

THE INLAND ARCHITECT AND NEWS RECORD

Vol. XVII.

FEBRUARY, 1891.

No. 1

THE INLAND ARCHITECT AND NEWS RECORD.

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

**ARCHITECTURE,
CONSTRUCTION, DECORATION AND FURNISHING
IN THE WEST.**

PUBLISHED BY THE INLAND PUBLISHING CO.,
19 Tribune Building, Chicago, Ill.

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

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Progress in Columbian Exposition Work.

Since our last issue three additional architects have been added to the architectural bureau. Holabird & Roche, of Chicago, have been appointed to design the live-stock building; Bauer & Hill, of Chicago, the music hall, and Treat & Foltz, of Chicago, the electric building for the Lake Front. Since these appointments were made the Lake Front has been practically abandoned and the construction of the music hall is problematical. It will probably be built at Jackson Park if at all, while the building for electric display goes with the Lake Front, as there is already a similar building designed and located at the Jackson Park site. The chief of construction has therefore notified Architects Bauer & Hill and Treat & Foltz to suspend work on their buildings. Augustus St. Gaudens, the sculptor, has been retained in connection with such monumental or statuary work as may be decided upon. On February 23, the architectural bureau, including Architect W. W. Boyington, of Chicago, who is designing the building for the State of Illinois, met in Chicago and submitted their sketches. These were passed upon by the chief of construction, the Committee on Buildings and Grounds and the National Board of Control, and approved, with such alterations as were necessary. It will be several weeks before the final plans will be completed, those of the mining and horticulture buildings probably being first in the field for bids. The art building for the Lake Front, the last design executed by the late John W. Root, is involved in the abandonment of that locality for World's Fair purposes. If not built there it will probably not be built at all. The designs are for a permanent structure, and as far as executed, show perhaps, the best example of Romanesque work designed by him. This building should, at least, be erected on the Lake Front site, as its abandonment would show that there is truth in the belief too common in the East, that Chicago has no true art sentiment, but is thoroughly commercial in her instincts. We do not believe, however, that the art building, as projected, will be abandoned. It has been advocated by men who do not allow such obstacles as politics and congressional committees can throw in their way to defeat plans they have determined to carry through, and this last great work of our last great architect will stand a monument to that architectural genius that has gone from among us, and a stronghold for art centered in the western metropolis.

Columbian Exposition Woman's Building.

Late developments in congress may lead to the abandonment of the woman's department as a department, but unless this is done there will probably be a "woman's building" for the administration of the affairs connected with the work of the lady managers. It was proposed to appoint a lady architect to design this. Since the death of the consulting architect this plan seems to have changed, and while all other architects have been appointed, it seems to have struck some brilliant mind that the proper way to procure plans would be by a competition among women architects. This was consented to, though not thought advisable, by the chief of construction, and women architects invited to compete. The result will be to the almost certain discredit of woman architects. They are few in number in the United

States, only three in regular practice being known to us. But one is a member of the American Institute of Architects. This latter architect will certainly ignore any competition scheme, and it is probable that the two others will take the same professional view that all architects do in regard to competitions, that they are, at best, unprofessional, and that the best architectural talent can only be secured through selection. Nothing but the best should find a place in this exhibit of the best architectural talent of the country, particularly as this building should show the advance made by women in the architectural profession.

Fifth Annual Convention, N. A. B. The fifth annual convention of the National Association of Builders, which was held in New York City, February 9 to 14, was in several ways the most remarkable in its history.

It was the largest in general attendance, the actual work done was the smallest, and the action of the delegates was the most peculiar in regard to the questions brought before them. There were present one hundred and sixty-one delegates from thirty-five cities, from Portland, Maine, to San Francisco, while the list of alternates and visitors made a total of upward of six hundred. The most noticeable feeling that seemed to prevail throughout the deliberations was a disposition to "down" every measure that was proposed or advocated by any prominent member. This was first observed when the amendment to the by-laws, making ex-presidents members of the Board of Directors, was brought up for discussion. Notwithstanding the great benefit accruing to the association by securing to the governing body members who had passed through three years of training, who would always be conversant with the policy of the association and its action from year to year, this was called "establishing an aristocracy," and simply because it was proposed and advocated by those who have made the association the powerful and conservative body it is, it was voted down. This was the general procedure throughout the sessions. It was not from hostility to these men or measures, but simply, as one delegate expressed it, "because we want to show those fellows that they are not going to run this thing as a close corporation, but that we are the people." It is fortunate that this disposition did no permanent injury, but we speak of it to show the utter folly of the logic that an owner of a ship follows when he takes the helm, the first time, perhaps, he has ever been aboard a ship, just to show the pilot that he is the owner. The association ship is on the high seas and such action is not at this stage especially dangerous, but if persisted in would be detrimental to the grand work already commenced, and by persistent, intelligent effort can be accomplished. One great good can come from this, however, and that is, continuing our simile, if the owner, the members of local exchanges, will study navigation. This is what they will not do, however. They will hardly attend regular exchange meetings or read the circulars sent out by the national secretary, but when they meet in convention they will assume an equal knowledge with those who have given months of time and study to association work. Another measure was voted down that should have been passed, and this was done through a simple ignorance of the subject. This was a resolution indorsing the endeavor of architects to become professionally recognized by state legislatures. Notwithstanding the fact that any good and honest contractor wishes to work under a capable architect, and large losses are sustained each year by con-

tractors through irresponsible architects, this measure, which was a simple indorsement of a general movement, and involved no responsibility on the part of the association, hardly received respectful recognition. Perhaps the most injurious measure passed was that upon arbitration. A year ago at the St. Paul meeting a definite, dignified stand was taken upon the labor question, and a definite policy outlined which, being transmitted to the local exchanges, has become their policy, and measures have been taken to carry it out. Now this is changed in several of its most vital points, and the entire system altered, and that probably not through any deliberate wish to revoke what had already been done, but through thoughtlessness. This association, representing the builders of the greatest building country in the world, have a responsibility only second to that of our house of representatives. The association has grown fast; the questions that it is suddenly called upon to decide upon are not those of a day, although they may be of the day. They have been growing through the years with the growth of the country, many of them are foreign, and do not belong to our economic system, and a European argument is used for an American question. Then again, the delegate who stands first, perhaps, among his fellows in his local exchange for business ability, is too apt to forget upon the floor of the national assembly that there are other conditions involved than those within his experience. The gentleman from San Francisco who advocated a change in the Uniform Contract, because the builders there all indorsed the one in vogue, but which architects refused to indorse, was probably a good business man, but he did not rise beyond the local feature of the matter into the breadth of its national aspect.

The N. A. B. Interest in Trade Schools.

One great good accomplished, one that justifies the existence of the National Association of Builders and made the late meeting one that will be great in future results, was the practical instruction in the trade school system received by every delegate. It has already been seen by the best minds in the association that it is in the education of workmen that they can accomplish the most permanent work. Out of the five days devoted to the convention, a day and a half was given to the inspection of the trade school systems of New York and Philadelphia. Each delegate will go home with the possibilities for establishing a trade school in his own city fully outlined in his mind, and whether by private enterprise or as a department in the public schools, trade education will advance and the largest factor in this progression will be the work of members of the National Association of Builders.

A New Disinfectant for Walls of Sickrooms.

The *Wiener Bau-Industrie Zeitung* is responsible for the statement that rubbing the walls of a sickroom with fresh rye bread not only removes dirt and stains, but also eradicates all disease germs and adhering seeds of contagion. It mentions experiments with rooms which had long been occupied by patients with contagious maladies. After a single careful rubbing, three out of twelve walls were found free from germs; after a second treatment, every wall was pronounced clean and disinfected. The process is very cheap, both in material and in the fact that unskilled labor can apply it. An ordinary room, about 10 by 16, the walls of which were estimated to harbor nearly one million disease germs, was cleaned completely with about 60 cents worth of bread.

System in Architects' Offices.*

BY H. E. PERKINS.

THE type of monasteries built in the ninth century in St. Gall, Switzerland, is best studied from an ideal plan which happens to have been preserved in a monastic library. "The plan," says Fergusson, in his history, "does not pretend to represent any particular establishment, but is a project of what was then considered a perfect monastery." It represents the ideas and possibilities of that time better than any building could have done, because of its freedom from the limitations which always come in actual execution; so, in formulating such a system as might be used in the administration of an architect's office of today, let us imagine that we are in an ideally-managed office, instead of in one in which we happen to be acquainted.

System in all business is the combining of many instrumentalities so that they act for one result. It is dividing the effort necessary to produce that result into many divisions and keeping them in harmony and in constant motion.

In an architect's office, the result desired is the successful guidance of building operations. The primary instruments are plans, specifications, contracts and superintendence. The people required to produce these are planners, designers, engineers, general draftsmen, tracers, clerks and experts in many branches—so many that some organization or system is absolutely necessary. The fact of many workers at once creates the demand for a recognized system through which everything is governed.

We will limit our study principally to large offices, and so the idea which we will select will be an office in which a very large business is done. It is not to be inferred that the principles which we may see do not apply with equal force to small offices, the only difference being the combining of many minds in the large offices, whereas one man would have entire management in a small one.

Let us follow, at the risk of monotony, the course of a set of plans through this office, and see just where the application and need of systematic procedure exists.

The client comes in and states his case—gives the size of lot, its location, and purposes for which the building is to be used. Small scale sketches are made for him roughly, and then carefully; he takes these, presents them to capitalists and places his stock. This done, he returns sketches. They are reproduced in $\frac{1}{4}$ -inch scale, the general draftsman taking charge at this point, starting out by demanding a survey of the lot, if it has not been delivered. Party-wall diagrams are then made, showing the wall that our client's interests may demand.

The client, with these diagrams, after tedious working, effects a party-wall agreement. The general draftsman can now go on and finish his $\frac{1}{4}$ -inch scale drawings and scale details of finish. The details of the plan are studied and revised daily. The designer makes larger studies of the elevations and his assistant reproduces them in perspective; from this they are revised again and again. When finally decided, the general draftsman is at liberty to finish; he, in turn, has two or three assistants and a corps of inkers. All this time the engineer has been working on the framing plans, studying floor beams, columns, walls and foundations, and one of his assistants is assigned to this building and he conducts this portion and keeps his helpers busy. At the same time, notes are being taken for the specifications by the general foreman of the office. He gathers from owner, architect, designer, draftsman and many others, all special points to be taken care of in the specifications, and adds such others as custom and construction always require. These are given to a specification writer, whose duty it is to rearrange the notes and constantly check them with the drawings, making his preliminary specifications before the drawings are finished, which are read and checked by all parties who are concerned or have given directions for them. After this gauntlet is run and the plans are finished, the final copies are made. The plans are copied, and invitations are sent to contractors to make estimates and bids upon the work. The estimates show that the building will cost more than the owner was willing to pay, and the process of cutting down is next on the programme. When the proper figure is reached the contracts are let and work commences. Before this the superintendent has been appointed. He has received his set of plans and specifications and compared and checked them. He has made up his procedure schedule, made his plan for allotting space to various material men, etc.

As soon as it is decided that the building is to be erected, the general draftsman and his assistants start the full-size detailing. The contractors have received their drawings, specifications and details, and all points which could not have been foreseen are settled or illustrated by drawings made as they are needed. Work progresses, certificates are issued for eighty-five per cent of work actually done, and a final certificate given after all work is finished. The final examinations by owner, architect and superintendent are made, omissions and faulty work are rectified, the last payment made, the architect's final bill rendered and paid. Then the architect's work is done.

Now, let us recapitulate. The client comes in, states his case, and sketches are made for him to use in placing stock, arranging with tenants, etc. No system other than using the knowledge of planning and designing, which the architect, of course, has, is used here. But as soon as they are returned the first grand step in systematic management comes in, that is deputization—deputization of all specialties to specialists; the allotment of general work to a general draftsman; the framing to an engineer; the plumbing and sewerage to a sanitary expert; the ventilation to another; the machinery and

electric plant to others. An architect having a business large enough to demand the services of all these will have his entire time taken up with business outside of office management; so, to make it possible to control all these experts, he employs a general foreman, who calls upon and deals with all of the specialists and helpers—a man who really does no part of the work himself, but simply stands and delivers and becomes the tangible head. It is, of course, incumbent upon him to keep his machine in working order, and so the engagement of all, except the principal experts, is in his hands, and all details of the office system are worked out and applied by him. Clients, after their work is started, do their business with him, and superintendents report to him. He is expected to be informed about all work, whether in the office or in construction. He stands as the key to the situation, and has no architectural or technical function. He becomes unpopular with the draftsmen because he is continually asking them to hurry, when they want time to study their work. He becomes unpopular with the clients because he does not produce plans and estimates at whatever date may suit their convenience, quite regardless of the possibilities in the case. He becomes unpopular with everybody whose highest expectations are not realized, and all the while must be perfectly cheerful and courteous, and take all the hard knocks for the whole system quite as a matter of course.

The qualifications of the other members of our system are special only concerning the ability of each to do his work, and do not enter into this discourse. They are the tools and not the creation of system.

The foreman having a large area in the drafting room at his disposal has divided it up in stalls, each one of which has a window. A general draftsman has one of these stalls assigned to him. It is large enough to accommodate an assistant, and is arranged with partitions at front and back upon which drawings for reference may be placed. These partitions also serve to give the privacy which draftsmen need in studying their work. A room entirely separate is devoted to the specification writer, and a second one to the engineers. The foreman has a business office, situated so that the public can reach him easily without entering the drafting room, and also so arranged that he has control of the drafting room at all times.

We next notice the manner of copying drawings. We observe that no one system is used exclusively. One of the most pressing requirements of system is *speed*—and this is best obtained by use of the hektograph process for copying. As everyone knows, the original is inked in in various colored aniline inks, the sections are all colored in aniline colors, and the original when finished is taken to the pad and from twenty-five to forty copies are struck off within an hour. This process is invaluable for the work of estimating. The specifications are duplicated many times, and with these it is possible to have twenty or more contractors estimating at one time. Hektographs do fade on the building, but they are cheap, and extra copies are made to cover this contingency. The hektograph is not accurate enough for the framing plans, so the old blue-print process helps out here. Figures are never caught on top of a bubble, and one knows that everything that was on the tracing is sure to be on the blue print. Inasmuch as the engineer's originals are on tracing cloth, the argument that there is one more chance for error in the tracer does not obtain here.

The auto-copyist process is used in many cases, but it has no particular merits that the hektograph does not have, and has the one demerit that its sheets must necessarily be small, and in our ideal office the buildings are so large that large sheets are required.

Recording the plans is another important cog in our wheel of system. The general set we notice is numbered beginning at B for basement and F for foundations, and then 1, 2, 3 and so on until all drawings in the general set are numbered; then several numbers are skipped, and at fifty, for instance, the framing plans begin. They go perhaps to seventy-five, and at eighty the plumbing diagrams begin, at one hundred the steam diagrams, and at one hundred and twenty-five the full size details which go on to the end; the one point being that no two drawings, no matter how different they may be in character, carry the same number. A book is kept in which all these numbers are recorded and with them the title of the drawing, the draftsman's name that made it, its date, the number and kind of copies that were made of it, and the drawer or box number where the drawings may be found. The clerk in the contractor's room has the companion book to this—the delivery book. In it he records the date at which the drawings or specifications go to various contractors or owners. There is a space in this book for signatures, and whenever practicable the recipient signs in this book, showing conclusively that he has a certain set of drawings or specifications, and date at which he got them.

Closely allied with the recording of drawings comes the very annoying one of filing, annoying because it is so rarely well done—and a drawing may as well be in the bottom of the deep sea as to be incorrectly placed in the files. But we are visiting an ideal office and of course these files are perfect. We notice that the general sets are fastened together between two sticks which project at each end far enough to be put upon racks made for the purpose. Hanging as they do the drawings never become folded and creased nor rolled up and hard to examine, and if the filer has been careless and put a drawing in insecurely it falls on the floor and is noticed and remedied at once. The details are filed in boxes lettered so as to indicate their contents. The vast pile of extras and old originals are filed in much the same manner, every roll having a tag at the end telling its character.

In a vault quite out of the way all drawings of buildings completed are filed alphabetically. The specifications are filed in the same manner. To make all these filing racks and vaults accessible, com-

* Paper read before the Chicago Architectural Sketch Club, February 9, 1891. Revised by the author for THE INLAND ARCHITECT.

plete diagrams are made and constantly revised. These diagrams explain the filing so that anyone can get a drawing without the assistance of the filer.

We need not enter the library at this time. Libraries are aids in studying schemes and designs, but their application is individual. It is sufficient to say that no office system can be well managed without a well-equipped library.

"I will write you a letter and that will make a record of it." This is a sentence you hear a dozen times a day; it indicates the value of recording everything. In our ideal office it is possible to refer to the journals and letter files and establish the date and the details of every order or direction given or received in the entire progress of the building. Herein we notice one of the greatest differences between the ideal and the real architect's office.

In the same preservation of records come the superintendent's journals, in which are recorded from day to day the progress in detail at each building with special reference to delays, strikes, and all matters which may influence the time clause in the contract. Their books are accessible to the office and can be referred to at any time.

The department of contracts is of course managed legally, and absolute precision is taken in it. Contracts are signed in triplicate, the owner, architect and contractor each having a copy. In order that there may be no dispute as to what drawings are referred to in the contract, the signature of the contractor is attached to the original specification and the office set of plans, both of which are imperatively kept within the office, never going outside.

All of the cardinal business virtues, such as promptness, accuracy and fidelity are essential to the smooth working of any system. And this brings us to the last feature, which, like all others, is absolutely essential in our system. It is the proper attitude of the draftsmen and specialists toward the system. In no place does a draftsman find so much responsibility thrown upon him as in one of the leading positions in such an organization as this—the greatest care, constant checking, revision and comparison must be given by him—and he must not allow his position of authority and responsibility to abuse him of the fact that he is but a part of the whole, and that absolute subordination and the receptive mien are expected of him, contradictory as that may seem. A willingness to take things as they are given without stopping to investigate, and at the same time an alertness which will detect every flaw and bring it up for consideration; a determination to become thoroughly informed of everything concerning his building, and an ability to get that information without intrusion or self-assertion; a power over his subordinates to keep them serene and hard at work; a knack for giving hints and instructions to his helpers, making examples of cases as they come up, without interfering with the progress of business; all these and many things besides are to be expected of him who would be a leading draftsman in our ideal office with its systematic organization.

DISCUSSION.

At the conclusion of the paper the arrangement of the drafting room and division into stalls was discussed by most of the members present, one stating that he had recently been in conversation with an architect whose ideas were that an architect's business was to be run either on the art basis or on the business basis. If on the former, stalls would be consistent, giving time and privacy to the artistic draftsman; but if it were to be run on the business basis, he considered stalls a mistake. If the foreman was to have absolute control and be able to see all draftsmen at once, he would not want them to be hidden behind stall partitions. Another member spoke of the great advantage of privacy, stating that in an office in which he had worked the ends of stalls as well as the fronts and backs were partitioned, and that the foreman would take the owner to the front of the stall and get such drawings as he wished to see from the draftsman through a small opening in the front partition, showing it to the owner on a table outside and allowing the draftsman to go back to his work immediately, and not be disturbed by the conversation. The use of stalls or their disuse as a matter of discipline to the draftsmen was considered trivial, it being recognized that a shiftless, idle draftsman would be of no use under any circumstances, and that an industrious one would work as well in a stall as in an open room, so that the subject narrowed down to the one of convenience to the draftsmen, and it was considered that stalls were the most convenient arrangement that had yet been devised.

