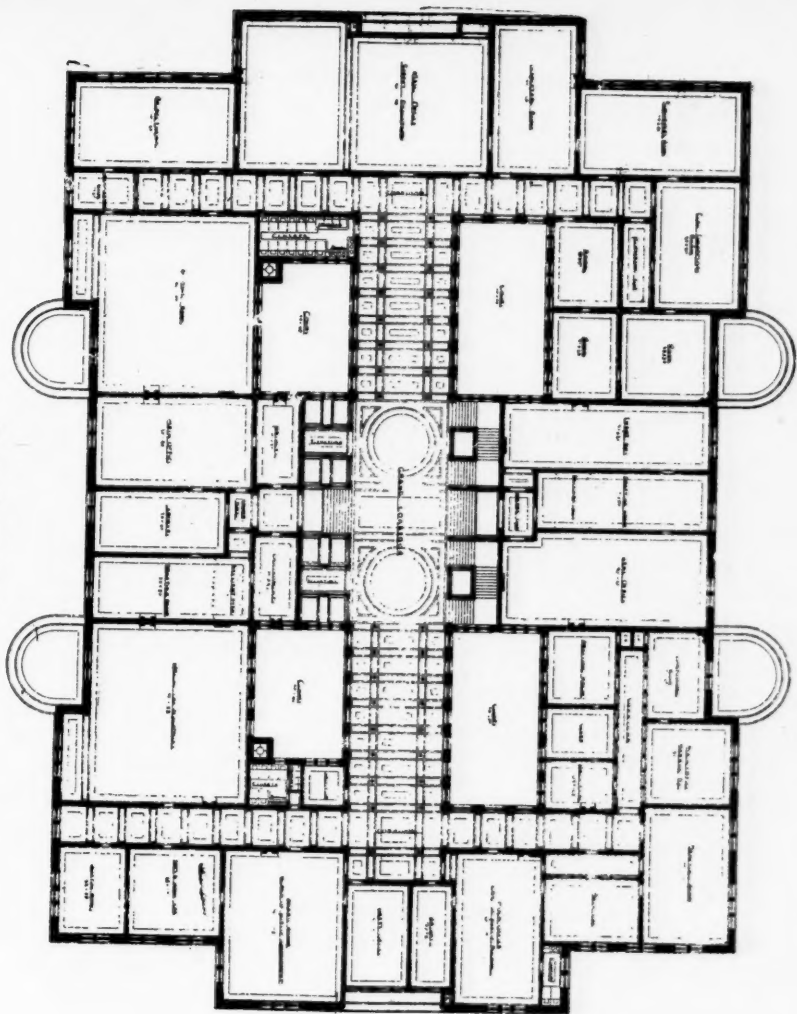
BASMENT PLAN.