It was agreed generally that neither system exclusively would do, that stalls had their very legitimate uses, but that a large area was also required for tracers, detailers, and helpers of various sorts. It seemed to be especially essential that the engineer and chief designer be separated not only by stall partitions, but by separate rooms. One member suggested a plan which, although not practicable in city office buildings, is worthy of note. It consisted of a circular room large enough to allow transaction of ordinary business. From this room, with radial partitions were to be located what might be termed outer drafting rooms. Beyond these, making a second tier of small rooms, would be provided rooms for the draftsman, he having his helpers in the room between his own and the general room, thus combining the benefits of privacy and isolation with the usual examination of drawings by all parties at all times. An office was described in which there were two tiers of stalls, one above the other, this being a good scheme where space is limited. Several members seemed dismayed by the too business-like organization for what they considered should be the artistic studio, and thought that architecture was degenerating into a plan factory. The answer which was made to this was, that a study of system was necessarily business, and that the realm of art, the indispensability of which everyone recognizes, need not be considered here; but it was stated that a well-organized system which would reduce all friction

to a minimum would, in the most effective way, help the designers to become unconscious of the requirements of business and devote themselves to their ideals. It was humorously asked by one of the members, "what has the architect to do with all this, is he at all concerned or influential in all this system?"

It was stated in the paper that all this work was done under the architect's constant inspection and revision, and it was assumed that the sketches which were originally made for the buildings were sufficiently complete to confine the work of the draftsmen to the original intent of the architect. It was also stated, in answer, that this was a discussion of system of management, and it was assumed that everything is done under the leadership and constant inspiration of the architect, whom every draftsman follows.

Notes from French Exchanges.*

THE COUR DES COMPTES RUINS.

A ROMAN amphitheater of solid construction with its rows of stone seats, or a medieval castle with its massive walls, may be picturesque even if in fragments and overgrown with ivy, but for a comparatively modern building to pose as a first-class ruin is hardly satisfactory. Light construction and veneered walls are not apt to be so safe but that they have to be surrounded by high board fences, and even when they are profusely decorated either with the cold "post no bills" or with the warmer theatrical announcements, they do seem to appeal to most minds as something thoroughly picturesque and artistic that should be preserved at all expense.

Such, at least, has at length become the opinion of the official mind at Paris, as noted in a long article in *La Semaine des Constructeurs* of December 13—apropos of the Cour des Comptes. Of all the buildings destroyed by the Commune twenty years ago, this is about the only one whose ruins have been allowed to stand as an eyesore to the public. But at length something has got to be done, and the question has arisen as to what shall be built upon this spot? To entirely destroy these remains of Louis XIV's time, to build apartment houses as on the quai Voltaire, with shops and cheap restaurants on the ground floor, would indeed be a great pity, and the society known as the Friends of the Paris Monuments is bestirring itself to, if possible, avoid this.

In the eighteenth century ruins were especially built in the parks, as shown in the Park of Monceau, at the Trianon of Versailles, etc. Let us then strengthen and rebuild some portions of these ruins. It will not cost an enormous amount to do it, and then fill them with the historical débris which now encumber the cellars and lower stories of many of our museums. There are still fragments of the Tuileries and of the old Hotel de Ville, which would here find a proper resting place.

Even if this building were to be rebuilt at a great expense for some of the higher courts of justice, still by the very force of circumstances and its location it must sooner or later be turned over to the grand national museum of the Louvre, as has already been done with some portions of the Tuileries.

Thus there would seem to be no economy in rebuilding for the judiciary at this location, while certainly the complete destruction of the building would be most regrettable from all points of view.

FRENCH PRESS CRITICISMS UPON THE ÉCOLE DES BEAUX ARTS.

The École des Beaux Arts has recently been anything but tenderly handled by the artists and French press, and the calm of that institution has been so greatly troubled, that in consequence some decided changes will probably be shortly inaugurated in the government of the pupils. As is well known, the system of hazing and faggotage exists to a most disgraceful degree at the school, not only in the studios of architecture, but in even a worse degree in those of painting and sculpture. The authorities, while knowing this full well, have always closed their eyes to the fact, and any complaints have hitherto been worse than useless; but now affairs have been brought to such a pass that evidently something will be done to correct at least in a moderate degree this crying evil.

A *nouveau* in one of the painters' studios, refused to submit with resignation to these imbecile pleasantries and a veritable free fight seems to have taken place. According to *La Semaine des Constructeurs* of November 22, this gentleman, not having the same ideas as his fellow pupils who considered such horse play as inseparable from a good art education, he threw himself into the arena, armed with a stick of wood, and a general *melée* ensued; someone had a head-dress of a bottle of glue given him; the model escaped clad in nothing but his own loveliness, and the battle raged fiercely until the unfortunate knight was knocked down, pounded and stamped on, and so badly injured that he was removed in haste to the hospital. Fortunately, his wounds though severe were not fatal, but he and his friends threaten to take the affair into the courts, with criminal proceedings against the pupils and authorities.

L'Immeuble of November 9, in a strong article upon this subject, says, "A high functionary of the school, probably M. Destable, was interviewed and said that these things were only 'pleasantries,' possibly a little rude but inoffensive. It will be acknowledged that this manner of treating a veritable battle, where the victims are obliged to be cared for at the hospital, is decidedly cavalier."

It is not only in the ateliers of painting that such scandalous scenes take place as the above. For example, a short time since, a visitor going to one of the public exhibitions at the school, missed his way and was surrounded by the scholars of one of the architectural studios. Water was thrown over him until drenched, and he was

*Translated and arranged by W. A. Otis for THE INLAND ARCHITECT.

even kicked and beaten, and finally had his own umbrella broken over his back.

The victim complained to the police and the next day that studio was closed. Of course the authorities suppressed the affair. As for the *gardiens* paid to watch the ateliers, they have the beautiful habit of never setting foot inside of the rooms, for they well know that they will be knocked down if they have the imprudence to do so. In the ateliers outside of the school such a state of affairs does not exist, neither would it be tolerated.

The day after the fight the Bonnat studio was closed by the school authorities for three months, and, besides, four pupils, the leaders in the disturbance, were suspended for periods varying from one month to four years. So much has public opinion been stirred up that the question of entirely closing the studios in the school was discussed, but decided in the negative, although strong measures have been taken to have no similar scandals hereafter.

Pleasanter topics in regard to the school may, however, fortunately be noticed. At present the holders of the grand prize of Rome are only permitted to travel in Italy, Sicily and Greece, but henceforth a greater latitude will be given to the scholars in the choice of works that they must each year send to Paris. To accomplish this they may now visit, besides these countries mentioned, also Spain and Holland.

The question of the admission of women to the school is now being seriously considered by the authorities and will probably shortly be an accomplished fact, although they will undoubtedly have separate studios. Such a step as this is a most radical one for the school, since, up to the present time, the admission even to the lectures of such distinguished men as Taine has been almost an impossibility for ladies. In order to listen to this able man, a woman had first to obtain permission of the Director, then of the lecturer himself; but even this would not permit of sitting in the hemicycle. A small gallery directly over the speaker's head was the only place where such a daring person's presence could be tolerated.

All this promises now to be changed, and the admission of ladies, whether particularly desirable or not to themselves, will unquestionably tend to greatly lessen the "pleasantries" of which the director speaks so lightly.

These numerous questions relating to the *École des Beaux Arts* give a certain interest to the statistics recently published in *La Semaine des Constructeurs*. The pupils enrolled at the school number 1,053; of these 711 are in architecture, 209 in painting, 119 in sculpture and the remainder in engraving.

According to *La Semaine des Constructeurs*, the sculptors and architects of Berlin are in a somewhat perturbed state of mind, and Mr. Bruno Schmitz, the designer of the Indianapolis soldiers' monument, apparently is taking an active part in opposition to the decidedly imperious method of competition devised by the emperor. At the beginning of the year the Reichstag voted funds for a national monument to Wilhelm I, and a competition was at once opened, free to all architects and sculptors of Germany.

So great was the diversity of opinion as regards the site, that the competitors were given the choice of four different locations in Berlin.

When the designs were presented and it became necessary to classify them in order to arrive at a decision, a second difficulty arose. Should the monument be purely sculptural, or should a design be chosen where the statue of the kaiser had an architectural setting? The emperor decided the question and announced that it was his irrevocable desire that the monument should consist wholly of an equestrian statue of his grandfather, and that it should be placed at a certain point indicated by him. Nothing remained but to bow to this decision, and from that time the affair was under the direct personal inspiration of the ruler.

A second competition was opened between eleven artists. The letter of invitation was at least explicit. A remuneration of \$1,000 was offered to each of the artists in exchange for all his rights in the design which would, when thus acquired, become the property of the state; besides, \$3,000 in prizes would be distributed to the best designs, but as regards the judges of the competition, not a word. This invitation was not accepted without reserve by certain of the competitors sufficiently independent in their position to manifest their sentiments. Seven of them, among which was Mr. Schmitz, signed a protest in which they demanded, first, the names of the members of the jury; second, the assurance that the designs presented would be publicly exhibited; third, the assurance that the author of the design given the first prize should be given the work.

The response to this protest informs the signers, upon the order of the emperor, that he could not accede to the second of their demands, and the artistic world is now waiting impatiently to know what action the protestors will take.

THE Lecture Association of the University of Pennsylvania announce a special course of illustrated public lectures by Mr. Barr Ferree, of New York, on February 12, 17 and 19, on the Influence of Christianity on the Development of Architecture. These lectures, which will be three in number, will treat of (1), the Basilica, the Formative Period of Christian Architecture; (2), the Cathedral, the Perfected Form of Christian Architecture; and (3), the Monastic Orders, the Greatest Christian Builders. They explain the meaning of architectural forms as interpreted by forms, ceremonies, doctrines, etc. Special stress is laid upon the influence of the monks on the progress of architecture, and their influence for good in the troublous times in which they lived. All the lectures will be superbly illustrated from views prepared especially for this course.

Architecture.*

BY MONTGOMERY SCHUYLER.

MR. CHAIRMAN and Gentlemen of the National Association of Builders assembled,—You will not expect from me, in responding to this toast, any exhibition of that facetious spirit with which some of my predecessors have entertained you. It has indeed been said that American humor has never found full expression except in architecture. It has also been said by an honored friend of mine, himself an architect, whom I hoped to see here tonight, that American architecture was the art of covering one thing with another thing to imitate a third thing, which, if genuine, would not be desirable. (Laughter.) But I hope you will agree with me that, though the expression is comic, the fact, so far as it is a fact, is serious even to sadness. It is a great pleasure and a great privilege for me to speak to this sentiment, and it is especially a privilege for me to speak upon it to an association of builders, because it seems to me that the real, radical defect of modern architecture in general, and perhaps of American architecture in particular, is the estrangement between architecture and building, between the poetry and the prose, so to speak, of the art of building, which can never be disjoined without injury to both. If you look into any dictionary, or into any cyclopedia under "architecture," you will find that it is the art of building, but I do not think that you would arrive at that definition from an inspection of the streets of any modern city. I think, on the contrary, that if you were to scrape down to the level of the main wall of the buildings of these streets, you would find that you had simply removed all the architecture, and that you had left the buildings as good as ever; that is to say, the buildings in which the definition I have quoted is illustrated are in the minority, and the buildings of which I have just spoken are in the majority, and the more architectural pretensions the building has the more apt it is to illustrate this defect of which I have spoken.

It is, I think, historically true, in the history of the world, with one conspicuous exception, that down to the Italian Renaissance, some four centuries ago, the architect was himself a builder. The exception is the classical period in Rome. The Grecian builders, as all of you know, had taken the simplest possible construction, that of the post and lintel, two uprights carrying a crossbeam, and they had developed that into a refined and beautiful thing. The Romans admired that, and they wished to reproduce it in their own buildings, but the construction of their own buildings was an arched construction; it was a wall pierced with arches. They did not develop that construction into what it might have been. They simply pierced their wall with arches and overlaid it with an envelop of the artistic expression of another construction, which they coarsened in the process. According to some accounts, they hired Greek decorators to overlay it with this architecture, which had nothing to do with it, and there was the first illustration in all history of this difference between the art of architecture and the art of building. In every other country in the world the architect had been the builder. I think that is true down to the Italian Renaissance, and then building was really a lost art. There hadn't been anything really built in the fifteenth century, and they began to employ general artists, painters and sculptors and goldsmiths to design their buildings, and these men had no models before them except this Grecian-Roman architecture of which I speak. These men reproduced that in their designs and left the builder to construct it the best way he could, and that, I am told, is a process which sometimes prevails in the present time. But before that, everything had been a simple development of the construction and the material of the building, and since that, men have thought they perceived that architecture was one thing and building was another, and they have gone on to design buildings without any sort of reference to the materials of which they were composed, or the manner in which they were put together. That is the origin of the exclusively modern practice of working in architectural styles, as it is called. Why, before the fifteenth century, I don't think any man who began to build a building ever thought in what style he should compose it any more than I thought, before I got up here, in what language I should address you; he simply built in the language to which he was accustomed and which he knew. You will find this perfect truth is the great charm of Grecian architecture, and ten or fifteen centuries later it was the great charm of Gothic architecture; that is to say, that it was founded upon fact, that it was the truth, that it was the thing the man was doing that he was concerned about, even in those pieces of architecture which seem to us the most exuberant, the most fantastic, like the fronts of Rouen, or like the cathedral of which Longfellow speaks, as you all remember:

"How strange the sculptures that adorn these towers,
This crowd of statues, in whose folded sleeves
Birds built their nests; while, canopied with leaves,
Parvis and portal bloom like trellised bowers
And the great minster seems a cross of flowers."

Even in those things there was that logical, law-abiding, sensible, practical adherence to the facts of construction, to the art of building, which we have so long lost, and which I hope we are getting back again.

There are examples in the work of our modern architecture of architects who design with this same truth, with this same reality, with this same sincerity that animated the old builders before the coming in of this artificial and irrelevant system of design, and one of them is the building in which I am informed a great many of you spent last evening; I mean the Casino. I don't know any more admirable illustration of real, genuine, modern architecture than that building, and among all its merits I don't know any merit greater than the

* Speech delivered at the fifth annual banquet of the National Association of Builders, at the Lenox Lyceum, New York, January 12, 1891.

fideliety with which the design follows the facts of structure in the features, in the material, in everything. It is a building in baked clay; there isn't a feature in it in brick or in terra cotta which could be translated into any other material without loss. It is a beautiful, adequate, modern performance. I say this without any reservation, because, unfortunately, the genius who designed that building has gone from us; and there are many things by living architects whom I cannot mention, because they are living, which exhibit these same merits. There is one other example that I would like to mention here because many of you know his work; I mean the late John Wellborn Root, of Chicago. (Applause.) I shouldn't mention him, either, if he hadn't unfortunately gone from us. Mr. Root's buildings exhibit the same true sincerity, the knowledge of the material with which he had to do, the fulfillment of the purpose which he had to perform. I don't know any greater loss that could have happened to the architecture of this country, and to the architecture of the future, than that man dying before his prime. (Applause.) These are stimulating and fruitful examples to the architects of the present time to bring their art more into alliance, more into union, more into identity with the art of building; and it is by these means, gentlemen, and by these means only, that we can ever gain a living, a progressive, a real architecture—the architecture of the future.

Illinois Chapter of the American Institute of Architects.

THE regular monthly meeting of the Chapter was held at the rooms of the Institute of Building Arts, 63 and 65 Washington street, Chicago, December 15, 1890. Dinner was served at 6:30 P. M., and the meeting called to order at 8 P. M., with President Shipman in the chair, the following members being present:

John W. Root,	W. J. Edbrooke,	O. J. Pierce,
John Addison,	August Fiedler,	S. M. Randolph,
D. Adler,	Fritz Foltz,	L. J. Schaub,
Frederick Ahlschlager,	H. L. Gay,	S. V. Shipman,
Frederick Baumann,	L. G. Halberg,	Alfred Smith,
George Beaumont,	C. O. Hanson,	J. L. Silsbee,
Myron L. Beers,	H. W. Hill,	C. L. Stiles,
W. W. Clay,	W. M. Otis,	S. A. Treat,
L. D. Cleaveland,	A. F. Pashley,	Greg Vigeant,
L. B. Dixon,	N. S. Patton,	C. J. Warren,
	J. R. Willett,	

After the minutes of the last meeting had been read and approved, the secretary read a communication from the secretary of state of Illinois, officially approving of the addition of one member to the Executive Committee, that of second vice-president. The wording of this communication not being correct, it was moved that the secretary return same for correction, which was duly seconded and carried.

Mr. Otis offered the following resolution, with regard to rules of management of the Institute of Building Arts, seconded by Mr. Adler and unanimously carried:

Resolved, That the control of all business of the Institute of Building Arts is vested in the Executive Committee of the Chapter by virtue of Article IV of the By-laws, and all its business shall be transacted in the name of the Chapter.

The direct management of the Institute may be delegated by the Executive Committee to two trustees appointed by said Executive Committee.

All funds collected shall be turned over to the treasurer of the Chapter, and all disbursements of moneys shall be made by him, as per Article IV of the By-laws.

And furthermore, be it resolved that no profits arising from the Institute shall be distributed to the individual members of the Chapter. But whenever in the judgment of the Executive Committee a sufficient sum of money, beyond a necessary reserve fund for running expenses, shall have accumulated from said profits of the Institute and other sources, then said money or parts thereof, or the interest thereof, shall be devoted to promoting the general welfare, influence and advancement of the architectural profession. This shall be accomplished especially by means of lectures, technical instruction, building experiments tests of soil and materials, increase of library, a permanent building fund and by any other methods deemed desirable for attaining the end in view, namely, the general good and advancement of architects as a body.

Mr. Adler then addressed the meeting, as follows:

MR. CHAIRMAN AND GENTLEMEN,—My unwarranted assumption of authority in issuing to you the peremptory summons to appear here this evening will need no apology, if you are as well pleased at seeing and meeting one another as I am to see and meet you all this evening.

My purpose in making this unusual effort to secure a full attendance at this meeting, was that I wished to interest as large a number of our membership as possible in the initiation of the movement that I am about to propose to you.

You are well aware of the fact that there will be here, in the summer of 1893, the World's Fair, and as citizens of the United States we owe it to the world, and as citizens of Chicago we owe it to the United States, and as architects we owe it to our fellow citizens and our fellow architects, here and throughout the world, to do all in our power to make this fair an unqualified success. Should this fair in any sense fail to come up to the expectations of the world, and to the promises of its projectors and managers, the disgrace will be not merely that of the projectors and immediate managers, it will be the disgrace of the entire country, the disgrace of our city; and we, as architects, will be called upon to take our full share of the responsibilities for the failure. The loss of prestige which will be suffered by our country, and by our city, will reflect upon us, not merely in a sentimental way, but also tangibly, as an injury to our professional and business interests. And the greater the success of the fair, the greater the triumph of our country, the greater the prominence of our city. Our material interests are so closely interwoven with those of the community of which we form a part, that with the augmentation of the fame of the city, will come a rise of our own standing as a most essential factor in the growth and development of that city. If the millions of visitors, who will come to the fair during the summer of 1893, see that the fair itself is a success, they will be pleased, not only with the fair, but with all they see of Chicago, its buildings and its people. The professional standing of every architect in Chicago will be raised, and his opportunities for becoming a factor in the architectural development, not merely of this city, but of the entire country, perhaps of the entire civilized world, will become greater as the success of the fair becomes more and more emphatic.

If, now, we can cause to be incorporated among the various departments of the fair one that shall be under the fostering care of the architects of Chicago, and of especial interest to the students and practitioners, to the amateur and to everyone interested in the progress of architecture, of building and of kindred arts and sciences; if we can cause the organization and management of such department to be one of the more prominent and one of the most successful features of the fair, then the architects of Chicago will enjoy the direct advantages accruing from the success of their own initial and individual action in

addition to the reflex benefits that will accrue to them in a general way from the general success of the entire undertaking.

What I would propose, therefore, is that there be instituted a department in the Columbian Exposition which will illustrate the progress of architecture in the different countries, from barbarism to the present day. It will probably be found inexpedient to form this on lines identical with those pursued by Mr. Garnier, in his "Parallel Habitations of Man," and so, perhaps, have this part of our exhibit take a wider scope and embrace everything in the nature of buildings devoted to the uses of man, but more particularly the more ambitious and monumental structures in the world, of which models made to uniform scale, similar to those now forming the Willard collection at the Metropolitan Museum of Arts, at New York, might form a nucleus, and every noteworthy building of the world, and of the past and present. Of still greater importance, to my mind, would be an exhibition containing specimens of handicraft work of all peoples and all ages, from the earliest dawn of civilization to the present day; these, arranged in chronological order, and on such lines that the progress from time to time, and the status in the different times of the handicraftsmen of different peoples could be readily compared. This would naturally lead to a very extensive exhibit of the artistic handicraftwork of the present day, whether in stone or in wood carving, in blacksmith work or *repoussé* work; and, in short, art decorative work of every kind and in every material, as produced in every country of the world at the present day. Such an exhibition would, therefore, have a two-fold value: first, in illustrating the progress of man from barbarism to the present day; secondly, in giving us standards for comparison for the still further improvements in the work of the present day.

A further field for that exhibition would lie in the direction of exhibits of machine-made products used in building, and possible illustrations of the machines producing them, and certainly working models of the manner of using the many materials and processes at the service of the American and European architect of today. I would illustrate American methods and processes of construction from the log hut and balloon frame to the steel skeleton fireproof building of the present day, and would illustrate every method of efficient, cheap construction, the various methods of slow-burning construction, and the most approved methods of fireproof construction that we know of in this country and recently known in Europe.

Again, in connection with the exhibit of building materials and appliances, might be included an exhibition of testing machines. Of these, the best known to the world are made in America, and with these could be conducted, upon stated and widely announced occasions, public tests of the many materials of construction.

In short, I would have this department of the great exhibition cover everything concerning the student of architecture as an art or as a science, or the practicing architect or builder, or the actual or prospective owner and erector of buildings, every amateur, every lover of art and its progress, and every one who has occasion to live in, work in, or do business in a structure erected by architects, and this would embrace every civilized being.

There will be during the year 1893 a convention of the American Institute of Architects, which would probably be held at Chicago. If at the same time there could be arranged a congress of the architects of the world, and if this special exhibit could be made particularly interesting to the participants in this congress, the result would be of incalculable benefit to our country, to our city and to our profession.

I do not think that we need fear the burden of excessive expense, for I cannot but believe that the directors of the fair will see how great are the advantages that will accrue from the carrying out of plans similar to what I have outlined, and that they will lend us all assistance in their power. I am further of the opinion, that if it once becomes known how complete and perfect, and how interesting we may make the architectural department of the fair, that exhibitors will crowd in upon us, perhaps in greater numbers than we can care for, and that they themselves will to a great extent bear the brunt of the expense. But even if we shall ourselves be called upon to contribute our share toward defraying expenses that cannot be met from other sources, we should not hesitate for a moment to contribute liberally, and to our full capacity. We will receive recompense in many ways a hundred-fold for any outlay that we may incur.

It is necessary that we act soon. A general plan of classification has already been adopted by the national commission and the local directors. It may be that what I have proposed is not altogether in consonance with this plan of classification, but it is yet so early in the history of the enterprise that all plans are still elastic, still susceptible of modification. It is our duty to go quickly and promptly before projects adverse to our own shall have become crystallized into definite form, and therefore difficult of modification.

In view of the fact that individual countries will have their own exhibits, and in view of the still more deplorable fact that the local board will induce individual states and smaller communities of our own country to make their own exhibits, many objects that would be of greatest interest as part of our own collection, will be scattered great distances apart in the wilderness of miscellaneous exhibits. It must be our duty to see to it that if we cannot actually separate every object which it would be desirable to make part of our own exhibit from the country, state or smaller community, we must at least secure a duplicate of the same for our own department.

That all this may be accomplished we must be on the field soon, and I think the proper time has now come for us to assume the initiative. I am not prepared to make a definite motion with relation to this matter. I should prefer to have a free discussion of the same and let any action of this meeting be the outgrowth of such discussion. There are among us this evening several who have seen great exhibitions, who can tell us the result of their observations.

Mr. Root, consulting architect of the World's Fair directory, is also here, and can undoubtedly give us valuable information.

Messrs. Root, Treat, Baumann, Silsbee, Patton, Beaumont and others took part in the discussion which followed Mr. Adler's address, and Mr. Baumann offered the following:

Resolved, That a committee of five (5) be appointed by the president, of which Mr. Adler shall be the chairman, to further consider the feasibility of an architectural exhibit in connection with the World's Columbian Exposition of 1893, and to elaborate a plan of procedure, and, if necessary, the place itself in communication with the authorities of the World's Columbian Exposition, with a view of furthering the interests of such an exhibit.

The resolution was seconded by Mr. Hill, and unanimously carried with the amendment by Mr. Adler, "That the president of the Chapter shall be a member of this committee."

The president appointed as such committee Messrs. D. Adler, S. A. Treat, F. Baumann, H. L. Gay, and the president, S. V. Shipman. Upon motion, the meeting adjourned.

On January 19, the regular monthly meeting of the Chapter was held at the rooms of the Institute of Building Arts, 63 and 65 Washington street, Chicago.

Dinner was served at 6 P. M., and the meeting called to order at 7:30 P. M., with President Shipman in the chair, the following members being present:

John Addison,	D. Adler,	F. Ahlschlager,	F. Baumann,	G. Beaumont,
W. W. Clay,	L. D. Cleaveland,	F. Foltz,	H. L. Gay,	L. G. Halberg,
A. F. Pashley,	C. M. Palmer,	N. S. Patton,	Henry Raeder,	S. M. Randolph,
S. V. Shipman,	Alfred Smith,	S. A. Treat,	C. J. Warren,	G. Vigeant,

Guests present: Messrs. R. C. McLean, H. W. Perce, P. B. Wight.

Mr. Adler: I think it would be wise, for the instruction of the Chapter and for the information of those not connected with the Institute of Building Arts, to print and distribute in pamphlet form

the resolutions relating to the management of the Institute of Building Arts, and that, with this, be published a statement of the financial progress of the Institute during the time it has been under the control of the Illinois Chapter of the American Institute of Architects, and that this be also published in the professional journals, in the form of a circular letter. Mr. Adler having put this as a motion, it was seconded by Mr. Gay, and unanimously carried.

Report of the manager of the Institute of Building Arts was read by the secretary.

Mr. Treat moved that the president and secretary be authorized to sign, on behalf of the Chapter, a lease for the rooms of the Institute of Building Arts, at 63 and 65 Washington street, Chicago, for two years, at an annual rental of \$3,300, payable in monthly installments in advance. This was seconded by Mr. Clay, and, after a careful discussion from various points of view, was finally carried without a dissenting vote.

Mr. Adler moved that the Executive Committee be authorized to prepare a suitably engrossed memorial of the late John W. Root and forward same to his family, and also order the secretary to purchase an official stamp for the use of the Chapter. Mr. Addison seconded this motion, which was carried unanimously, after many expressions of sorrow and regret at the loss by death of one of our brightest members.

Mr. Adler reported progress of the special committee, appointed at the last meeting, for the purpose of consulting with the directors of the World's Fair with regard to an architectural exhibit.

From a discussion upon the subject, in which Messrs. Beaumont, Treat, Clay, Patton, Randolph and others participated, there developed an apparently unanimous desire for the establishment, by the state, of a system of examinations before a board of architects for all persons desiring to enter the architectural profession, and the Executive Committee was authorized to memorialize the legislature, with a view of having a bill brought before the house on the subject of compulsory architectural examinations under state control.

Mr. Patton proposed that, at some future meeting, we discuss the present unsatisfactory sanitary laws in force in this state.

Mr. Clay moved that a committee be appointed to report on a series of tests which shall be made of the most modern sanitary appliances. The motion was seconded and carried by unanimous vote.

The president appointed Mr. Clay, Mr. Patton and Mr. Willett as members of this committee, and, on motion, the meeting adjourned.

Annual Meeting Missouri Chapter A. I. A.

THE second annual meeting of the Missouri Chapter of the American Institute of Architects was held at the Mercantile Club, St. Louis, January 13, 1891. The convention was called to order by President T. C. Link; A. F. Rosenheim, acting secretary, vice E. F. Fassett resigned. The following members were present:

T. C. Link, Alfred F. Rosenheim, John Beattie, Thomas B. Annan, Charles K. Ramsey, Edmund J. Eckel, James J. McGrath, Albert Swasey, Charles C. Hellmers, George R. Mann, G. U. Heimburger, C. Kledus; honorary member, R. C. McLean. After the reading of minutes of the last annual meeting by the secretary, President Link addressed the assembly as follows:

GENTLEMEN,—While this is our first convention as a duly organized Chapter of the American Institute of Architects, we meet as practically the same body which has now for the past six years gathered annually in the different cities of our state. We retain under our new name the same aims and objects which called into existence the original state association, and I am sorry to observe, we have retained also that same old slowness of attendance which has characterized many of our previous gatherings. Now, I have often caught myself wondering why architects as a species seem to avoid such meetings as these, and the most charitable construction which I am able to find for this apparent lack of *esprit de corps* is the fact of a constant necessity to keep one's nose well down to the grindstone year in and year out. We want to be friendly and brotherly and even have a good time once a year; but—we must keep that pencil sharpened, or what would the man think who should find us out of town just on the very day he is all ready to start that \$2,000 house he has been talking about for four years? Therefore, I have come to this conclusion: that it requires either great prosperity or an awful calamity to bring people nearer to each other.

Since we, as a profession, are not enjoying or experiencing either of these conditions at present we must even remain a seemingly unsocial set of Philistines, and keep on playing at conventions until the next century, which, we are told, will be one of unusual appreciation and prosperity for the profession.

At last year's convention I placed myself on record as being opposed to the abandonment of our state association and formation of a state Chapter of the American Institute in its stead. My experience during the past year has fully demonstrated to my mind how decidedly impracticable this arrangement is, so far as real association work is concerned. Our condition in Missouri is different from that of most other states, in so far as we have two great cities in this state, and the almost entire membership of this Chapter is drawn from these two cities: St. Louis twenty-six members, Kansas City twenty-one members, outside two members. It has been the practice to divide the offices and committees among these two cities, and being nearly three hundred miles apart, it explains itself why during the past year not a single meeting of the Executive Board or of any of the standing committees has been held. Again, of our present membership of fifty-nine, only twenty-two are Fellows of the American Institute, and let it be recorded that not one of the twenty-seven associates has during the past year presented an application for admission into the national association. Now, it seems to me that such a condition of things is against the spirit of the American Institute of which we are part. The local Chapters which exist under the auspices of this national body ought to have a predominating membership of Fellows of the Institute instead of a majority in associates. Therefore, it seems to me that our by-laws ought to be so amended as to compel associates to apply for fellowships in the Institute within a certain time or be dropped. This seems to me but fair and just to the prestige of an Institute which spreads its protecting wings over our heads. I regret to say, therefore, that owing to this condition of affairs which I have briefly outlined nothing whatever has transpired within the past year which might furnish a welcome subject for me to enlarge upon. It simply remains for me to urge upon this convention the necessity of devising a scheme by which this Chapter's usefulness can be made more apparent than it has appeared to me under the aforesaid existing conditions.

The report of the Legislative Committee was called for, and Mr. Rosenheim, as a member of the committee, stated that no progress had been made during the year. The other standing committees, including the Executive Committee, made similar reports.

The resignation of Mr. George Carmen was received, he having abandoned the practice of architecture.

The report of Treasurer Beattie showed a balance in the treasury of \$171.37. This report being audited by a committee appointed for that purpose, Messrs. Annan and Swasey, was reported to be correct.

Mr. Illsley reported as a committee to investigate the feasibility of forming a defense club for legal support in collecting claims and collecting legal advice bearing on architectural matters, and recommended that the committee be dismissed. He stated that the plan upon which a similar system was in operation in France was not obtainable, and as the Chapter was not large enough to support such a bureau, it was for this reason alone hardly practicable. The success of the scheme in Paris was probably largely due to the size of the city and uniformity of French laws.

On motion of Mr. Ramsey, the report was received and the committee discharged.

A resolution was offered by Mr. Rosenheim, calling upon all associate members to become Fellows by joining the American Institute within six months or be dropped from the rolls. He explained that he offered the resolution rather to bring the matter up for discussion, it being suggested by the president's address. The line of argument in favor of its passage seemed to be that as the Institute had made membership conditional upon Chapter membership it might be well for the Chapter to anticipate this.

After discussion, in which a general protest against any coercive measure in Chapter affairs, the motion was lost.

Mr. Ramsey presented the following resolution:

Resolved, That it is the judgment of the members present at this convention that the usefulness of the Missouri State Chapter no longer exists; and, therefore, that when an adjournment is made, the Chapter be disbanded, and the amount of cash in the hands of the treasurer be disposed of as follows: first, the debts of the Chapter be paid in full; second, any cash which may be left over shall be divided equally between all the members in good standing.

Mr. Hellmers stated that he was not in favor of the abandonment of the Chapter by any means. That though peculiar conditions existed in Missouri, that for the common good of the future architectural growth of the state and that of the American Institute, of which the state and local Chapters were the life, the Chapter should be maintained.

Mr. Illsley spoke in the same vein and moved that the resolution be referred to a committee of six members, chosen equally from St. Louis and Kansas City, to report at the next annual meeting.

The president appointed as such committee C. Kledus, C. E. Illsley, C. K. Ramsey, E. F. Fassett, G. M. D. Knox, Adrience Van Brunt.

Mr. McLean stated that the lack of interest among members should not be taken as an indication that the Chapter was useless. He was sorry to see a resolution of this kind considered for a moment. No associate members had applied for admission to the Institute during the year because there had probably been an uncertainty regarding their position or the proper procedure. Then, again, it was probable that the president, the secretary and the members of standing committees had each neglected his duty, one member of a committee having not only confessed to absence from the last convention, but had not even read a report of the proceedings, and the secretary had not informed him of his appointment. When lack of progress and vitality was produced by such causes as these the system should not be blamed for it. If the Chapter was abandoned it should be honestly confessed that the members did not care to do the work involved, and not be charged against the Chapter as an institution.

Mr. Hellmers moved that the rules be suspended and that the secretary cast one ballot for the Chapter for all the present officers for the ensuing year. The secretary cast one ballot for Theo. C. Link, president; Alfred F. Rosenheim, secretary; James Beattie, treasurer, and the meeting adjourned to meet at St. Louis the second Tuesday in January, 1892.

The following resolutions were recently passed by the Chapter upon the death of John W. Root:

KANSAS CITY, February 5, 1891.

The Missouri State Chapter of the American Institute of Architects hereby desire to record our sense and appreciation of the great loss to the profession in the death of Mr. John W. Root, secretary of the American Institute of Architects, whose architectural genius and manly character entitle his memory to the honor and respect of all who knew him.

We also tender our profound sympathy to his family and near associates.

G. M. D. KNOX,
F. B. HAMILTON, } Committee.
A. VAN BRUNT,
A. F. ROSENHEIM, } Secretary.

The following resolutions were likewise passed by the St. Louis Chapter, American Institute of Architects:

ST. LOUIS, January 27, 1891.

MR. PRESIDENT,—Your committee appointed to draw up appropriate resolutions upon the death of Mr. John W. Root, begs leave to report as follows:

Resolved, That in the recent death of Mr. John W. Root, secretary, the American Institute of Architects and the profession which it represents have sustained an irreparable loss.

That the deprivation of his eminent abilities and service, at this time, connected as he was with a national exhibition and world-wide movement, is a public calamity common alike to true art in America and abroad.

That this, the St. Louis Chapter of the American Institute of Architects, recognizing his genius, his unselfish devotion to the best interests and aims of architecture, and his loyalty to his chosen art, gratefully acknowledges its indebtedness, and pays its tribute to his memory as a man and his preeminence as an artist.

That in the brief span of life allotted to him, few men have climbed with firmer tread or surer vision the steep paths that lead to fame, and fewer still have stood "in that fierce light which beats about the throne," as unsullied and unspotted of the world as he.

Submitting to the decree which has called him hence, we indulge the hope that brilliant as were his achievements here, a brighter immortality awaits him in the fair land beyond the skies.

"Take him for all in all he was a man whose like we ne'er shall look upon again."

That these resolutions be spread upon the records of this Chapter, and a copy of same transmitted to the family of the deceased.

Respectfully submitted,

T. B. ANNAN,
THRO. C. LINK, } Committee.
A. F. ROSENHEIM, }

Fifth Annual Convention of the National Association of Builders.

THE fifth annual convention of the National Association of Builders of the United States of America assembled in the Masonic Temple, Twenty-third street and Sixth avenue, New York, at 10 o'clock A.M., February 9, President John J. Tucker in the chair. The president introduced the Rev. Talbot W. Chambers who opened the convention with prayer. The president expressed regret that the mayor of the city, the Hon. Hugh H. Grant, who had intended welcoming the delegates, was out of the city, and addressed the assembly as follows:

PRESIDENT'S ADDRESS.

GENTLEMEN OF THE CONVENTION: It affords me great pleasure, on behalf of the Mechanics' and Traders' Exchange of New York, to welcome you on this occasion, the fifth annual convention of the National Association of Builders, and to extend to you the hospitalities of our city.

Although our association is but a youth, I know you all feel as I do in looking back over its history, that the time has been well spent, and we may be proud of the fruit that has been borne.

Five years ago the acquaintanceship and knowledge possessed by the building fraternity of those engaged in like pursuits, and what they were doing in our sister cities was very limited, and if nothing more has been done than to bring together these representatives from all parts of this broad land, and enable us to form new ties of friendship, a grand work would have been accomplished and well repaid us for our labors.

Our inactivity, or rather lack of concerted action, had permitted many abuses to creep into our business methods and affairs. After organization, among the first things to attract attention was the question of "Contracts," and how could the interests of all parties to the same be equally protected.

A committee was appointed from our body, who met in conference with one from the Institute of Architects, and the result of their deliberation is found in the uniform contract, which, while not perfect is in every way superior to that which existed previously, and has been very generally adopted throughout the country.

The next important question to arouse discussion was that of "Apprenticeship," and how to train our young men to become superior mechanics.

The trade school has been the answer, and it will be the pleasant duty of the Entertainment Committee this afternoon to show you what is being accomplished in this city by one of our philanthropic citizens at his own expense, Col. R. T. Auchmuty.

While New York has her Auchmuty, Philadelphia her Williamson, Brooklyn her Pratt, and other cities whole-souled, generous hearted men who are carefully looking into this subject, the real ones behind the movement should be the exchanges themselves, and I hope and believe that before many years pass by, we shall find in every city a thorough and efficient trade school in operation, under the direction and guidance of the exchange of that city.

Philadelphia is the first in the field, and the success of the undertaking has been far greater than the most sanguine looked for. Let us hope that in the coming year others will be added to the list.

We have under discussion other questions of great importance to this body, and what has been accomplished will be told in the reports of the committees in charge of them.

At our last convention it was decided that it would be beneficial to hold a mid-year meeting of the directors, so that the results of the labors could be more fully discussed and presented than seemed possible by correspondence. This meeting was held, and more than met the anticipation of its advocates, and I think you will decide, after hearing how much value was attached to the result obtained, that it should hereafter be a feature in the movements of the association.

Our association is not intended to be anything more than advisory. The real work must be done by the exchanges themselves. Our main object is to bring troublesome questions under consideration and discussion by many instead of a few, and under the light of thorough investigation, through the friction of many minds, evolve that which is beneficial and good, and eradicate all that is injurious and hurtful to our interests as mechanics and men.

For many years the mechanic, as a member of the community, has not received the consideration that he was entitled to, but we are growing in knowledge of ourselves and each other, and with patient forbearance will ultimately reach the position that is rightfully ours.