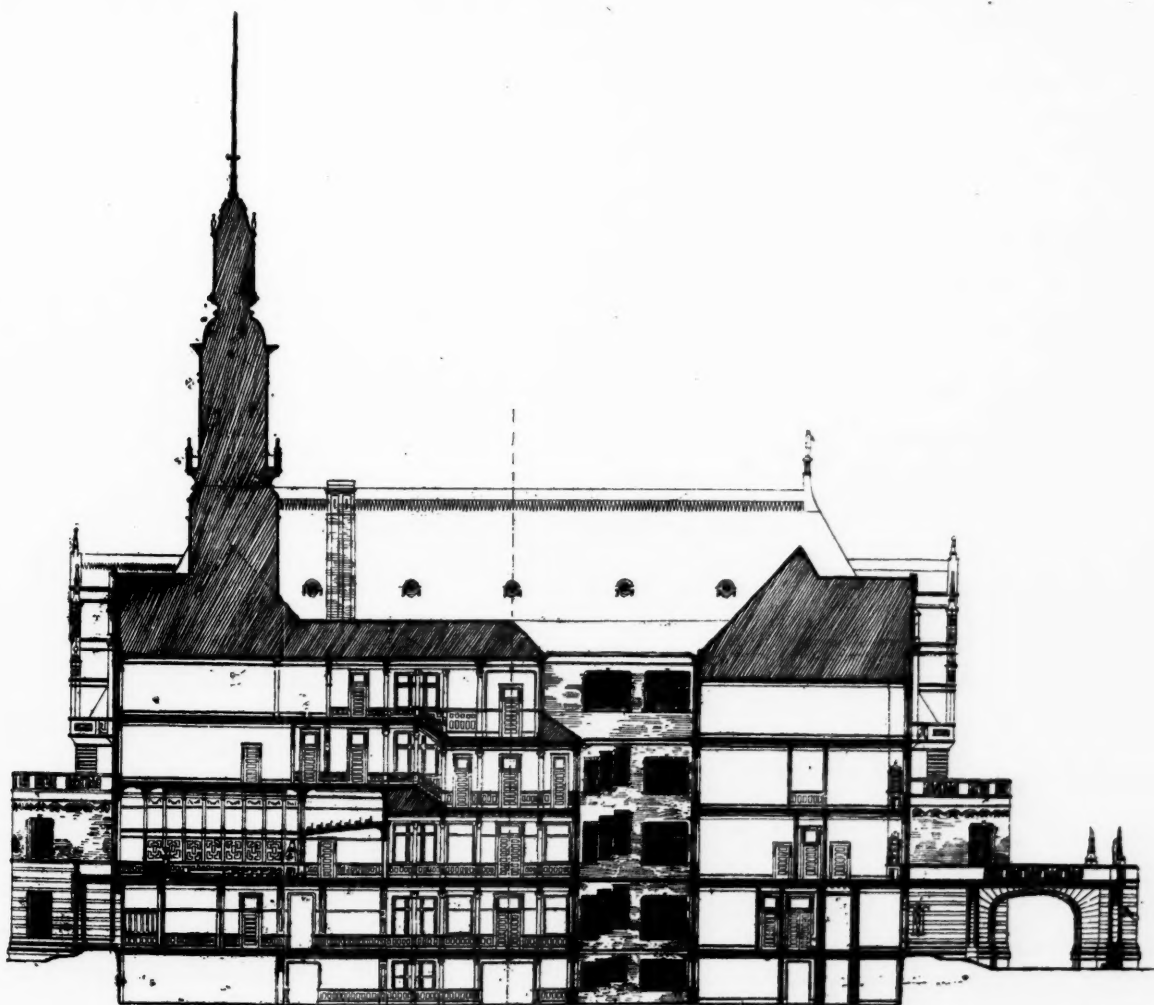
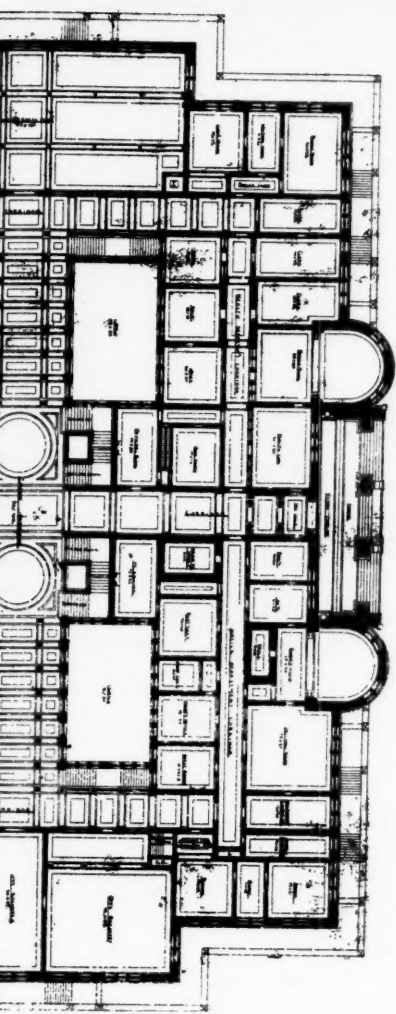
SECOND FLOOR PLAN.