I can conceive how we can retard our progress through a blindness to the fact that we have too long neglected our duty in correcting abuses which have become grounded in habit and practice. We must avoid doing and resolving to do things which we are unable to carry out, as failure would only result in ridicule; and also we must be careful not to expect too much until we have so fortified ourselves as to enable us not only to assert our rights, but to maintain them.

In municipal affairs, the knowledge and experience acquired by years of application to our industries should accrue to the advantage of the community and be at their disposal. Has it been so? No! Others incapable, as far as practical knowledge was concerned, have been selected to fill the place that rightfully belonged to the mechanic.

This condition, I am pleased to say, is to some extent changing, and to no small degree it is due to the National Association.

Association or consolidation is the spirit of the hour. We hear of it, not only in all parts of our country, but also from abroad. Much can be accomplished by combined, while individual efforts would only be wasted. Such an association is ours, — and for consolidated action, not for the purpose of forcing a weaker neighbor to the wall, and so absorb all he has, under the principle that might makes right; that sentiment belongs to a past age; but an association of brains and interests, where the strong can help his weaker brother, where the timid and struggling may turn for assistance and feel assured of receiving it; where an injury to one would not be tolerated, as it would be a menace to all; that is our association; that spirit in which it has its birth, and is its ruling sentiment today.

The appreciation of that feeling is evinced by the active interest taken in cities where exchanges have not existed up to this time. The advantages to be derived from such association and organization are too apparent to be longer neglected, and, as you will hear from our secretary, the exchange feeling is growing in every direction, not only in the formation of new exchanges, but in the infusion of new life and spirit among the old.

There are many questions of most lively interest to the building trades that require active consideration and prompt action.

Of the numbers actively engaged in the various branches we have no reliable knowledge, and the monetary value of our productions is in about the same condition.

Some time since a publication in this city made an effort to secure the statistics of the building trades in the various cities of the country, and was compelled to abandon the project, as the facts were not obtainable; the records in most cities being so incomplete that they were worthless.

This is a matter that each exchange should move in at once, and endeavor to have these facts accurately recorded.

Another matter is that of corporation ordinances, particularly those affecting building interests. Too frequently they are carelessly drawn up, and by parties unfamiliar with the needs and requirements of those they affect, and more than that, after those ordinances are perfected, their enforcement should be placed in the hands of a practical and competent man, and not some political favorite, who, although wishing to be just and equitable to all, from lack of knowledge is incapable of properly protecting the interests as intended.

These matters, however, do not belong to the National Association, they are purely local and the affiliated bodies must act independently; but discussion will more rapidly secure the result we are all so desirous of obtaining.

There is another question that does belong to this national body, and although it may be premature to present it at this time, it is surely coming, and we must meet it.

It is. How can we influence and unite the interests of our vast army of employes with our own as employers?

Shall the means be found in a system of profit sharing? By a system of pensioning when age or disability prevents further labor? Or what?

It is a question that requires great thought and most deliberate action, as it affects not only ourselves, but this great land. And when the time does come that action must be taken I feel assured that the decision of this association will be such that not only may we be proud of our connection with it, but be able to say that the builders were the first great body to act in this all-important and far-reaching movement.

Never in our history has the future been more bright. The most encouraging reports come in from all directions, and I will say that if we continue in the work we have done during the past year results will be realized that a short time since were but a dream.

In conclusion, let me repeat that the prime object of these conventions is discussion, and in order to have the most thorough and exhaustive knowledge of the subject under debate I would ask that as many as possible of the delegates express their opinions so that we may arrive at the best conclusions.

The work before us is important, and I know it will receive your thoughtful consideration.

At the conclusion of the address Secretary Sayward appointed William Harkness, Jr., and Charles W. Voshall assistant secretaries.

The president announced as committee upon credentials A. W. Kuhn, of Indianapolis; Charles Gilligan, of Philadelphia; Barclay Cooper, of Minneapolis; Charles W. Gindele, of Chicago, and James Boland, of Buffalo.

The session then adjourned.

FIRST DAY — AFTERNOON SESSION.

The convention was called to order at 1:15 P.M. Augustus W. Kuhn, of Indianapolis, reported for the Committee upon Credentials the following delegates, 127 in number, representing thirty-four cities. The delegates, alternates and visitors attending the convention are as follows:

BOSTON.

Delegates — James I. Wingate, O. W. Norcross, E. N. Whitcomb, James Smith. Alternates — Ira G. Hersey, I. F. Woodbury, George Elder, L. F. Perry. Visitors — George H. Cavanagh, F. O. Clark, John A. Emery, M. C. Grant, W. S. Samson, Edward Clark, Alfred Neal, Robert Black, Charles Linnehan, W. E. Sherriffs, John Northrops, S. Farquhar, E. E. Sayward, D. B. Garnsey, C. E. Clark, D. McIntosh, L. D. Wilcutt, J. Arthur Jacobs, George H. Converse, S. H. Uhler.

BALTIMORE.

Delegates — E. L. Bartlett, delegate-at-large; J. J. Walsh, John Hitz, J. F. Adams. Alternates — P. M. Womble, Jr., George W. Starr, Isaac S. Filbert. Visitors — Noble H. Creager, William Ferguson, C. L. Carson, W. F. Bevan, James A. Smyser, George P. Smyser, S. B. Sexton, Jr., W. V. Wilson, Jr., Hugh Sisson, Jr., Herman Duker, George Mann, J. P. Brady, Benjamin Franklin, Nelson Hiss, W. H. Anderson, W. C. Stewart, F. H. Davidson, E. D. Miller, secretary; E. R. Berry, Louis Dill, S. Frank Bennett, George Bunnecke, J. J. Kelly, Israel Griffith, C. E. Haker, George W. Walther, Thomas A. Winn, Peter Hamilton, F. P. Walsh, A. S. Shafer, James D. Green, Joseph H. Hellen, Theodore Krug, Joseph T. Lawton, A. Kohlhepp, John S. Bulloch, Julius Bunnecke, G. D. Crawford, Conrad Kratz.

BUFFALO.

Delegates — J. Boland, John Feist, C. A. Rupp. Alternates — C. J. Close, M. J. Byrne.

CHICAGO.

Delegates — George C. Prussing, George Tapper, W. P. Ketcham, chairman; Joseph Downey, John Rawle, W. H. Alsip, C. W. Gindele, M. B. Madden, George Vierling, F. E. Spooner, William Goldy, D. T. Purington, G. A. Fuller. Alternates — J. B. Simpson. Visitors — James John, E. A. Thomas, M. Campbell, Victor Falkenau, W. L. Hoffmen, J. J. Monahaghan, A. J. Vierling, I. A. Miller, W. H. Mortimer, R. C. McLean, editor of THE INLAND ARCHITECT.

CINCINNATI.

Delegates — Archibald Bolter, George Mason, Samuel Tappin, B. W. Blair, J. M. Blair, D. W. C. Bellville, Samuel Tippets, Patrick Murray, George Murray, Thomas Murray, George Gleason, A. F. Schuyler, Samuel Dickinson, James C. Hawood, W. A. Endaly, Robert Carlisle, D. Flaherty, C. E. Witt, Thomas Lee, William H. Stewart, Emil Reuckert, George Hummel, L. B. Hancock, Lawrence Grace, chairman.

CLEVELAND, OHIO.

Delegates — A. McAllister, R. H. Jenks, C. C. Dewstoe. Alternates — S. Towson. Visitors — E. H. Towson, A. Dall, P. Sheekelton, J. H. Arnold, Mr. Stewart.

DENVER.

Delegates — T. F. La Due, R. C. Greenlee, J. D. McGilvray.

DETROIT, MICH.

Delegates — W. J. Stapleton, H. George, A. Chapoton, Jr. Alternates — W. S. Vintin, R. Hilson. Visitor — J. Meuthe.

EAST SAGINAW.

Delegates — George C. Zwerk, M. Winkler.

GRAND RAPIDS.

Delegates — Henry E. Doren, H. M. Reynolds. Alternate — J. B. Ware. Visitor — H. G. Macfie.

INDIANAPOLIS.

Delegates — James E. Shover, George W. Stanley, A. W. Kuhn. Visitors — George Weaver, M. K. Fatout, W. H. Brown, Charles Neurge, William Petrie, W. H. Johnson, Frederick Adams, Theo. Kruse, O. L. Huey, J. C. Pierson and lady, Gus Coburn,

James Shay, John Kiley, Philip Kiley, D. F. Freener, R. C. May, Theo. Randall and two ladies.

KANSAS CITY.

Delegates—W. A. Kelly, Henry Goss, W. W. Lovitt, B. F. Swain, David Pullman. *Alternates*—George Dugon, John T. Sedder, William E. Emery. *Visitors*—W. W. Taylor, George M. Banfield, C. L. McDonald, James E. Taylor, Leo J. Stewart, Frank Shinnick.

LOWELL.

Delegates—J. H. Coggeshall, J. W. Bennett, W. H. Staples. *Alternates*—E. S. Foss, P. B. Quinn, Patrick Conlan. *Visitors*—L. F. Kittredge, P. F. Conotan, G. H. Watson, R. Staples, A. Staples, C. R. Costello, A. W. Harris, Wilder Bennett.

LYNN.

Delegates—Frank G. Kelly, Nathaniel T. Davidson.

LOUISVILLE.

Delegates—Thomas Armstrong, Joseph H. Peter. *Alternates*—Frederick Kimble, J. N. B. Stock. *Visitors*—John Greiner, E. R. Burghard, J. F. Merriweather, William Muster, Andred Diebold, Charles Seaman, John Bornheiser.

MILWAUKEE.

Delegates—L. J. Mueller, G. Duench, Clifford Clase. *Alternates*—A. H. Vogel, C. F. Kindt. *Visitors*—H. J. Sullivan, John Landguth, H. Weden, L. Hoffman, J. Peterson, Arthur Bate, Harry Vogt.

MINNEAPOLIS.

Delegates—G. W. Libbey, B. Cooper, H. N. Leighton, John Bowers, J. M. Hazen, S. F. Dodson, F. R. Pettibone, W. Thompson, G. Gillitt, W. K. Morrison.

NEW YORK.

Delegates—Richard Deeves, Daniel Herbert, William C. Smith, John J. Roberts, A. Dickinson, A. J. Campbell, George Moore Smith. *Alternates*—C. T. Wills, C. Andruss, A. G. Bogert, John McGlensley, J. J. Manor, E. P. Leonard, J. M. Canda.

NEW HAVEN.

Committee—J. G. Smith, E. H. Sperry, David H. Clark, John H. Leonard.

OMAHA.

Richard Smith, chairman; J. J. Jobst, S. J. Schall. *Alternates*—A. J. Vierling, George E. Whitlock, George E. Bassett.

PHILADELPHIA.

Delegates—William Harkness, Jr., delegate-at-large; Stacy Reeves, John S. Stevens, Charles Gilligan, Murrell Dobbins, Samuel Hart, George Watson. *Alternates*—John Kisterbock, Franklin M. Harris, David M. Whoelpper, William B. Irvine, John J. Weaver, Peter Gray. *Visitors*—Charles Reeves, J. S. Thorn, David A. Watts, James Moorman, Washington J. Gear, Jr., Charles A. Stine, Jr., H. E. Seeley, Richard A. Watson, George F. Paine, George W. Roydhouse, Jacob R. Garber, David O. Boorse, A. G. Buvinger, Charles Abel, Thomas H. Marshall, William Conway, A. V. Barber, William B. Carlisle, T. Milton Shafter, F. A. Fowler, Edmund Webster, James Johnson, J. B. Goldie, Henry Longcope, William C. Hartman, R. Peverly, William N. Read, C. F. Linton, James C. Taylor, Jacob Weiner, F. E. Myhlertz, William Peoples, Henry Reeve, Joseph B. Hancock, Charles G. Wetter, H. McInnes, E. H. Thomas.

PROVIDENCE.

Delegates—James S. Hudson, F. C. Markham, J. C. Goff. *Alternates*—J. D. Stuart, George C. Ross. *Visitors*—George R. Phillips, J. W. Briggs, T. B. Ross, Richard Hayward, William F. Cady, J. Frank Read, James C. Peck, M. Goldrick, C. L. Richards, H. F. Mason, Charles P. Merwin, John T. Maguire, P. Tierney, C. F. Dennison, H. W. Goff, E. D. Smith, Charles Hathaway, William F. Shattuck, J. W. Furlong, Henry Peck, James Sheridan, A. C. S. Learned, J. M. Smith, C. F. Sarsford.

PORTLAND, MAINE.

Delegates—A. D. Smith, T. J. Feeney, R. W. Jackson. *Alternates*—Charles E. Snow, D. M. Manniff, George Smith. *Visitors*—J. H. O'Neill, John Horr, Frank Redlon, Melvin Hamblett, Gradner Walker, John Flannigan and two ladies.

PITTSBURGH.

Delegates—J. J. Hamilton, Reese Lindsey, Samuel Steele, Adam Wilson. *Alternates*—Abraham Rasner, A. J. Harnack, C. G. Dixon. *Visitors*—H. R. Barnes, Joseph Keeling, James Murphy, Alexander Hall, Ferdinand Beng, C. H. Stolyenback, James Werry, Robert Mawhinney, E. E. Elliott, A. Pew, J. R. Meredith, E. Magee, F. Lingenfelter, H. L. Kreisler, W. J. Zansler, Matthew Mawhinney, Herman F. Kunkel, C. H. Ruhland, Frank Fertig, George Bauman.

PEORIA.

Delegates—Valentine Jobst, chairman; Frank B. Hasbrouck, Hiram H. Pierce.

PUEBLO.

Delegate—A. M. Crowell.

ROCHESTER, N. Y.

Delegates—W. H. Gorsline, H. H. Edgerton, F. C. Seitz. *Alternates*—T. W. Finnican, C. W. Voshall, F. P. Stallmant. *Visitors*—Charles Vogel, John Smith, W. Hagaman, Isaac Christiansen, C. C. Meyer, W. J. Devendorf, Edward Stranchen, John R. Stranchen, R. Williamson, F. G. Trangott, Joseph Mandery, C. J. Hoffman,

H. M. Hart, John Luther, John Heoron, Henry Lomb, J. P. Western, Edward Lauer, F. L. Hughes.

SIOUX CITY.

Delegates—Frank Clark, J. A. Harris, George Ellerd, Albert Ellerd.

ST. JOSEPH, MO.

Delegates—John De Clue, William Elliott, D. E. Marshall. *Visitors*—Thomas Winn, George Knoop, Thomas Crothers, Richard De Clue, George Crothers.

ST. LOUIS.

Delegates—Thomas J. Kelly, Anthony Ittner, William A. Rutter, J. B. Legg, William M. Anderson, P. Mulcahey, William J. Baker. *Alternates*—James L. Yuedry, Charles J. Behrens, Thomas P. McKel-liget. *Visitors*—Will B. Walsh, Ed. P. Collins, Richard Walsh, T. J. Larkin.

ST. PAUL.

Delegates—E. E. Scribner, J. W. McKinnon, J. H. Donohue, M. G. Craig. *Visitors*—George J. Grant, J. M. Carlson, Gates A. Johnson, E. J. Donohue, George M. Brack, G. W. Partridge, H. H. Mann.

SAN FRANCISCO.

Delegate—Charles C. Terrill.

SYRACUSE, N. Y.

Delegates—Henry F. Crawford, James E. Baker, John Moore, director. *Alternates*—J. A. Isley, Charles F. Wisehoon. *Visitors*—Harry Ryan, Fred L. Straze, George Clark, Thomas Carr, Frank Hunt, Daniel O'Brien, Thomas Jackson.

UTICA, N. Y.

Delegates—John F. Hughes, William Fisher.

WILMINGTON, DEL.

Delegates—A. S. Reed, L. T. Grubb, A. L. Johnson.

WORCESTER, MASS.

Delegates—H. W. Eddy, J. T. Darling, W. F. Dearborn. *Alternates*—C. H. Vaughn, G. D. Webb, J. D. Smith. *Visitors*—T. Smith, J. Prickford, T. O. Gara, W. Knowles, T. D. Perry, B. W. Stone, D. C. Tuley, Mr. McGrath, W. W. Lowell, E. Adams, H. H. Stoddard, F. S. Dearborn, George Kingston, G. W. Carr, O. S. Kendall, R. S. Griffin, George Bouchard, A. M. Kelly, C. O. Richardson, D. W. Darling, J. A. Norclose, C. D. Morse, J. H. Hartwell, J. P. Bocknell, G. I. Vanderull, Samuel Hull.

WASHINGTON, D. C.

Delegates—Thomas J. King, R. J. McCarty, H. A. Jones, Fred. W. Phillips. *Alternate*—Morgan Thomas. *Visitors*—J. R. Galloway, Joseph F. Bradley, Thomas F. Stephenson, J. W. Thomas, H. F. Getz, John McGregor, Robert Low, Frank E. Smith, George E. Hutchins, Joseph Mathey, D. C. Fahey, J. W. Drew, F. N. Devereaux, George Spramey, A. L. Phillips, J. W. Carr, C. A. Schneider, L. A. Littlefield, Charles J. Fanning, William Cammack, Jacob Viehmeyer, Robert Clarkson, Charles A. Langley.

After roll call the convention adjourned and the delegates proceeded in a body to inspect Colonel Auchmuty's trade schools.

Colonel Auchmuty welcomed the visitors, and stated that so widespread is the desire to learn a trade well that they had young men from twenty-three different states, Nova Scotia and Montreal. He said: "Here are fourteen houses, the walls of which were built by the graduates of the bricklaying class. I think any mason builder would say that the work of these young bricklayers is better than the average contract work." He believed the solution of the labor question is in education.

Bishop Henry C. Potter was introduced to the visitors by Colonel Auchmuty. He said: "Gentlemen of the National Association of Builders, I think the humor of the situation must be apparent to you as it is to me. The gentlemen of the press have asked me, with fine sarcasm, whether I am here this afternoon to speak to you because of my technical knowledge. I am reminded of the man who was picked up in the gutter very drunk, to whom somebody said, 'I thought you lectured on temperance?' 'No,' said he, 'I am the frightful example.'" The bishop said that when it came to technical knowledge of building, he was a frightful example to builders. Yet, he thought there was a close analogy between the builder's calling and his own, for in the old English usage a clerk was an ecclesiastic. To read, to write and to cipher was for a long time the exclusive privilege of clergymen. Clergymen in those days were the teachers of other men. But a time came when the parson ceased to be an all-round man, and then came the school, the college, the university, in which men were taught not only what the parson could teach them, but all the knowledge possible to human enlightenment. Once the master and the apprentice lived under the same roof and ate at the same table. That condition is no longer possible today. The apprentice today is a boy or a youth out of whom the employer tries to get the best profits he can, without considering the boy's welfare. There are a few exceptions to this. The apprentice's opportunities for enlightenment are very imperfect. The speaker asked what could be done with the boy or young man who wants to learn a trade thoroughly. He thought the only hope for him was in trade schools. He thought young men in most great American cities are doomed to do tasks to which feminine talent and aptitude are better adapted. The cause of this is that, under the present condition of things, the avenues to labor for the apprentice are closed by purely arbitrary associations in which the element for personal interest obscures the larger interests of the whole. (Applause.) The speaker did not wish to be misunderstood,

he said. He had no word to say against the right of labor to organize. He wished the preachers were organized to protect the parson from the salary of a country minister. "But," said he, holding up his hands, "I deny anybody the right to deny to me the privilege to take this God-given instrument and do with it the finest possible work in any direction which my taste and genius may draw me." He thought America would be happier and better if its native talents were employed more largely in constructive work. The finer mechanical work in this country is the result of imported labor or imported laborers. It is not our own work. The reason of this is to be found in the great technical schools beyond the seas. American labor would drag in the rear until it followed in the footsteps of these foreign examples. In conclusion, he said, "God bless Colonel Auchmuty for teaching rich men how to use wealth."

In response to many calls, Mr. Sayward said that it was hardly appropriate for him to say anything after the eloquent speech just heard. His heart was filled with satisfaction by the exhibition in the schools. Through all the years that he had been working in behalf of the National Association, he had looked forward to the time when he could bring a representative gathering of the builders of the country to the trades schools of this great philanthropist. He hoped the builders would take away with them the lesson, that through their exchanges they should be teaching the youth of this country. (Applause.)

SECOND DAY—MORNING SESSION.

The convention was called to order at 10:20 A.M., President Tucker in the chair.

When the roll call was disposed of, the presentations of resolutions commenced.

Anthony Ittner, of St. Louis, offered a resolution to the effect that the convention memorialize congress for the passage of the Torrey Bankruptcy Bill.

J. D. McGilvray, of Denver, offered a resolution regarding the duty of the various exchanges represented in the convention to devise a more perfect and ampler apprentice system than is at present in vogue.

Richard Smith, of Omaha, offered a resolution concerning convict labor.

Richard Deeves, of New York, proposed an amendment to the Uniform Contract: "That the contractors shall be responsible and shall hold the owner harmless for all accidents, damages and violations of law through carelessness or neglect on his part."

President Tucker appointed the following Committee upon Nominations and Place of Meeting: Richard Smith, of Omaha; R. H. Jenks, of Cleveland; E. Noyes Whitcomb, of Boston; I. F. Adams, of Baltimore; William A. Rutter, of St. Louis.

Secretary Sayward then read his report. He said that the duties of the secretary had been much more various and absorbing in the year past than ever before, but that the work connected with the office had been done much more promptly and thoroughly because of the assistance he had received from his secretary, and thanked the directors for granting him this assistance. At the last convention, he said, thirty-five exchanges were represented; since then but one new body had been added—the Exchange of Peoria, Illinois. Brooklyn, Charleston, Hartford and Wheeling have dropped out. The reason of the defection of these exchanges was local, he thought. He said he was in communication with exchanges in a number of cities, and several, he believed, would join the association before the next convention. The South, he added, was still unrepresented in the association. Continuing, he said the influence of a representative body like the National Association has been acknowledged in many places beyond its jurisdiction. For instance, the documents and reports of the association had been printed in Melbourne, and a national movement had been started in Australia similar to that in this country. It was also satisfactory to note that the National Master Builders' Association of Great Britain frequently refers with commendation to the work of the organizations in this country. The secretary suggested the issuance, by the body with which he was connected, of a periodical statement of the condition of the building trades in the various cities in this country, as was done by the English association. He thought, also, there was room for the establishment of a building accident insurance company for the protection of builders, similar to the one existing in London. Among the new works undertaken by the secretary's department during the past year is that of keeping a perfect record of organizations connected with the building business in the United States. On the record there are now the names of 616 organizations. In addition, in Canada there were thirty-six, and in other countries seventy-three. Except so far as the figures for this country are concerned, these statistics, the secretary said, are not complete, but merely represent his information as far as it goes. The establishment of trade schools under the patronage and direction of builders' associations was progressing very slowly, he was sorry to say. The Philadelphia Exchange, however, had made a brilliant success with its schools, and he was satisfied that after the visit, which is to be paid to these schools by the convention, every delegate and visitor would be convinced that this is work which the builders must undertake for their own protection and for the salvation of the building trades of this country. Among other matters touched upon by the secretary was one deserving especial attention. He said that a leading member of the Board of Exchange had presented strong views to him in regard to the forming of unions of employers in all the special trades, to act with the same unity and force as the unions of workmen, and to retaliate for their overt acts. In touching upon the contract question, the secretary mentioned a case that arose in Boston, where certain builders were invited to figure upon some work, with the understanding that the lowest bidder was to receive

the contract. The lowest bidder, however, was invited to make certain changes in his bid, afterward to be brought in competition. After some discussion and wrangling on the matter, the contract was awarded to somebody else, and the lowest bidder brought suit for damages, with the result that he obtained a verdict of \$14,500 for being deprived of a contract which belonged to him. (Applause.) In closing, the secretary drew attention to the fact that only by persistently hammering upon the various reforms to which the association was committed could they be carried out, namely, the Uniform Contract; the establishment of trade schools; the improvement of the relations between the builder and the architect as to function, authority, methods and practice and the sub-contractor difficulty.

The report of the secretary was long and interesting, the above covering the more important portions. It was received and adopted with a rising vote.

Treasurer George Tapper, of Chicago, read his annual report, which showed, after an approximate estimate of the convention expenses, a balance of \$2,000 in the treasury of the association. A. S. Reed, of Wilmington, and William A. Kelly, of Kansas City, were appointed by the president as auditing committee.

The reports of standing committees being next in order, that upon Sub-Contracting, James A. Miller, of Chicago, chairman; that upon Arbitration, J. Milton Blair, of Cincinnati, chairman, and that upon Uniform Contract, George C. Prussing, of Chicago, chairman, and that upon Builders' Surety Company, were submitted and laid over until the following day for discussion, according to the convention programme.

The convention then adjourned until 2 o'clock P.M.

SECOND DAY—AFTERNOON SESSION.

The session convened at 2:20 P.M. The first business transacted was the reading of a resolution offered by Mr. Kelly, of St. Louis, extending the thanks of the convention to Col. R. T. Auchmuty, for kindness shown in permitting them to inspect his trades schools, and to Bishop Potter for his "very able address" delivered during the visit. The resolution was adopted, and this was followed by another resolution making Colonel Auchmuty an honorary member of the National Association of Builders. The latter was adopted by a standing vote.

The auditing committee on the treasurer's report announced that they had examined the accounts and vouchers and found them to be correct.

Secretary Sayward then read an invitation from "The Employing Plasterers in Convention with the National Association of Builders," extending a cordial invitation to all employing plasterers visiting the city to meet them at the Ashland House, Fourth avenue and Twenty-third street, at 10 o'clock P.M.

President Tucker read a request from the National Association of Fire Engineers for the appointment of a committee to meet a joint committee of fire engineers, architects, builders and building inspectors to frame a uniform building ordinance, said committee to meet in New York, on April 2 next.

Mr. Madden, of Chicago, made a motion that a committee of seven, to represent the National Association of Builders (two of whom to be the president and secretary), be appointed, which was carried.

Consideration of the amendment of Article IV of the constitution, so that persons serving a term as president shall become permanent directors, then commenced and led to a long and animated discussion, which was opened by Mr. Kuhn, of Indianapolis, who thought nothing was to be gained by the adoption of the amendment, and moved that it be laid on the table. Mr. King, of Washington, proposed the substitution of the word "advisory" for the word "permanent," which motion was seconded by Mr. Mulcahy, of St. Louis. Mr. Ketchum, of Chicago, offered an amendment to the amendment: "Any person having served a term as president of this association shall, by virtue of that service, become a director for five years, in addition to the directors otherwise provided for." Upon the seconding of this, Mr. Craig, of St. Paul, added: "Provided such president continue an active member of our affiliated body for such term of five years." Mr. Ketchum consented to this addition. At this point Mr. McGilvray, of Denver, arose and energetically objected to the amendment to the constitution and the principle underlying it. He wanted to be informed of the purpose in view in creating honorary positions.

Mr. Alsip, of Chicago, said, that whereas he was heartily opposed to the amendment as put at first, he had no objection to the five years' term and was ready to vote for it.

Mr. Campbell, of New York, said the founders of the organization had done good work. The choicest spirits in the organization were its leaders. They were men selected from all parts of the country, and in the nature of things were the men with the widest experience in their locality. He thought the convention should accept the amendment in its original form.

Secretary Sayward then took the floor, "not as secretary of the organization," he said, but "as a delegate from Boston." In answer to Mr. Campbell's question, as to who was the author of the amendment, he was the guilty party; but he had not originated it to confer special honor upon anyone, but that the association might be benefited by the wisdom and experience of the gentlemen it called to the chair.

He thought the association could not forego the assistance of these gentlemen. In his estimation the director's meetings were not overburdened with numbers.

Mr. Swain stated that while the gentleman who had just concluded his able address could not go beyond him in honoring the ex-presidents, he objected to the original amendment and the amendments to it.

Messrs. Campbell, Rutter, Deustoe, Gindele and Boland spoke to the amendment.

Mr. McGilvray, of Denver, thought the real question at issue had been evaded in the discussion. It was not one concerning the personality or the value of the services of the presidents of the association, but one involving a principle, the creation of a sort of hereditary body.

Mr. Sayward again took the floor, and warmly declared that nothing had been evaded, nor was the amendment skillfully intruded, as one of the speakers had asserted. The object of the amendment was not to honor anyone. "We are seeking for something we want." The association requires the continued services of people who are men of experience in their particular line. He trembled for the time when the association would say: "Shelve these men as fast as they have gone along. Don't let us get anything more from them." The amendment was finally lost by a vote of sixty-eight in the affirmative, fifty-four in the negative, a two-thirds vote being necessary to amend the constitution or by-laws.

A paper upon "The Legal Aspect of Strikes and Boycotts" was read by John L. Wilkie, and a vote of thanks was passed to Mr. Wilkie, and the paper ordered printed in the minutes. The session then adjourned.

THIRD DAY—MORNING SESSION.

The president announced the following committee to represent the association in the joint committee of fire engineers, architects, builders and building inspectors: Stacy Reeves, of Philadelphia; Joseph Downey, of Chicago; Warren A. Conover, of New York; William A. Rutter, of St. Louis; W. H. Grosline, of Rochester, and the president and secretary.

The secretary then read the report of the Committee on Arbitration, as follows:

REPORT OF COMMITTEE ON ARBITRATION.

The committee appointed at the last convention of the National Association of Builders, to prepare a form of arbitration, offer to the delegates assembled at the fifth annual convention the result of their deliberations.

The committee call attention to the fact that one of the fundamental points of the Declaration of Principles of the National Association recites that "employers in the building trades should recognize that there are great opportunities for good in associations of workmen, and while opposing and condemning improper methods and action upon the part of such associations, they should still be ready to aid and assist them in all just and honorable purposes."

Your committee believe it to be possible and desirable for employers and their workmen to unite in establishing a method by which the interests of workmen and the interests of employers may each receive just consideration, and through which the relations of each to the other may be harmoniously adjusted.

They believe that to secure the establishment of such a method, it is absolutely necessary that there be associations of employers and associations of workmen, to serve as representative bodies in the premises, in order that the action taken may comprehend, as fairly as possible, the collective interests of the individuals on both sides, and in order that the practices recommended may, through them, be more generally adopted.

They believe that no association desiring recognition as a representative body should, either in its form of organization or through its by-laws, rules, or practices, attempt to independently or arbitrarily control or influence the action of others; but, recognizing the rights of others, should adopt measures that will lead to joint consideration and joint action in all matters of mutual concern.

They believe that associations established on the principles above expressed should be heartily encouraged, all persons eligible thereto should be urged to join, and every legitimate effort made to convince them that it is their duty to unite with their fellows in all honorable methods for the establishment and maintenance of just and proper practices among themselves and in their relations to others.

In harmony with these views, and believing it is the manifest duty of the National Association to recommend to its filial bodies a definite and universally applicable method of arbitration in place of objectionable methods, or lack of method, heretofore existing, and which shall fully recognize the rights of both employers and workmen.

Your committee offer the following draft of a form of organization of a joint committee, and certain other action deemed essential, which they believe to be applicable for the use of any and all of the various branches of the building trade, and offer it as an honorable plan, which filial bodies may safely recommend to employers and workmen in the building trades, for the peaceful settlement of all matters of mutual concern.

Your committee recommend that all filial bodies be urged to present this simple plan to the various trades represented in their bodies, requesting their various special trades to organize, if not already organized, and then offer this plan to the organizations of workmen in their trades as the basis for a mutual agreement and understanding which shall prevent all further disputes.

Form of Agreement to secure the establishment of Arbitration Committees, with Plan of Organization of the same, for the use of Associations of Employers and Associations of Workmen in all branches of the Building Trade.

AGREEMENT.

For the purpose of establishing a method of peacefully settling all questions of mutual concern,.....(Name of organization of employers) and.....(Name of organization of employees) severally and jointly agree that no such question shall be conclusively acted upon by either body independently, but shall be referred for settlement to a joint committee, which committee shall consist of an equal number of representatives from each association; and also agree that all such questions shall be settled by our own trade, without intervention of any other trade whatsoever.

The parties hereto agree to abide by the findings of this committee on all matters of mutual concern referred to it by either party. It is understood and agreed by both parties that in no event shall strikes and lockouts be permitted, but all differences shall be submitted to the joint committee, and work shall proceed without stoppage or embarrassment.

The parties hereto also agree that they will incorporate with their respective constitutions and by-laws such clauses as will make recognition of this joint agreement a part of the organic law of their respective associations. The joint committee above referred to is hereby created and established, and the following rules adopted for its guidance:

ORGANIZATION OF JOINT COMMITTEE, AND RULES FOR ITS GOVERNMENT.

1. This committee shall consist of not less than six members, equally divided between the associations represented, and an umpire, to be chosen by the committee at their annual meeting, and as the first item of their business after organization. This umpire must be neither a journeyman craftsman, nor an employer of journeymen. He shall preside at meetings of the committee when necessary.

2. The members of this committee shall be elected annually by their respective associations at their regular meetings for the election of officers.

3. The duty of this committee shall be to consider such matters of mutual interest and concern to the employers and the workmen as may be regularly

referred to it by either of the parties to this agreement, transmitting its conclusions thereon to each association for its government.

4. A regular annual meeting of the committee shall be held during the month of January, at which meeting the special business shall be the establishment of "Working Rules" for the ensuing year; these rules to guide and govern employers and workmen, and to comprehend such particulars as rate of wages per hour, number of hours to be worked, payment for overtime, payment for Sunday work, government of apprentices, and similar questions of joint concern.

5. Special meetings shall be held when either of the parties hereto desire to submit any question to the committee for settlement.

6. For the proper conduct of business, a chairman shall be chosen at each meeting, but he shall preside only for the meeting at which he is so chosen. The duty of the chairman shall be that usually incumbent on a presiding officer.

7. A clerk shall be chosen at the annual meeting, to serve during the year. His duty shall be to call all regular meetings, and to call special meetings when officially requested so to do by either body party hereto. He shall keep true and accurate record of the meetings, transmit all findings to the associations interested, and attend to the usual duties of the office.

8. A majority vote shall decide all questions. In case of the absence of any member, the president of the association by which he was appointed shall have the right to vote for him. The umpire shall have casting vote in case of tie.

Clauses to be incorporated with By-Laws of parties to Joint Agreement.

A. All members of this association do, by virtue of their membership, recognize and assent to the establishment of a joint committee of arbitration (under a regular form of agreement and governing rules), by and between this body and the..... for the peaceful settlement of all matters of mutual concern to the two bodies and the members thereof.

B. This organization shall elect at its annual meeting..... delegates to the said joint committee, of which the president of this association shall be one, officially notifying within three days thereafter the said..... of the said action and of the names of the delegates elected.

C. The duty of the delegates thus elected shall be to attend all meetings of the said joint committee, and they must be governed in this action by the rules jointly adopted by this association and the said.....

D. No amendments shall be made to these special claims A, B, C and D, of these by-laws, except by concurrent vote of this association with the said..... and only after six months' notice of proposal to so amend.

J. MILTON BLAIR,
ANTHONY ITTNER,
GEORGE C. PRUSSING,
MARC EIDLITZ,
DAVID A. WOELFFER.

G. C. Prussing, of Chicago, moved the adoption of the report, seconded by J. S. Stevens, of Philadelphia. The report was then discussed.

Mr. Swain, of Kansas City, speaking to this motion, said that they had tried arbitration in his city and found it wanting. He objected to recognizing the right of unions to dictate who should be foreman and how many apprentices an employer should have. He stuck, he said, to the principles that the builders had a right to employ or not to employ, and he should vote against the report.

Mr. Blair, of Cincinnati, said that the organization of workmen was fully equipped, and the only way in which employers could effectively discuss with them questions of material interest was through an organization on their side.

The speaker went on to say that it was the intention of the committee that the joint committees in every city should impress on the men that the interests of the two parties were mutual. Arbitration pre-supposed organization on both sides, in order that the agreement might be authoritative and binding. He advised the employers to emulate the example of the workmen and perfect their associations, so that in case of any contest or in case of any agreement, they would be prepared either to stand the former or abide by the latter.

Mr. Gindele, of Chicago, then gave an instance of the benefits of arbitration, by telling the story of a strike in Chicago, in 1886. The struggle had lasted for three months, and had been very bitter. Then the master masons consented to meet the workmen's representatives, and an agreement was finally reached. Since then there has been no trouble. Mr. Gindele, however, objected to the selection of a judge as umpire, because the position was political. Mr. Alsip, of Chicago, spoke in favor of the report; but Mr. Moore, of Syracuse, objected to the interposition of any organizations in the management of his affairs, and thought and stated that no good could come of such intervention.

Mr. McGilvray, of Denver, took exception to Mr. Moore's remarks. He thought that trades unions were of as much benefit to masters as to men, and that arbitration was an equitable method of settling the disputes which necessarily arise. Mr. Hersey, of Boston, also favored the resolution, but did not think that the labor unions of his city would like it. Mr. Armstrong, of Louisville, spoke disparagingly of the influence and methods of trades unions, and said that they were aggressive and unscrupulous. Mr. Watson, of Philadelphia, thought that the laborers were sensible and well disposed, and favored the plan of the Committee on Arbitration, particularly for large cities. Mr. Stevens, of Philadelphia, laid down as a fundamental principle that the men have a right to work or not to work, and masters to employ them or not to employ them. He believed the resolution tended to violate this principle. Mr. Reeves, of Philadelphia, said that organization was in the air, and that employers had suffered in the past from being more weakly associated than were the workmen. Mr. Dewstoe, of Cleveland, stated the opinion that there were some principles which were not arbitrable, and among these was that of individual liberty, which was threatened by the report of the committee. Mr. Baker, of St. Louis, thought that trades unions ought to be accepted as facts which had come to stay. Mr. Walsh, of Baltimore, said that the workmen in his city were associated with the Federation of Labor, and that that organization must be controlled before arbitration could become possible. William A. Rutter, of St. Louis, said he favored arbitration as a prevention of strikes, and that he had found it to his advantage to conciliate his workmen as far as possible.

Mr. King, of Washington, then moved to strike out Section 6 of the report, which he believed tended to strengthen the hands of organizations which he and his associates, as employers, were liable to come in conflict with. He favored arbitration, but did not wish to fortify a possible enemy. The motion was seconded; and Mr. Prussing, of

Chicago, opposed the amendment and explained the meaning of the report, which, he said, did not conflict with the principle laid down by Mr. Stevens. A discussion followed between Mr. King and Mr. Prussing. The latter was then given an opportunity to explain himself more fully. He said that he did not advocate a concession to the workmen, but to reason. He said that the meat of the report lay in Section 3, which expressed the belief of the committee that some method might be established by which the interests of employers and employes might be favorably adjusted. Mr. Legg, of St. Louis, then offered a substitute resolution, in favor of which Mr. King withdrew his amendment. Mr. John Rawle, of Chicago, spoke in favor of arbitration, and instanced a case in which a difficulty of twenty-six years' standing had been settled. Mr. George, of Detroit, thought that arbitration was all right where the two parties are equal; where they are not, it is all wrong. Mr. Richard Deeves favored arbitration, which, he said, had worked very well in this city; but he also favored the substitute, because he thought that Section 6 forced men into the union. Secretary Sayward then spoke against the substitute. He thought the trouble had been largely the fault of the employers, because they had not organized in time. The committee had suggested a basis for agreement between employer and employe on the broad platform of justice. He pointed out that the National Association was only advisory, that they came together for counsel and to recommend back to the affiliated bodies feasible methods of doing the things that are proper to do. Mr. Sayward then made an able plea for the report in its entirety, and said that Section 6 had been misunderstood by those who opposed it. He concluded with an earnest appeal for a solution of the question under discussion. Mr. George moved to lay the matter on the table, which was defeated. Mr. King proposed to strike out certain words in Section 6, and the motion was adopted by a vote of 64 to 42. The report of the Committee on Arbitration was then adopted as amended, and the session adjourned.