FLOOR PLANS AND TRANSVERSE SECTION OF "ST. LOUIS, 1890," ACCEPTED DESIGN.

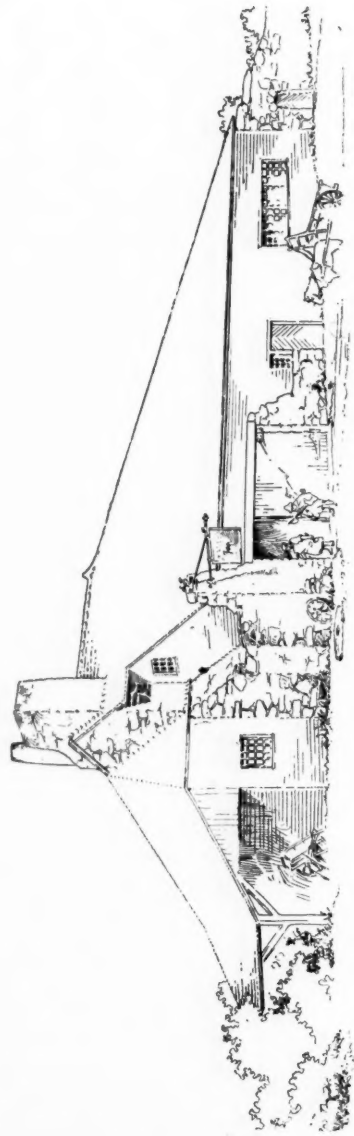
ECOLE & MANN, ARCHITECTS, ST. JOSEPH, MO.



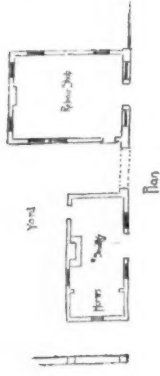
THIRD FLOOR PLAN.



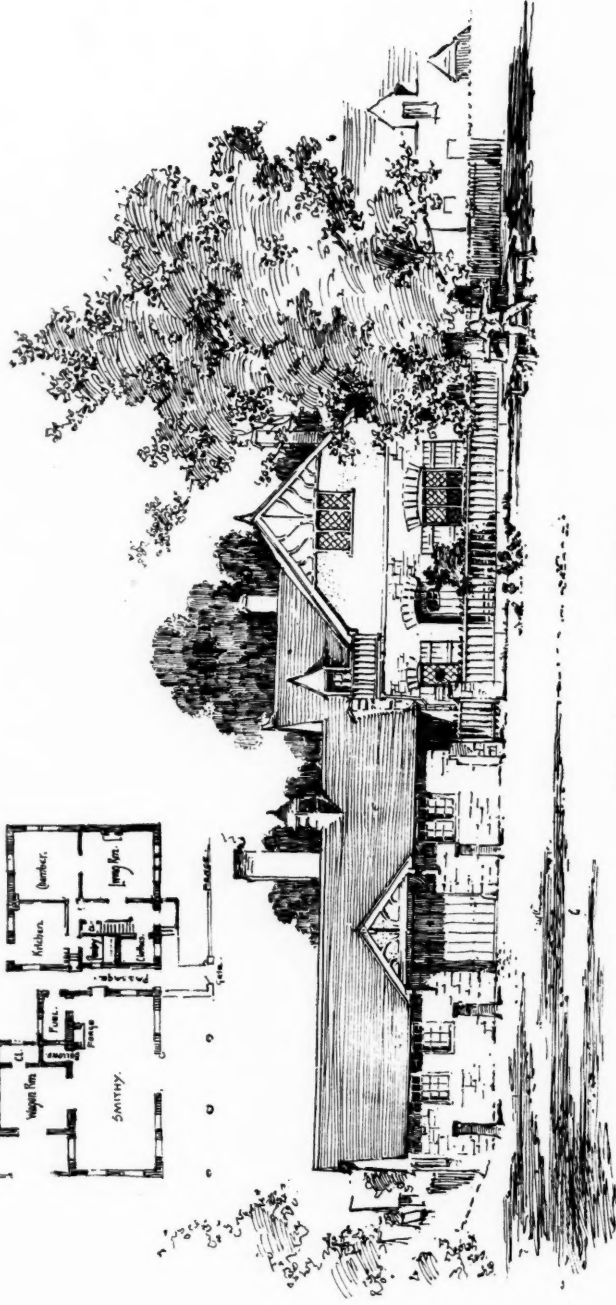
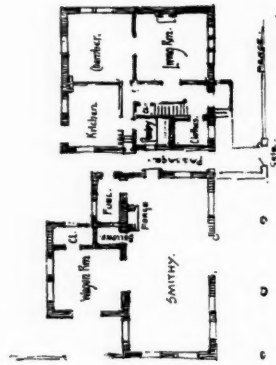
TRANSVERSE SECTION.