THIRD DAY—AFTERNOON SESSION.

The session was called to order at 3:30 P.M., and the president announced that the first business of the afternoon would be the consideration of the report of the Committee on Reforms in Sub-Contracting.

Mr. Walsh moved that the report of the Committee on Reforms in Sub-Contracting be adopted.

On motion of Mr. Woodbury, of Boston, it was decided to take up the report article by article.

The secretary then read the first article, and on motion, duly seconded, it was adopted.

The secretary then read Article II. Quite a lengthy discussion followed the motion for the adoption of this order. Mr. Armstrong, of Louisville, said there was an open question in the article, as it said "however obtained," which words should be stricken out. Mr. Miller, of Chicago, stated that the article read, "any sub-bid knowingly opened," and that the article didn't apply unless the bid was knowingly received or knowingly opened.

Mr. Stevens, of Philadelphia, stated that if anyone opened a bid and didn't want to use it he could put it back again, and if it didn't have upon the envelope the statement spoken of by the report further on, it was the fault of the person who had sent the bid for not sending it in the proper envelope. It is customary to put on the outside of a bid information as to who it was from and what work it was for, and if the gentleman didn't want to open the bid and knew it was from a party he didn't want to give it to, he need not open it, but if any such restriction as proposed was placed upon the envelope and it was not opened knowingly, the contractor need not be compelled to accept it.

Mr. Moore, of Syracuse, believed that every respectable contractor who was bidding on the entire work and solicited bids on a special part of it was in honor bound to treat the lowest bidder fairly, and award him a contract if his bid was satisfactory, but stated that no matter what action the convention took, he should never feel compelled to let a contract to someone he didn't want to let it to.

Mr. Deeves, of New York, thought if he didn't solicit a bid he shouldn't be compelled to accept it, and according to his reading of the paragraph, if he received the bid and it was the lowest, he would be bound to accept it.

Mr. Hart, of Philadelphia, suggested striking out Section 2, as it conflicted with Section 1, and moved that it be stricken from the report, which was seconded by Mr. Hiltz, of Baltimore.

Mr. Stevens stated that there was one clause in Article II which was not touched upon in Article I and, as he thought that that clause should be adopted, moved, as an amendment to the amendment offered by Mr. Hart, to strike out all of Clause 2 and make it read as follows: "A sub-bid should always be treated by the general contractor as a confidential communication, and should not be disclosed by the general contractor at any time, without the consent of the sub-bidder." This was seconded and Mr. Hart accepted the amendment.

A vote was taken upon the amendment proposed by Mr. Stevens, and it was lost. Article II as proposed was then adopted.

Secretary Sayward stated that he had been asked to present a suggestion to the delegates at this point in the consideration of the report. He apprehended that while the general contractor, by the two proposed articles, Nos. 1 and 2, had been restricted, the sub-bidder had not in any way been restricted, and the communication he had was from a gentleman in New York, who stated that a verdict of much importance to contractors and sub-contractors had been rendered in one of the New York courts a couple of weeks ago. A certain party, in taking a contract for the mason work on a job, invited bids from sub-contractors, and selected the lowest in a certain line, and used his bid in making his whole bid. After the contract was awarded to him he notified the sub-contractor of the acceptance of

his sub-bid, and the sub-contractor wrote back that he had made a mistake, and refused to go on with the work. The contractor then took other bids, and awarded it to the lowest, and sued the original sub-contractor, who had backed out, for the difference, and got a verdict.

The secretary then read Section 3 and, upon motion, it was adopted.

The secretary read Section 4, and it was moved and seconded that it be adopted.

Mr. Deeves, of New York, did not favor the article; neither did Mr. Dewstoe.

Mr. Ittner, of St. Louis, thought the clause should be adopted, as it was intended to cure very objectionable practices in some cities.

After some further discussion by Mr. Gindele, of Chicago, and some others, it was moved and seconded that Article IV be stricken out, as Article VI covered the ground.

Mr. Deeves offered as an amendment to Article IV as he thought it would cover the chief objections, to make it read as follows: "The general contractor should refuse estimates from sub-contractors who at the same time leave estimates for the same work in architects' offices."

The amendment was lost.

The motion to strike out Article IV was then put and carried.

The secretary read Article V.

Mr. Madden, of Chicago, thought the convention would be unable to finish the consideration of the report if the members continued to quibble at every line and section in it, and moved, for the purpose of facilitating business, a reconsideration of the vote by which it was agreed to take it up section by section. This motion having been seconded, it was put to the convention and lost.

Mr. Deeves moved to amend by striking out the word "offices," which was seconded by Mr. Sayward. The amendment was then adopted and also the original article as amended.

The secretary then read Section 6, and on motion, duly seconded, it was adopted.

The secretary read Article VII, and Mr. Kelly, of St. Louis, moved that it be stricken out and the following substituted: "Payments to be made by the contractor to the sub-contractor on account, as the work progresses, final payment to be made when the sub-contractor's work is completed to the satisfaction of the owner or his authorized agent."

Mr. McAllister objected to this.

Mr. Woodbury, of Boston, then proposed an amendment or substitute for Article VII, which was put and lost.

An amendment offered by Mr. Kelly was then voted upon and lost, and the article as originally read was adopted.

The secretary then read Article VIII, which was adopted, as was also Article IX. Article X was also adopted.

Mr. Walsh, of Baltimore, moved to strike out all of Article XI after the words "and in addition to the above, each exchange shall prepare and furnish to its sub-contractor members' envelopes which shall have on their face the name of the exchange," which was seconded.

The motion of Mr. Walsh was carried.

The secretary read Article XII, and on motion of Mr. Cahill, of St. Louis, it was stricken out.

Article XIII was stricken out on motion of Mr. Fuller, of Chicago, duly seconded, although Mr. Reeves, of Philadelphia, opposed the motion.

Article XIV was adopted. Also Article XV. Article XVI was read by the secretary, and Mr. Purington, of Chicago, moved to amend by inserting the words "or change" between the words "cutting and necessary."

Mr. Vitter, of Detroit, moved that Article XVI be stricken out, because the architects' specifications generally state which mechanic shall do the respective work.

Mr. Reeves, of Philadelphia, opposed Mr. Vitter's motion to strike out, and after speeches by Mr. Dewstoe, of Detroit, Mr. Gindele, of Chicago, and Mr. Booth, of Milwaukee, the president put Mr. Vitter's motion to strike out, and it was carried.

Article XVII was then adopted.

The whole paper, as amended, was then adopted by a rising vote, it is as follows:

REPORT OF COMMITTEE ON REFORMS IN SUB-CONTRACTING.

To the President and Directors of the National Association of Builders:

GENTLEMEN,—Your committee, appointed at the annual convention at St. Paul, under the following resolutions:

"WHEREAS, Many evils 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 dealing; therefore be it

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

desire to present as the result of their deliberations the following

REPORT.

1. A principal contractor having been awarded a contract involving sub-contracts, his estimate having been based upon sub-estimates, should award the said sub-contracts to the lowest solicited bidders whose bids were received by him prior to his having made out his own bid, and should notify the sub-bidders that their estimates have been accepted or rejected, as soon as the contract has been awarded to him; and should without unnecessary delay execute with the lowest solicited bidders such contracts as may be mutually satisfactory; promptness upon the part of the contractor in notifying the sub-bidders of the acceptance of their bids and the executing of these contracts being essential to the proper compliance of this rule. Should a principal contractor receive a sub-bid unsolicited, he should not be considered under obligation to use the said bid, even if it be the lowest; but he must not reveal the bid, nor use it in any way to influence any other party.

2. Any sub-bid knowingly opened by a principal contractor should be, for the purpose of this article, considered as having been solicited. A sub-bid should

always be treated by the general contractor as a confidential communication, and should not be disclosed by the general contractor at any time without the consent of the sub-bidder; but contractors knowingly receiving or obtaining knowledge from whatever source, of the bids of sub-bidders must treat them as solicited bids.

3. Sub-contractors should avoid leaving their estimates in architects' offices, when they are received there simply as an accommodation to, and for the information of, principal contractors.

4. When bids are submitted in architects' offices, or to the owner, for portions of building work, they should be considered as *direct* estimates only.

5. Contractors should decline to give architects or owners estimates in the aggregate when the said architects or owners are soliciting estimates in detail, nor should estimates be furnished in detail when estimates are solicited in the aggregate.

6. Payments should be made by the contractor to the sub-contractors on account, as the work progresses, final payment to be made when the sub-contractor's work is completed, and should not be delayed until the entire building is completed to the satisfaction of the owner or his authorized agent.

7. Anyone detected in trading on any of the sub-bids, whether they be solicited or unsolicited, or however knowledge of them may have come into his possession, should be liable to forfeiture of membership, censure, or suspension, as the board of directors, or general exchange of which he is a member, may direct.

8. A contractor having obtained work upon bids received from sub-contractors, has received from those sub-contractors valuable considerations, for which proper remuneration should be given; the proper remuneration being the awarding to said sub-contractors of their respective sub-contracts; and the damage to the sub-contractors for failure of the contractor to make such awards should be estimated at the liquidated damages of not less than ten per cent of the amount of their respective bids; the payment of these damages by the contractor not necessarily to relieve him from being disciplined by his exchange for dishonorable conduct.

9. To bring this code at once to the attention of those interested, and to prevent it from being forgotten, or its rules overlooked, each exchange should prepare copies of this code of practice, printed in large type, and posted conspicuously upon the walls of the exchange, where they can be readily referred to by all members.

10. The declining by a sub-contractor to go upon a general contractor's bond, shall not be a proper reason for the general contractor to decline or refuse to award to said sub-contractor a contract that by this code properly belonged to him.

11. This association recommends to all affiliated bodies that they adopt this code and pass proper rules for its enforcement and to enable them to discipline their members for violation of this code in their dealings with members of affiliated bodies, as well as with members of their own exchange.

12. Any member having work to let should, as far as consistent with business principles, deal only with members of his own or an affiliated exchange, and should do all in his power to forward their interests.

13. To properly enforce this code, each exchange should have a rule about as follows, viz:

Any member of this exchange who shall be guilty of unfair, dishonest, or unbusiness-like conduct in the transaction of any business, either in competition for work or material, or refusal to comply with a contract, according to the terms thereof, or by declining to enter into a contract after the same has been awarded to him, shall be deemed guilty of a violation of the rules of this exchange, and if after a fair trial he shall be so adjudged, he shall be liable to suspension or expulsion.

Respectfully submitted,
JAMES A. MILLER, Chairman,
W. A. KELLY,
STACY REEVES,
ABRAHAM RASNER,
SAMUEL FARQUHAR,
Committee on Sub-Contracting.

The session then adjourned.

FOURTH DAY—MORNING SESSION.

The convention assembled at 10:30 A.M., President Tucker in the chair.

The first order of business was discussion upon the report of the Committee on Uniform Contract, which, after the reading of a note of courtesy from the New York Chapter of the American Institute of Architects, was taken up. The report is as follows:

REPORT OF THE COMMITTEE ON UNIFORM CONTRACT.

To the President and Delegates to National Association of Builders in Convention assembled in New York, February, 1891:

GENTLEMEN: Your committee finds an acknowledgment of the value of a uniform contract in the volume of correspondence had on the subject, and is flattered with the expressions of approval bestowed upon its work, and believes that the longer the instrument as it now stands is tried by time, the more universal will be its use—the larger the number to acknowledge that even-handed justice to both owner and the builder is conserved.

The publishers report the sales during the last year as largely in excess of the year previous. And still there are cities and districts in which this contract is hardly known and seldom used. The propriety of enumerating all the reasons for this tardiness to substitute the better contract, in this place, by us, might be questioned, but one, and we believe the principal one of them, we will mention, and trust to being pardoned for so doing.

The fault lies with the builder and his neglect of business of the most vital importance to him.

In cases where both parties to the contract are fair-minded men, and no unusual conditions occur during the prosecution of the work, a simple memorandum, giving the names of the contracting parties, the work to be performed, the time it is to be completed and the sum to be paid therefor, may suffice. But experience has shown that under the various circumstances apt to arise, a different document is necessary. Some fault has been found with the form prepared as being too long, and still no clause therein has been proved superfluous during the three years of trial and experience now had. Nor has a material improvement been suggested by either architect or builder or lawyer which necessitates amendment to the original document as yet.

The Joint Committee representing the American Institute of Architects and the National Association of Builders has therefore not been called together during 1890.

In conclusion, your committee desires to urge upon you all, gentlemen, and upon the builders of the country represented by you, the fact that you are in each case one of the parties to the contract, and as such have a right to choice of form to be employed, and that, in the judgment of your committee, your interests will be better served at all times by insisting on the use of the Uniform Contract.

Respectfully submitted,
GEORGE C. PRUSSING,
ARTHUR MCALLISTER,
MARC EIDLITZ.

Secretary Sayward suggested that in certain cities the Uniform Contract adopted by the association was the only one in use, and that it would be well to hear from these cities. Mr. Walsh, of Baltimore, said that it was universally employed by the architects of the city he represented. Mr. Hamilton, of Pittsburgh, and George, of Detroit, and many others made the same statement.

Mr. Lovett, of Kansas City, moved the adoption of the report, seconded by Mr. Alsip, of Chicago. Mr. Terrill, of San Francisco,

rose to present the California view of the contract. It was not used anywhere in that state, he said, and was not in conformity with the laws or court decisions of California, and was indorsed by the several local associations of builders. Quite a different form was employed by the architects, including some clauses not in the Uniform Contract and altogether better suited to their conditions. He read several extracts from the contract in vogue there, and stated that these should be incorporated into the standard form. He stated that the form used had not been approved by the San Francisco Chapter of the American Institute of Architects, but that they had found a back door to crawl out through by saying the contract was not a matter with which they were concerned, and therefore would take no action either way.

After a general discussion, George C. Prussing, of Chicago, said the contract had been worded in the most general way possible, and if the gentleman had anything more comprehensive to suggest the committee would be glad to consider it. It was further supported by A. S. Reed, of Wilmington; Thomas J. King, of Washington; C. A. Rupp, of Buffalo; J. F. Walsh, of Baltimore, and M. D. Madden, of Chicago. On motion of Mr. McGilvray, of Denver, seconded by Mr. Terrell, of San Francisco, the report was adopted.

The report of the standing committee on Builders' Surety Company was next taken up. It was as follows:

REPORT OF THE COMMITTEE ON BUILDERS' SURETY COMPANY.

To the National Association of Builders in Fifth Annual Convention assembled: GENTLEMEN: Your Committee on Builders' Surety Company, having carefully considered the subject referred to them, and after numerous sessions extending through the last two years, during which they have had the advantage of the cooperation and advice of some of the best lawyers and insurance actuaries of various cities, are compelled to reach as a conclusion of their labors the following:

That, while we firmly believe such a company would be desirable and advantageous to the building fraternity, nevertheless it is impracticable and inexpedient for the National Association or its affiliated bodies, as such, to be connected with such an organization.

We therefore offer the following resolution:
Resolved, That the formation of a Builders' Surety Company, under the auspices of the National Association of Builders, is not advisable, and that the committee be and is hereby discharged from the further consideration of the subject.

ARTHUR MCALLISTER, JOHN S. STEVENS,
JOHN J. TUCKER, EDWARD E. SCRIBNER,
GEORGE C. PRUSSING, W. H. SAYWARD,
J. MILTON BLAIR,

The report was not discussed, and, upon motion, was adopted, together with the resolution, and the committee discharged.

W. H. Gorsline offered the following resolution, moving that it be referred to the Committee on Resolutions:

Resolved, That the National Association of Builders assembled in annual convention, do hereby indorse the action of the architectural associations in framing and introducing such legislation (the registration of architects) as will tend to secure to the people a more correct architectural practice, and we would moreover recommend all affiliated bodies to aid such legislation in every possible way.

Resolved, That copies of the foregoing be sent under seal of the association and signature of its president and secretary to the bodies interested, in the State of New York, praying for the speedy enactment of the measure.

This was ordered, but subsequently when reported favorably upon by the committee on resolutions, it was rejected by the convention by a vote of 23 to 51, the principal argument used by a delegate from Boston being to the effect that "architects never favor us and why should they come and ask favors from us." After several other resolutions, that were lost or tabled, being presented, the session adjourned.

FOURTH DAY—AFTERNOON SESSION.

The first business in order after assembling was the consideration of the report of the committee on resolutions, which was submitted through T. J. Hamilton, of Pittsburgh, chairman.

In regard to the resolution of A. G. Doran, of Grand Rapids, the committee's report that in their judgment affiliated bodies should formulate such rules as would be acceptable to themselves, was adopted.

The committee recommended the adoption of the resolution presented by Mr. Smith, of Omaha, which was as follows:

WHEREAS, The labor of convicts has been frequently utilized in such manner as that the result of the same is brought into competition with the result of the labor of citizens of various cities represented in this convention; and

WHEREAS, Many individual members of affiliated bodies of this association are compelled to compete against such labor; be it

Resolved, That the National Association of Builders demands that when such labor is used, the price of the result, whether expressed in material or otherwise, shall be fixed by the authorities controlling the same at the current prices of the market; and

Resolved, That the officers of the National Association be and are hereby directed to convey this vote to the attention of the legislatures of all the states represented in this body.

This portion of the report was adopted.

The committee recommended the adoption of the resolution presented by John D. McGilvray, of Denver, recommending the establishment of some definite plan of an apprenticeship system, and the establishment of trade schools, etc., and recommending its adoption by filial bodies.

Mr. McGilvray having added to this, "that we use every means in our power as exchanges to promote the cause of manual and technical education," and added to this by Mr. Deeves, of New York, "that we urge upon the legislatures of each state to provide schools for industrial education of the American youths," the measure was adopted.

The committee on time and place of next convention reported through Mr. Smith, of Omaha, recommending the city of Cleveland, Ohio, and that the convention be held there beginning on Monday, January 18, 1892, which was agreed to, and Cleveland was selected as the next place of meeting.

The committee to report on nominations of officers reported recommending Mr. Arthur McAllister, of Cleveland, for president; Mr.

Anthony Ittner, of St. Louis, for vice-president; Mr. Ira G. Hersey, of Boston, for second vice-president; Mr. George Tapper, of Chicago, for treasurer, and Mr. William H. Sayward, of Boston, for secretary. On motion the report of the committee was received, and one of the assistant secretaries was authorized to cast one ballot of the association for the gentlemen nominated, which was done, and they were declared duly elected as officers of the association for the ensuing year.

The following were then nominated and duly elected directors for the ensuing year: E. L. Bartlett, Baltimore, Md.; James I. Wingate, Boston, Mass.; William D. Collingwood, Buffalo, N. Y.; George C. Prussing, Chicago, Ill.; James M. Blair, Cincinnati, Ohio; C. C. Dewsteo, Cleveland, Ohio; Robert E. Greenleaf, Denver, Col.; Warren G. Vinton, Detroit, Mich.; George C. Zwerck, East Saginaw, Mich.; H. M. Reynolds, Grand Rapids, Mich.; James E. Twimele, Indianapolis, Ind.; William A. Kelly, Kansas City, Mo.; J. M. Struck, Louisville, Ky.; P. S. Curry, Lynn, Mass.; Charles E. Conant, Lowell, Mass.; Charles F. Kindt, Milwaukee, Wis.; George W. Libbey, Minneapolis, Minn.; Marc Eidlitz, New York, N. Y.; N. B. Hussey, Omaha, Neb.; H. F. Meintz, Peoria, Ill.; Stacy Reeves, Philadelphia, Pa.; Robert W. Jackson, Portland, Me.; Thomas J. Hamilton, Pittsburgh, Pa.; Frederick C. Markham, Providence, R. I.; E. P. Fish, Pueblo, Col.; H. H. Edgerton, Rochester, N. Y.; John DeClure, St. Joseph, Mo.; William N. Miller, San Francisco, Cal.; William M. Anderson, St. Louis, Mo.; Edward E. Scribner, St. Paul, Minn.; Frank Clark, Sioux City, Iowa; Henry F. Crawford, Syracuse, N. Y.; B. H. Warner, Washington, D. C.; A. L. Johnson, Wilmington, Del.; H. E. Eddy, Worcester, Mass.