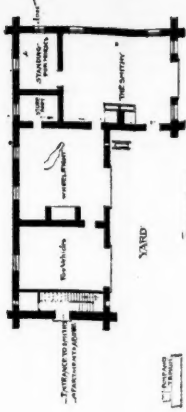
FIFTH PLACE—C. BRYANT SCHAEFFER.

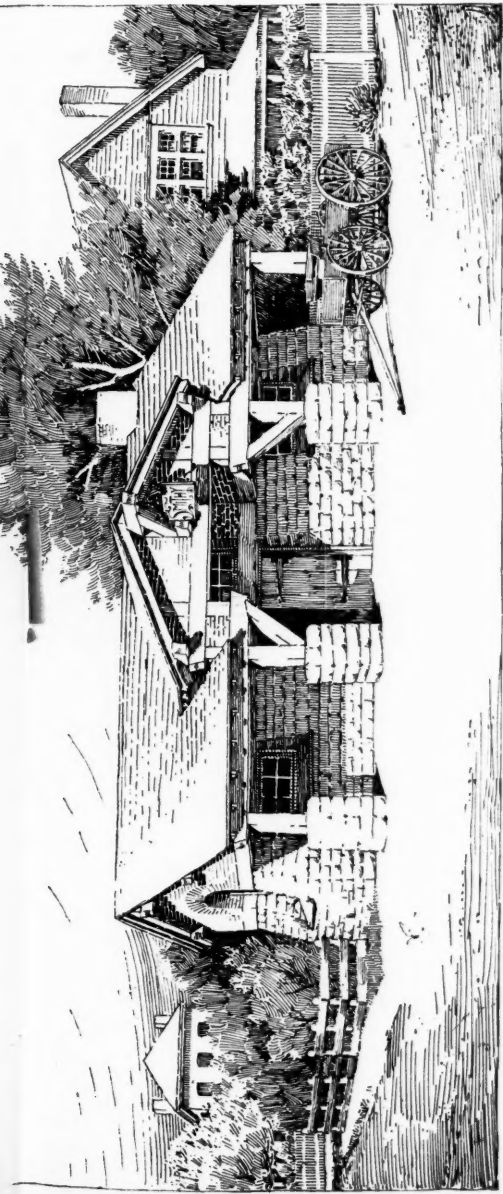


SIXTH PLACE—T. O. FRAENKEL.

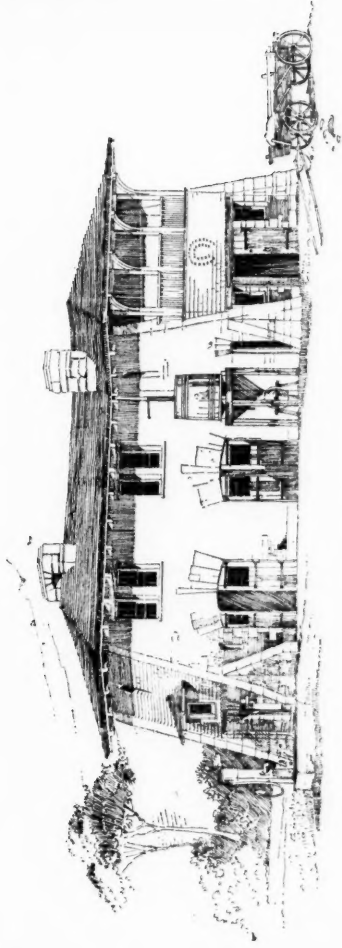


SECOND PLACE—ARTHUR HEUN.

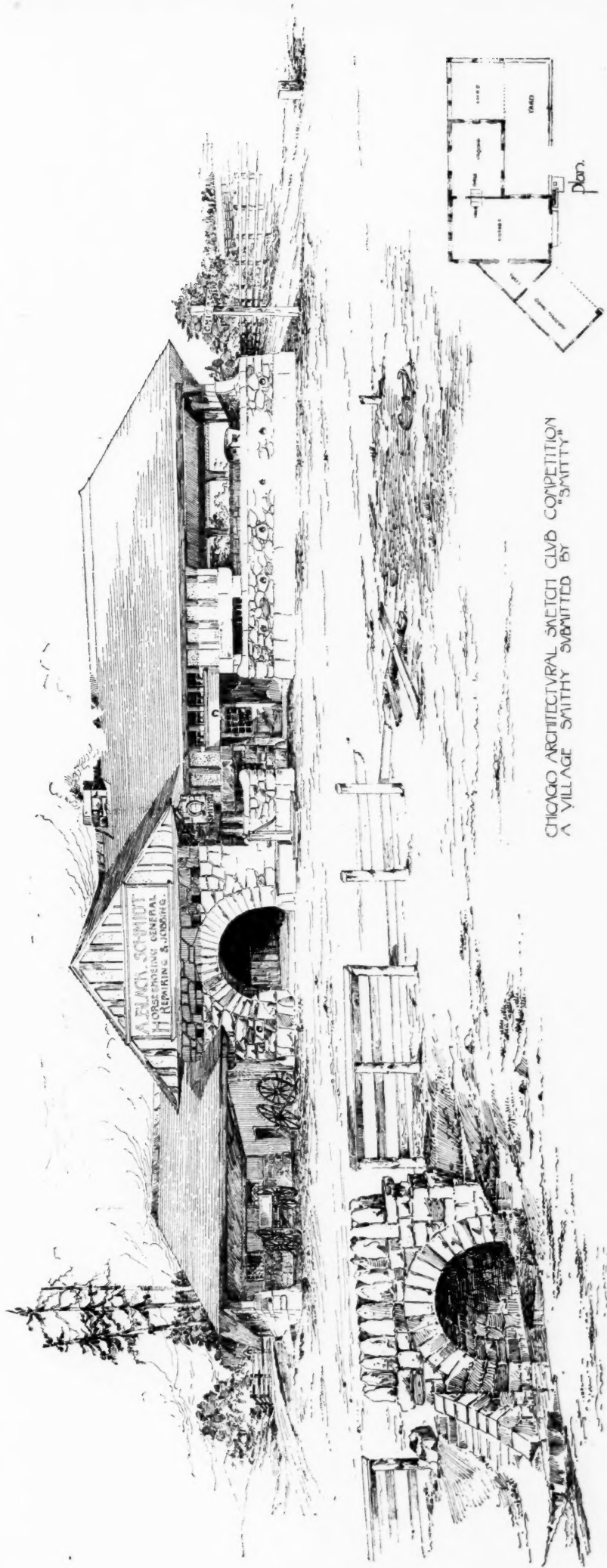




THIRD PLACE—O. C. CHRISTIAN.



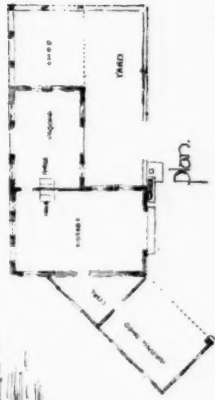
FOURTH PLACE—OSCAR ENDERS.