On motion of Arthur McAllister, of Cleveland, Ohio, a recommendation of the Board of Directors that the pro rata assessment for the ensuing year be \$3 per capita, was adopted.

On motion of Mr. J. Milton Blair, of Cincinnati, the convention expressed its desire that hereafter filial bodies will only make provision, whenever the convention is held in their city, for the entertainment of delegates and alternates, without taking into consideration the visiting members who may be present. On motion of Mr. George C. Prussing, of Chicago, it was declared the sense of this convention that a committee of five be appointed by the chair to take into consideration the advisability of taking action on the subject of the various lien laws of this country, and to report at the next convention.

Resolutions of thanks to the New York Builders' and Traders' Exchange, to the Building Trades' Club, and to the press, were adopted. Col. Richard D. Auchmuty sent a note, which was read by the secretary, thanking the convention for the honor conferred upon him in electing him an honorary member of the association, and stating that he regarded it as an expression of approval of his work in the New York Trade Schools.

The secretary announced that the hours of work in various cities, as communicated to him by the chairmen of the different delegations, were as follows:

Baltimore, 9 hours; Boston, 9 hours; Chicago, 8 hours; Rochester, 9 hours; Kansas City, 9 hours and 10 hours, and paid by the hour; Milwaukee, 8 hours, 9 hours and 10 hours; New York, 8 hours generally, though plumbers, masons and bricklayers work 9 hours; Philadelphia, 9 hours; Mill workers, 10 hours; Syracuse, masons and stonecutters, 9 hours, others 10 hours; Cincinnati, 9 hours, with 8 hours on Saturdays; Cleveland the same; Grand Rapids, masons, 9 hours, others, 10 hours, Saturdays 9 hours, paid by the hour; Lowell, 9 hours, with the exception of carpenters, some of whom work 10 hours in summer and 9 hours in winter, all paid by the hour; Minneapolis, 9 hours, with the exception of carpenters who work 10 hours, and paid by the hour; Providence, stonecutters, 8 and 9 hours, plasterers 9 hours, all others 10 hours, paid by the day; Pittsburgh, 9 hours, with the exception of tile setters, who work 8 hours, marble cutters, 10 hours, all paid by the hour; St. Louis, 8 hours in all trades on buildings, May 1, the carpenters demand 8 hours at \$3.20 per day; all are paid by the hour at present; Washington, 9 hours, with 8 hours on Saturdays, and stonecutters work 8 hours; Buffalo, generally 9 hours, paid by the hour; Detroit, 9 hours, except stonecutters who work 8 hours, some are paid by the hour and some by the day; Denver, 8 hours almost entirely, but the planing mills work 10 hours, they are all paid by the hour, stonecutters 4 hours on Saturdays, paid by the hour; Indianapolis, 8 hours, planing mills 10 hours, paid by the hour; Louisville, Kentucky, bricklayers, stonecutters and stone masons work 9 hours, union carpenters 8 hours, others 10 hours, paid by the hour; Omaha, about one-half work 8 hours and the others 9 hours, paid by the hour; Portland, Maine, carpenters, plasterers and masons 9 hours, all others 10 hours, paid by the hour; St. Joseph, carpenters and plasterers 10 hours, others 9 hours, paid by the hour; San Francisco, 8 hours, a few 9 hours, those mills which are getting out building material 9 hours, and those who are making doors, sashes and blinds 10 hours, paid by the day; Lynn, 9 hours; Worcester, 9 and 10 hours; Peoria, 9 hours; Wilmington, carpenters work in the summer 9 hours, others 10 hours, in the winter carpenters all work 9 hours, and paid by the hour; St. Paul, 8 hours for carpenters, stonemasons and painters; bricklayers 9 hours.

Mr. A. M. Kuhn, of Indianapolis, offered the following resolution, which was adopted by a rising vote:

That the thanks of this convention are hereby heartily tendered to Mr. John J. Tucker for the able, kind and courteous manner with which he has presided over the deliberations of this convention, and for his labor in behalf of the National Builders' Association.

On motion of Mr. John D. McGilvray, of Denver, a vote of thanks was tendered to the secretary and other officers of the association for their efforts and labors in behalf of the organization the past year.

The convention then adjourned, to meet at the Builders' Exchange, Philadelphia, at 3:30 Friday afternoon, and formally met and adjourned sine die at the Building Trades Club, New York, on the following day.

The concluding features of the convention were important and interesting. The banquet at Lenox Lyceum was a pronounced success. William C. Smith, president of the Mechanics' and Traders' Exchange of the City of New York, presided. Among the architects present were: William Worth Carlin, of Buffalo, William Rutherford Mead, James Renwick, Leopold Eidlitz, F. H. Kimball, R. H. Gibson, C. L. W. Eidlitz, W. B. Tuthill, J. L. Aspinwall, George B. Debevoise, A. F. D'Oench, David Jardine, C. W. Romeyn, James E. Ware, William Schickel, J. C. Cady, T. Hill Smith, Albert Wagner, George Edward Harding, of New York, and J. Foster, of Baltimore.

The toasts were as follows: "Our Country," by Grover Cleveland; "The State and City of New York," by Acting Mayor J. H. V. Arnold; "Our Guests," by Arthur McAllister, president of the National Association; "Education, Professional and Industrial, or the Builder of the Future," by Gen. Alexander S. Webb, President of the College of the City of New York; "Arbitration," by the Rev. James M. King, D. D.; "Architecture," by Montgomery Schuyler, and "Our Sister Exchanges," by John S. Stevens.

On Friday six hundred delegates and visitors visited Philadelphia as guests of the National Association of Builders, to inspect the Master Builders' Exchange, which is the most thoroughly equipped of all the exchanges in the country, and to investigate the workings of the trade school under the supervision of the master builders. The delegates were brought from New York on a special train. Upon arrival they were escorted to St. George's Hall by Charles H. Gillingham, where a dinner was tendered them.

The party then went to the Builders' Exchange, where a formal meeting of the National Association was convened, with President Tucker in the chair. After a brief address he introduced George Watson, of the Philadelphia Exchange, who welcomed the visitors to the city and to the exchange. Charles H. Gillingham, the next speaker, reviewed the history of the Philadelphia Exchange, its triumphs and trials, gave a concise statement of its financial condition, outlined the policy and workings of the exchange, the method of management and the trade school.

Secretary Sayward, John S. Stevens, of Philadelphia, President George W. Hunt, of the New York Board of Education, and George W. Debevoise, of New York, followed with addresses touching upon the trade school system and the builders' exchanges. The delegation then visited the trade school and returned to New York at 9 o'clock.

The convention met at 20 East Twenty-first street on Saturday morning, and after attending to routine business finally adjourned.

Our Illustrations.

Residence for Mr. E. Mandel, Chicago. L. B. Dixon, architect.

Residence for Mrs. Babcock, Kenilworth, Ill. George W. Maher, Chicago, architect.

Ingleside Club House, Evanston, Ill. Irving K. Pond, Allen B. Pond, Chicago, architects.

Residence for Mr. J. W. Howell, Ingleside, Ill., Irving K. Pond and Allen B. Pond, Chicago, architects.

Three competition designs for Odd Fellows Hall, Cincinnati. Design and plans by Samuel Hannaford & Sons; design and plans by A. O. Elzner; design and plans by Crapsey & Brown, all of Cincinnati. This represents a rather peculiar competition. In a first competition fifteen designs were submitted, but all were rejected. To this competition the Elzner design belongs. Of these fifteen for a second competition four of the contestants were selected: Samuel Hannaford & Sons and Crapsey & Brown, of Cincinnati; W. M. Walter, of Chicago, and S. M. Holden, of Brooklyn, N. Y. Each of the unsuccessful architects received a consolation fee of \$250, and Samuel Hannaford & Sons were selected as architects and superintendents. In the latter design the first story contains stores and the auditorium, to seat one thousand; the second contains offices and gallery of auditorium; third, fourth, fifth and sixth stories are substantially alike, furnishing one large lodge room and one encampment room, with stage, ante rooms, dressing rooms and parlor; also two small lodge rooms 23 by 31 feet. Street fronts of these floors given entirely to offices. Seventh story is devoted entirely to the purposes of the order, and contains large lodge room, 35 by 50 feet, with ante rooms; also four lodge rooms, a banquet hall, with ladies' and gentlemen's parlor, etc. On every office floor is a fireproof vault built up from the cellar floor. Cost about \$250,000.

PHOTOGRAPHURE PLATES.

(Issued only to subscribers for the Photographure edition.)

Saturn Club House, Buffalo, N. Y. Marling & Burdett, architects.

Residence of G. B. Shaw, Chicago. Charles S. Frost, architect.

Residence of R. T. Crane, Chicago. Charles S. Frost, architect.

View in Saturn Club House, Buffalo, N. Y. Marling & Burdett, architects.

Temple Beth Zion, Buffalo, N. Y. E. A. & W. W. Kent, joint architects.

Main Entrance, Temple Beth Zion, Buffalo, N. Y. E. A. & W. W. Kent, joint architects.

View in Temple Beth Zion, Buffalo, N. Y. E. A. & W. W. Kent, joint architects.

Mosaics.

ARCHITECTS WECHSELBERGER & REEVES, Peoria, Illinois, moved their offices, February 1, into the new Y. M. C. A. building.

MR. A. W. COBB having withdrawn from the firm of Stevens & Cobb, architects, of Portland, Maine, the business will be continued by John Calvin Stevens, Oxford Building, Portland.

APPLETON'S weekly, *In the Swim*, special European edition, under date of February 14, has reached THE INLAND ARCHITECT table. It is a handsome number, printed in the best style of the "art preservative," and on an excellent quality of cream-tinted paper. On the title page is given a superb reproduction of the Auditorium building, and elsewhere a number of selected views of noted American scenery,

that are artistically engraved. These, with excellent reading matter of which the coming World's Fair receives its due share, comprise the salient points of the number.

I. TOMLINSON, of Chicago, for many years known to architects as a manufacturer of interior finish, is now manufacturing and dealing in hardwood lumber, under the firm name of I. Tomlinson & Co. (I. Tomlinson, E. Heath and R. T. Whitbeck), at 101 Washington street with yards at Twenty-second and Laflin streets.

A VERY successful tableau entertainment was recently given in New York, the subjects being taken from illustrations in the current magazines. The idea is a simple one, and if the subjects are well chosen it can be made very interesting. The Century Company has prepared a list of suitable pictures, with suggestions, for anyone who wishes to get up the entertainment. They will send it free, on request.

THE design for a railway station at Detroit by James Stewart & Co., of St. Louis, published in the August number of THE INLAND ARCHITECT, was recently republished by the *British Architect*, with the following comment: "We have selected this subject for illustration, for it appears to us one of the most successful of those modern American designs which are founded on a study of Romanesque work. The outline and massing are very successful, and the proportions of the various parts have not that glaring inconsistency which so spoils such American designs, and was a great blot on much of the late H. H. Richardson's work. A comparison of the dormers in this design is not quite satisfactory." It is pleasant, as in the present case when the judgment is wholly satisfactory, to "see ourselves as others see us." The sketch from which the design was published is extremely creditable to Oliver C. Smith, whose delineations have become familiar in connection with much good work.

Synopsis of Building News.

Buffalo, N. Y.—Architect J. G. Balsam: For E. W. Clem a two-story residence, size 25 by 62 feet, pressed brick; cost \$8,000.

Architect William Lansing: For the Church of the Ascension, a two-story frame rectory, size 38 by 60 feet; cost \$9,000.

Architect J. G. Balsam: For A. A. Crandall, a two-story frame residence; cost \$7,000.

Chicago, Ill.—Architects Treat & Foltz: For The Arc Light & Power Company, on Washington street, near the river, building to be remodeled and made entirely fireproof. They are also preparing plans for a ten-story apartment house, 105 by 200 feet in size, to cost \$500,000. It will be erected on Thirty-ninth street, extending to Oakwood boulevard. The front will be of pressed brick and terra-cotta, the interior finished in hard woods, with marble wainscoting, tiled floors, steam heat, electric light, six elevators, and all the sanitary and modern improvements. It will contain seventy-five first-class seven-room apartments, billiard room, café, barber shop, etc. For the Board of Underwriters they are making plans for a three-story building, 25 by 116 feet in size, to be erected on Peoria street, near the present fire patrol building. They also made plans for six three-story and basement flat buildings, to have a frontage of 130 feet on Vernon Park Place. The front will be of pressed brick, stone and terra-cotta, and all the sanitary and modern improvements will be put in. For John C. Heintz they planned a four-story flat building, 23 by 65 feet in size, to be built on Chestnut street.

Architect S. S. Beman: For the Michigan Trust Company, Grand Rapids making plans for a ten-story office building, 83 by 130 feet in size; cost \$300,000. It will have two fronts of pressed brick and stone, hardwood interior finish and all the improvements. For the Chicago Medical College, Dearborn street near Twenty-fourth, he is working on plans for a four-story and basement building, 106 by 110 feet in size, of pressed brick and brownstone front; cost \$100,000. For John M. Clark, on South Canal street, he is making drawings for a seven-story and basement warehouse, 50 by 80 feet in size; to be of pressed brick and brownstone; cost \$40,000.

Architect Clinton J. Warren recently purchased a building on 45 to 47 River street, which he will remodel, add two stories and make into a modern office building. He will put in steam heat, electric light, elevators, marble and tile work and all the improvements.

Architect August Maritz: For the National Turnverein, corner of Eleventh and Laflin streets, a two-story and basement turn hall of handsome design, 100 by 105 feet in size; cost \$50,000. It will be built of pressed brick and terra-cotta with rock-faced stone basement, hardwood interior, steam heat, electric light, marble and tile work and all the improvements. He is also making drawings for a five-story brewery to be erected at Mobile, Alabama, for the Mobile Brewing Company. It will have a handsome front of pressed brick and stone and tower 125 feet high. They will put in electric light and all the latest improvements; cost \$125,000.

Architect L. B. Dixon: For T. F. Rice, on Lake avenue near Thirty-ninth street, a block of five-story flats, with a frontage of 250 feet, of pressed brick, stone and terra-cotta; interior to be finished in hard wood, have steam heat, electric light and all the sanitary improvements.

Architect John T. Long: For F. G. Springer, a block of eleven two-story and basement residences, to have a frontage of 268 feet on Calumet avenue, between Thirty-eighth and Thirty-ninth streets. The fronts will be of Tiffany pressed brick with Portage stone trimmings.

Architects Furst & Rudolph: For George Armour Estate, one additional story on building corner of Adams and Franklin streets, terra-cotta, elevators, vaults, etc.; cost \$75,000. For L. P. Kadish Estate, on Wabash avenue near Twenty-third street, a four-story building; cost \$85,000. It will contain a natatorium—two basins 35 by 110 feet in size, one for women and the other for men; besides these there will be in the front building three stores and apartments above; the building will be heated by steam, have electric light and all the modern improvements. For A. Zeese they planned a three-story store and flat building to be built corner of Fifty-eighth and Halsted streets. The front will be of pressed brick and stone with copper bays.

Architects Thomas & Rapp: For G. D. Holton, on Drexel boulevard near Forty-third street, a residence; cost \$25,000. For I. M. Williams, corner of Fifth avenue and Monroe street, a one-story addition and remodeling of building; cost \$20,000. For G. Eager, of Cincinnati, Ohio, two four-story warehouses on Shields avenue and Twenty-seventh street; cost \$25,000. They are also preparing plans for the high school to be erected at Oak Park.

Architect Julius H. Huber: For B. F. Weber, ten two-story residences of frame with stone basements, hardwood interiors, furnaces and all the improvements; cost \$6,000 each; to be built at High Ridge. For Zero Marx, on Superior street near Wells, a four-story and basement factory, 100 by 50 feet, of pressed brick and stone, with elevator, steam heat, electric light.

Architect John Addison: For a Boston estate, making sketches for remodeling building at Riverside; pressed brick and stone; cost \$20,000. For J. Gordon, on Belden avenue, a two-story residence. For Stewart Estate, at Marquette, he is making plans for changing an apartment building into a private hotel; steam heat, electric light, marble and tile work, etc.

Architect Oliver W. Marble: For Warren Springer, eight-story warehouse, 40 by 160 feet; cost \$200,000; pressed brick and terra-cotta front, steam heat, elevators, electric light, marble and tile work, etc.; to be built on South Canal street, near Jackson. For I. S. Smith, on South Park avenue and Thirty-fourth street, a stone front residence; cost \$15,000. For Joseph P. Wathier, on Monroe street, near Ashland avenue, a flat building; cost \$16,000. For John W. Eckhart, on

Monroe street, near Lincoln, a two-story residence. For S. Klein, on Ashland boulevard, near York, a three-story residence; cost \$16,000. For the Alaska Fur Company, on State street, making plans to remodel stores, steam heat, electric light, marble work, etc. He is also making plans for remodeling four-story building on Monroe street into eight-story warehouse, terra-cotta, tile front, steam heat, elevators, electric light, etc. He will make plans for four-story apartment house; cost \$100,000; to be erected on University Place and Cottage Grove avenue.

Architect J. H. Wagner: For W. D. Ewart, remodeling and additional story to building on Jefferson street, between Randolph and Washington. Also five-story addition, 114 by 76 feet, pressed brick and terra-cotta, steam heat and power, electric light, elevators, iron and steel beams, etc.; cost \$70,000. For Lidgerwood Brothers, of Minneapolis, a five-story building of St. Louis pressed brick and stone, steam heat, electric light, steel construction, etc. He also planned a steel arch bridge, 80 feet span, 26 feet roadway, 7 feet sidewalks, masonry abutments, etc.

Architects Crowen & Richards: For L. C. May, of Kansas, a three-story apartment building, 175 feet front, on Twenty-sixth and West Fortieth streets; red sandstone and ornamental pressed brick and iron work, steam heat, electric light, copper and marble work and all the improvements; cost \$60,000. For Mrs. B. Ringon, Sixty-first and State streets, a four-story flat building; cost \$23,000; pressed brick, stone and iron, oak and Georgia pine finish, electric light, etc.

Architect A. Druiding has just sent out plans for a frame Catholic Church, to be erected at Traverse City; hardwood finish, stained glass, furnace, etc.; cost \$14,000.

Architect J. L. Silsbee: For W. H. Bartlett, at Evanston, a two-story, basement and attic residence, 40 by 80 feet, of stone all round, and two-story stone barn; hardwood interior, furnace and all the sanitary etceteras.

Architects Huehl & Schmid: For the Prussing Vinegar Company, a three-story factory, 100 by 106 feet, steam heat, electric light, etc.

Architect D. S. Pentecost: For Dr. Sara L. Valentine, residence at 2340 Prairie avenue, of Georgia marble front; cost \$30,000. For the Doctors Valentine, on Lyons avenue, fifteen two-story flats; cost \$50,000.

Architect H. B. Seely: For W. W. Cole, of New York, a ten-story fireproof warehouse, 88 by 154 feet, on South West corner of Fifth avenue and Jackson street; elevators, steam heat, electric light, marble and tile work; cost \$250,000.