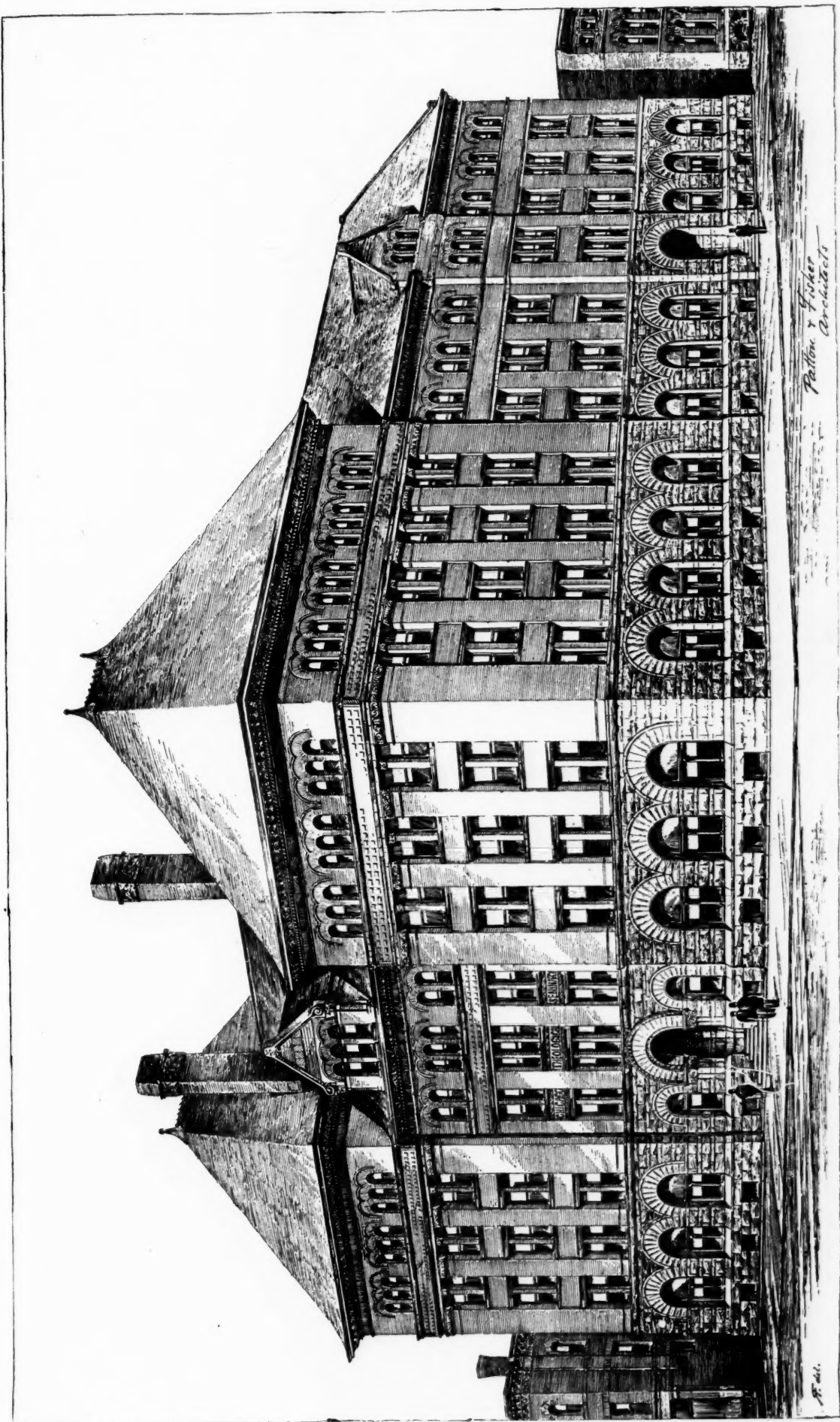


CHICAGO ARCHITECTURAL SKETCH CLUB COMPETITION
A VILLAGE SMITHY SUBMITTED BY "SMITHY"

FIRST PLACE—WM. B. MUNDIE.

CHICAGO ARCHITECTURAL SKETCH CLUB COMPETITION FOR A VILLAGE SMITHY.





*Patton & Fisher
Architects*

CHICAGO THEOLOGICAL SEMINARY.

PATTON & FISHER, ARCHITECTS, CHICAGO.

ECTED A
TECT, CHICA

SKETCH OF
PROPOSED
RESIDENCE
AT BUENA
PARK - FOR
MR. R. A. WALLER



ECTED AT BUENA PARK, ILL.

TECT, CHICAGO.



MANUFACTURING BUILDING FOR ASHLEY POND, KANSAS CITY, MO.

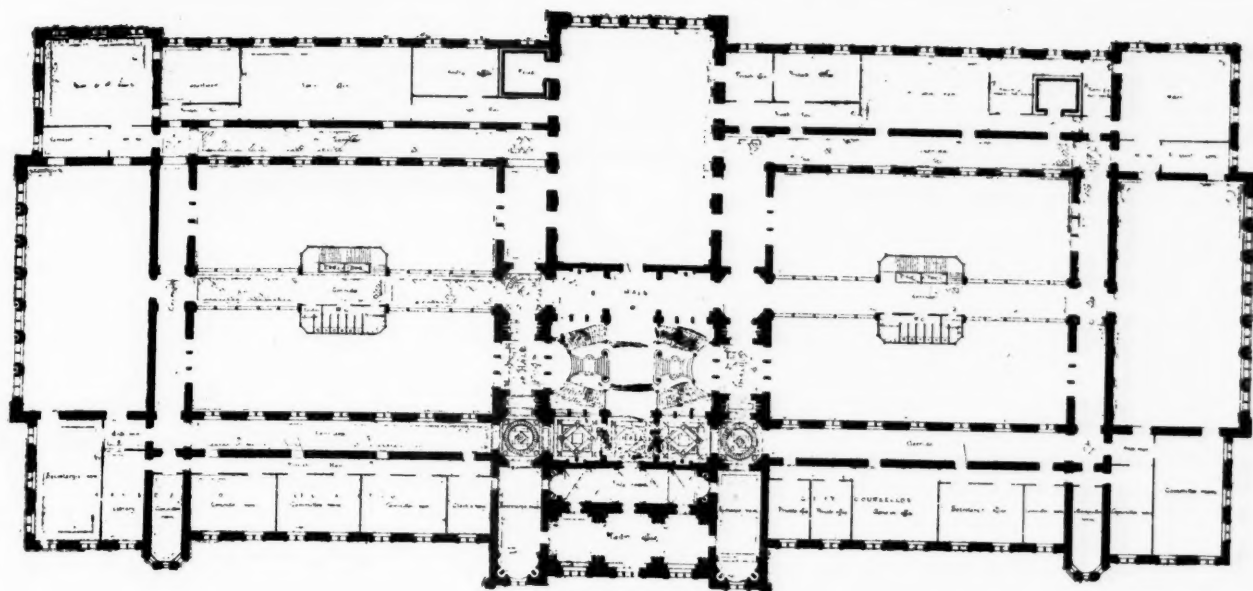
IRVING K. POND AND ALLEN B. POND, ARCHITECTS, CHICAGO.



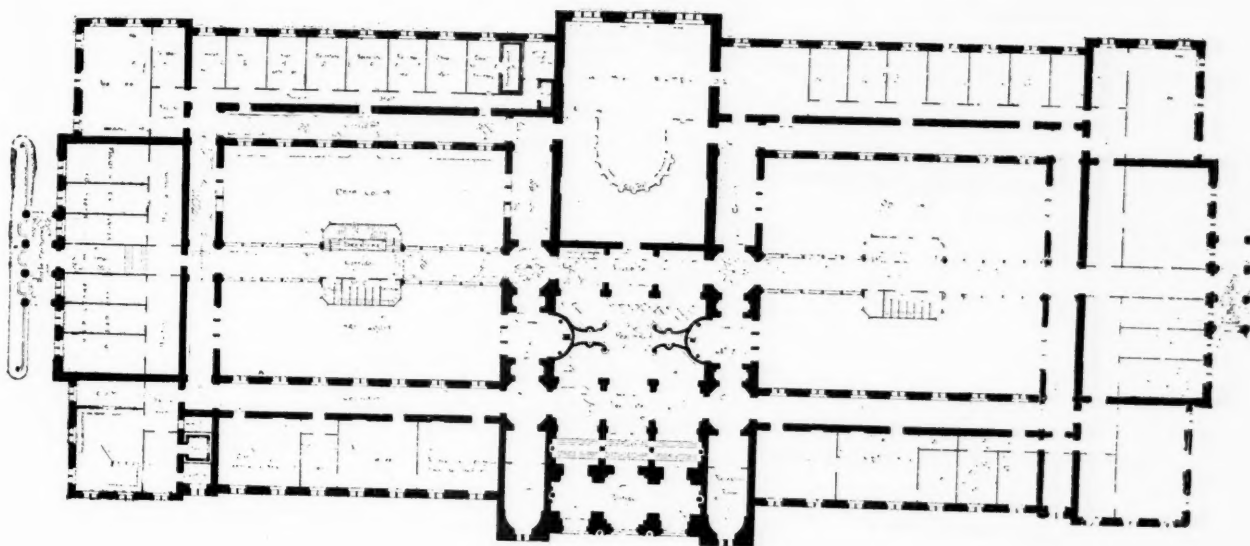
FRONT ELEVATION.



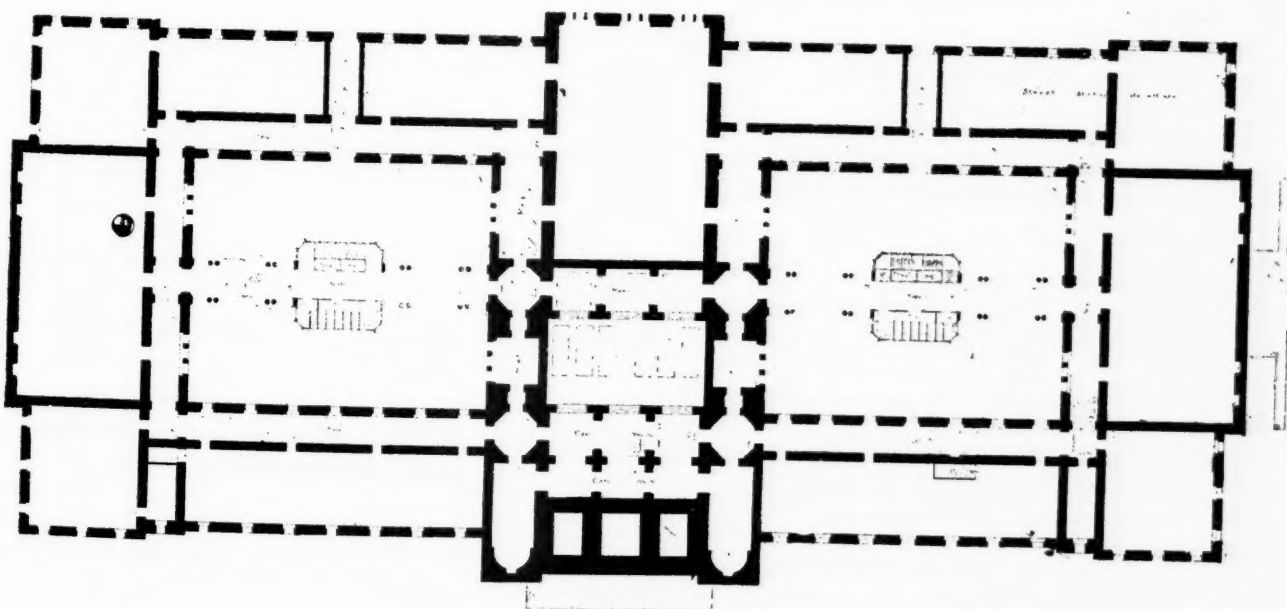
REAR ELEVATION.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



BASEMENT PLAN.

FLOOR PLANS, SECOND PRIZE DESIGN.

SIDEL AND GUISSART AND GINDER, ARCHITECTS.