Architect R. C. Berlin is making plans for a block of nine two-story stores and offices, 275 feet frontage by 100 feet deep; to have steam heat, electric light, hardwood finish, etc.; to be built at La Salle, Illinois.

Architect Perley Hale: For H. A. & C. A. Chapin, on Sherman street south of Van Buren, a four-story hotel, of blue Bedford stone.

Architect Robert Rae: For Louis Steinfeld, on Cottage Grove avenue, near Forty-first street, a seven-story apartment house, 100 by 100 feet, of Anderson pressed brick, stone and terra-cotta, steam heat, elevators, electric light, etc.; cost 200,000. He is also working on drawings for a ten-story hotel, 100 by 200 feet, on Sixty-third street and Stony Island avenue; elevators, steam heat, electric light, marble and tile work, slate roof, pressed brick, stone and terra-cotta front; to be of steel construction and cost \$500,000.

Charleston, S. C.—City Assessor William Aiken Kelly has just completed a statement of the number of permits issued for the erection of new buildings, and old buildings improved, in Charleston during the past year. The statement is as follows:

NEW BUILDINGS.	
105 permits, reported cost.....	\$329,775
Classified as follows:	
8 stores, reported cost.....	\$ 61,650
6 warehouses, reported cost.....	18,950
2 terminal railroads, cotton press warehouses and wharves combined, reported cost.....	159,000
3 churches, reported cost.....	25,800
86 dwellings, reported cost.....	64,375
105 Total.....	\$329,775

98 permits, reported cost..... \$60,910

TOTAL OF NEW BUILDINGS AND IMPROVEMENTS..... \$390,685

New buildings, 105 permits, reported cost..... \$329,775

Old buildings improved, 98 permits, reported cost..... 60,910

Total, 203 permits..... \$390,685

Chattanooga, Tenn.—Architects Lamb & Hunt: For the Hospital Association, a 100,000 hospital building.

Cincinnati, Ohio.—Reported by Lawrence Mendenhall:

The open winter here has allowed many buildings to be pushed toward completion, which is satisfactory to the contractor and owner alike. From present indications I think I can safely make the assertion that there will be no strikes this spring. Let us hope that such a happy condition in building circles may exist. There is also a very healthy indication that next season will be a busy one, and the feeling is general that our city will enjoy a boom of a solid nature.

Our Builders' Exchange is going to have a birthday party in March. It will have to, as it were, pay full fare now, for, at the age of thirteen, knee-breaches and jackets are generally discarded and the child is supposed to look a little upon life as a reality. Our exchange has been well raised and is accustomed to all the usages of good society, the result of which is its recognition as a representative mercantile body. Pertinent discussions and actions have made themselves felt, and the value of builders' exchanges can be no longer discounted or questioned.

Cincinnati joins Chicago in mourning over the death of John W. Root. Our architects cherish many happy recollections of pleasant and profitable hours spent in his company. The writer himself recalls with pleasure a short acquaintance with Mr. Root, during his visit to the National Exhibition of Architectural Drawings, held in this city over a year ago. *Requiescat in pace.*

Our architects seem loth to tell all they know this month, and although they are reasonably well engaged, yet the report of improvements is short.

Architects Samuel Hannaford & Sons report: For the I. O. O. F., a lodge building, a description of which will follow later on, upon publication of perspective and plans. For Frederick Alms, an apartment house; materials: pressed brick, iron, steam heat, terra-cotta, slate roof, elevators, tile flooring, etc.; cost \$50,000.

Architect H. E. Siter reports: For Amos Shinkle, of Covington, Kentucky, a block of brick buildings, eleven in number; materials: brick, slate roof, plumbing, plate glass, wood mantels, etc.; cost \$30,000. Residence for Charles H. Duhme; materials: stone, tile roof, furnace, stained glass, tile floors, dumb waiters, etc.; cost \$25,000. The beautiful English gothic window is quite a feature in its construction. A fuller description will appear upon the publication of a perspective.

Architects Aiken & Ketchum are making fine progress in the remodeling and refinishing of Christ Church, and when done the church will be a most beautiful one, a credit to architects and city alike.

Architect W. W. Franklin reports: For Dr. A. B. Thrasher, a residence; materials: stone, slate roof, hardwood finish, stained glass, electric bells, plumbing, gas, wood mantels, etc.; cost \$12,000. Residence for Joseph Taylor; materials: brick, furnace, plate and stained glass, hardwood blinds, plumbing, mantels, etc.; cost \$7,000.

Architect John H. Boll reports: For Mr. C. H. Bennett, of the Bennett & Peck Manufacturing Company, a residence; materials: brick, stone, furnace, plate and stained glass, slate roof, hard wood, mantels, plumbing, gas and blinds; cost \$8,000.

Architect Theodore Richter, Jr., reports: For House of Refuge an addition to present buildings; materials: brick, stone, iron shutters, steam heat, bells, tin roof, grates, gas, plumbing, blinds, etc.

Architect Adam J. Bost reports: A tenement house for George Metz; materials: brick, stone, plate glass, tin roof, grates, mantels, gas and plumbing; cost \$6,000.

Architect G. & A. Brink report: For E. H. Laager, a tenement house; materials: brick, iron, plate glass, tin roof, grates, mantels, plumbing, etc.; cost \$7,000.

Architect George W. Vogel, 5 West Fourth street, reports: A warehouse for Benjamin Hey; materials: brick, stone and iron; elevator, tin roof, plumbing, gas, etc.; cost not given. For Benjamin Hey, stores and flats; materials: brick, iron, iron stairs, fire escapes, elevator, grates, pine finish, plumbing, mantels, etc.; cost \$25,000. For F. C. Miller, 165 East Pearl street, a residence; materials: stone, furnace, slate roof, hardwood finish, grates, mantels, plumbing, gas, etc.; cost \$20,000.

Architect Charles Diss, Vine and Cathoun, reports for F. Rehse, 418 Main street, a residence; materials: frame, slate roof, grates, mantels, hardwood, gas, plumbing, blinds, etc.; cost \$7,000.

Architect William, Otter & Dexter, of Dayton, Ohio, report for Mrs. Sarah L. Hamilton, Oak and Lane streets, Walnut Hills, Cincinnati, a residence; materials: brick, stone, furnace, plate and stained glass, bells, gas, plumbing, dumb waiters, hardwood, mantels, blinds, etc.; cost \$10,000.

Cleveland, Ohio.—Architect George F. Hammond: For James Gibbons & Co., a three-story brick barn, size 57 by 97 feet; cost \$10,000.

Architects Cramer & Fugman: For John Wetzel, three stores and tenement buildings, size 40 by 55 feet, brick; cost \$15,000; contractor, John Schenk. For Mrs. J. H. Lowrey, a two-story frame dwelling, size 24 by 42 feet; cost \$3,000.

Architect A. W. Rust: For C. A. Crumb, a three-story frame dwelling, size 35 by 52 feet; cost \$4,500.

Valentine Koenig will build a two-story frame store, size 24 by 73 feet; cost \$4,150; W. Kuhn, contractor.

G. N. Norfolk will build a two-story frame dwelling, size 30 by 44 feet; cost \$4,000.

106 permits for new frame buildings.....\$77,055

4 permits for new brick and stone buildings.....26,020

69 permits for alterations in buildings.....20,622

179 Total.....\$123,697

Denver, Colo.—S. L. Holzman is having plans prepared for an eleven-story office building to cost about \$300,000.

Architect M. E. Burdell will erect three two-story brick dwellings; cost \$12,000.

Architect F. C. Eberly: For the Blatz Brewing Company, a brick storehouse; cost \$16,000.

Detroit, Mich.—Architects Malcombson & Higginbotham: For Mrs. Agnes Inglis, a two-story residence, brick with cut stone trimmings and slate roof; cost \$5,000. For Charles E. Bresler, Grosse Pointe, Michigan, a three-story residence, size 40 by 60 feet, pressed brick, cut stone trimmings, slate roof; cost \$40,000.

Architects E. A. Walshe & Son: For Robert J. Wilson, ten two-story residences on Farnsworth street, frame; cost \$30,000.

Architects Spier & Rohm: For the B. Stroh Brewing Company, additions to brewery, a 60 by 100 feet bottling house, and 25 by 70 feet stock house, three stories high, brick and fireproof construction; cost \$80,000.

Architects Mortimer L. Smith & Son: For the Western Club, a two-story club house situated on Fort street west, between Twenty-third and Twenty-fourth streets, brick with slate roof; cost \$8,000; contractors, Teakle & Golden.

Architects A. C. Varney & Co.: For F. Julien, a three-story brick residence on Forrest avenue; cost \$5,000.

Architect George E. Depew: For T. H. Myers, Brook, Canada, a two-story brick residence with stone trimmings; cost \$5,000.

Architects Van Leyen & Hackett: For A. J. Van Leyen, a two-story frame residence, size 28 by 50 feet; cost \$5,000; contractors, Sickelsteel & Duffy. For Hugh McKenzie, a two-story frame residence, size 26 by 47 feet; cost \$4,500.

Architects Donaldson & Meier: For the Brush Estate, an eight-story hotel situated on northeast corner of Randolph and Croghan streets; cost \$80,000.

Duluth, Minn.—Architects McMillen & Radcliffe are preparing plans for a new church for the Methodist Episcopal congregation.

A new hotel will be erected here in the spring, at a cost of about \$35,000.

Grand Rapids, Mich.—Architects E. E. Meyers & Son, of Detroit, have been awarded the contract for the new police court building. It will be two-stories, red brick, and cost \$40,000.

Kansas City, Mo.—Building is not booming here, but some good work will be done in the spring.

Contracts will be let at an early date for the erection of the following buildings:

Architect J. J. Green: Brick residence, between Troost and Harrison streets, on Twelfth, 25 by 60 feet, two stories, modern conveniences; cost \$4,000.

Architect Patrick Cogan: Brick residence on Anderson avenue near Colorado avenue, 20 by 32 feet, two stories, modern conveniences; cost \$2,500.

Architect George Weschusen: Two brick residences on Woodland avenue, between Fifteenth and Sixteenth, 19 by 40 feet, two stories; cost \$2,500 each.

Brick business and office block, southwest corner Seventh and Delaware streets; 180 by 120 feet, nine stories; cost \$330,000.

Brick business and office building at the northeast corner of Eighth and Wyandotte streets; 92 by 66 feet, three stories; cost \$70,000; all modern conveniences; Boston Building Company. The members of the company are: George Hoffman, E. A. Fussell, Charles F. Emery, Kansas City; Theodore Ackerman, Russell, Kansas; E. A. Batchelder and Stedman Kellogg, Boston, Massachusetts.

Brick church, corner Sixth and Tracy avenues; 50 by 60 feet; cost \$4,000; Children's Memorial Lutheran Church, Rev. Frank D. Altman, pastor.

Brick and stone Masonic temple, ten stories, 224 by 114 feet; cost \$500,000; Hackney & Hamilton, architects; E. F. Allan, secretary board of directors. This building will contain 121 office rooms. The first two stories will be of Missouri granite trimmed with brown sandstone facings, and the other stories will be constructed of pressed brick with sandstone and terra-cotta trimmings. The highest point will be 224 feet from the ground, and the cornice will be 124 feet high. This building will be erected on the northwest corner of Baltimore avenue and Tenth street.

The bids for the new city-hall building, to be erected at Fifth and Main streets, will be opened March 2 by the board of public works, when the contract will immediately be awarded. The whole structure will cost \$300,000, of which amount \$79 has already been expended in the foundation.

Plans are being prepared for the following buildings in Kansas City: Architect S. H. Beregordon: For Linnwood Presbyterian Church, southeast corner Woodland and Linnwood avenues, 35 by 60 feet in size; brick, one story; cost \$4,000.

Architect J. W. Dunn will build a business block northeast corner Twenty-fourth and Prospect streets, 24 by 50 feet in size; brick, gravel roof; cost \$4,000.

Architect Thomas Conway will erect a brick residence at Holmes street and Gorman avenue, two stories, 29 by 47 feet in size; cost \$5,000.

Architect J. C. Patterson has plans for a frame residence at Marshall, Missouri, two stories, 24 by 34 feet in size; cost \$4,500.

Architect William Nier: Frame residence at Westport, Missouri, 30 by 40 feet in size, two stories; cost \$5,000.

Architect S. E. Chamberlain: Frame residence northeast corner Twenty-seventh street and Jarboe avenue, one story, 16 by 34 feet; cost \$2,000; Kansas City School Board, builder.

Brick business block, Twenty-fifth street and Genesee avenue, 96 by 150 feet in size, two stories; cost \$14,000; Kansas City Gas and Coke Company, builders.

Contract for the new City Hall is not yet let, owing to the cost of the building being reduced some \$40,000. The structure is to be 150 by 175 feet, four stories, brick and stone, the cost to be about \$450,000.

Architect William Wood, Kansas City, Kansas: For the Husted Investment Company, of Kansas City, Kansas, six brick residences, ranging in cost from \$3,000 to \$8,000.

The beginning of the year 1899 found Kansas City, Missouri, well supplied with residences and business blocks, churches, hotels and theaters, and in the face of this nearly \$4,500,000 was expended in more buildings, showing clearly the city's substantial growth, "the supply being governed by the demand." The most noticeable feature in last year's building is improvements in the business portion of the city. A great number of fine business blocks were finished, others were commenced, and many others were remodeled and repaired. The total number of building permits issued during the year was 3,069, and the total cost of the

buildings they called for was \$3,676,923. Completing buildings whose permits were secured before the close of the preceding year swells the actual amount of building during the past year to \$4,500,000.

The sum of \$3,000,000 was expended in new buildings in Kansas City, Kansas, during the year 1899, comparing very favorably with the best year's building record in the history of the city. In the main the money was expended in large buildings, business blocks more particularly, ranging in cost from \$20,000 to \$200,000. The prospects are very favorable for considerable building this year. Already plans are being prepared and contracts are being let for a number of residences in the suburbs of the city, which will give an impetus to the boom in the spring.

Little Rock, Ark.—Architects Rickon & Thompson: For George M. French, Hot Springs, brick veneered store and flats; cost \$10,000. For Asa Bragg, a brick residence; cost \$6,000. For S. P. Bond, a frame residence; cost \$2,000. For W. H. Ragland, a frame residence; cost \$6,000. For the Dickenson Hardware Company, a five-story brick warehouse; cost \$18,000.

Louisville, Ky.—Architects Drach & Thomas: For the Louisville Gas Company, an electric light plant on Fourteenth and Magazine streets, three stories, size 116 by 145 feet; brick, iron construction throughout, asphalt roof, heated by steam; cost \$120,000. For T. Conrad, a block of two-story frame houses on Twelfth and Oak streets, size 25 by 34 feet each; cost \$12,000. For G. G. Brown and William F. Booker, two frame residences, size 58 by 70 feet; cost \$10,100; R. M. Struck, contractor. For the Witta Juma Company, at Witta Juma, alterations and additions; cost \$6,000. For F. H. Landrum, three-story residence; size 40 by 60 feet; brick, with stone trimmings, steam heat; cost \$8,000. For the Care Hill Cemetery Company, a stone office building, fireproof; size 50 by 79 feet; cost \$18,000.

Architect F. B. Piexotta: For W. H. Slaughter, a residence on St. James Court; size 30 by 70 feet; Roman brick, with stone trimmings; cost \$8,000. For the Fort Jefferson Land Company, at Fort Jefferson, a frame hotel, size 115 by 115 feet; cost \$20,000. For A. L. Lazarus, a block of frame cottages on ninth and Hill streets; cost \$27,000. For Mr. C. W. Buck, a brick residence on First street and Ormsby avenue, size 22 by 60 feet; cost \$5,000.

Milwaukee, Wis.—Architect F. L. Vogel: For F. L. Ludwig, an \$8,000 dwelling.

Minneapolis, Minn.—O. N. Baldwin will erect a \$28,000 store and flat building; three-story brick.

Architect Alex. Murray: For Messrs. Murdock & McKenzie, a frame building; cost \$16,000.

Mr. Ed. Palmer will erect a three-story apartment house, brick, to cost \$32,000.

Plans are being prepared for the following: For George Hoyt & Co., a brick dwelling; cost \$12,000. For J. H. Thompson, a frame residence; cost \$10,000. For E. S. Kendrick, a two-story brick and frame residence; cost \$12,000. For J. A. Wright, an addition to the University Avenue Church; cost \$4,000.

Omaha, Neb.—Architects Bourgeois & Nitchner have prepared plans for a two-story residence for Mr. George Patterson, brick, stone and frame, with all modern conveniences, to cost about \$12,000.

J. H. Van Dorn is at work preparing plans for a large apartment house à la Ed. Bellamy. It is to be a four-story brick building, with twenty-five apartments with one large kitchen. We hope it may be carried out and succeed.

Pittsburgh, Pa.—Architect Charles Bickel has plans for a new office building, size 60 by 80 feet; eight-story, granite, with brownstone fronts. Mr. Frank H. Worg will erect a large hotel to cost about \$300,000, work to begin in the spring. The South Side Turnverein will build a new \$60,000 hall.

Architects Longfellow, Alden & Harlow: For Mrs. E. Schwartz, brick residence in the colonial style. The Standard Manufacturing Company will build a three-story brick warehouse, 90 by 68 feet; cost \$50,000.

Architects Alston & Heckert have plans for the following: A two-story frame dwelling, cost \$9,000, and a \$5,000 M. E. Church parsonage at Bellevue.

Rochester, N. Y.—Architects Jay Fay and O. W. Dryer have designed a fine block of stores and offices for Mr. J. L. Miller, to be built at Seneca Falls, New York. It will be 100 by 70 feet, built of red stone and pressed brick. Will be first-class in every respect; steam heating, A-1 plumbing; cost \$19,000. For Mr. Wilmot Castle, a frame residence on Rutger street; cost \$4,500. For Mrs. R. Z. Olcott, a residence on Merriam street; stone in first story, frame above. A residence for Mr. Albert Gribbrock; will be stone in first story and half timber above; the filling in half timber will be washed-face brick. The entire interior will be in hard woods of various kinds. In the attic, a very fine billiard room will be fitted up. Cost \$9,500. For Mr. H. E. Welcher, a house and stable; cost \$7,000.

Many offices report things looking very favorable for the spring, but as yet things are rather indefinite.

Messrs. E. H. Gordon, C. F. Bragdon and W. H. Orchard, have formed a partnership and opened up an architects' office in the Frost building.

Springfield, Ill.—Architect George H. Helmle: For J. Otis Humphrey, two-story dwelling, 40 by 34 feet, ten rooms; first story stone, second story shingles; slate roof, plate and art glass, hardwood finish, furnace heat; cost \$7,000. For Dr. W. O. Langdon, two-story frame dwelling, nine rooms, size 24 by 56 feet; stone foundation, slate roof, hardwood finish, furnace heat; cost \$6,000. For P. Dowling, two-story building; pressed brick and stone; 20 by 60 feet; cost \$3,500. For Frank Kramer, two-story brick dwelling, 30 by 48 feet, seven rooms; cost \$3,000. For Louis Zelly, Lake Fork, Illinois, two-story frame dwelling; cost \$3,000.

Saginaw, Mich.—The board of public works will erect a city hall, size 212 by 112 feet, brick and stone; cost \$125,000.

Salt Lake City, Utah.—As in most other places in this section, it is very quiet here just now, though there is a deal of small building going on, which is hailed with delight by those who have been breaking themselves trying to pay rent.

Architects Dallas & Hedges: For J. M. Brooks, five-story brick and stone store and office building; cost \$50,000.

Architects Carroll & Kern: For D. R. Driggs, block of tenement houses, brick and stone, all modern conveniences; cost \$75,000.

Architect R. Kletting: For J. W. Taylor, residence, three stories, stone, all modern conveniences; cost \$30,000. For Spencer Clawson, two and one-half-story residence, brick and stone, all modern improvements; cost \$30,000. For N. W. Clayton, two-story residence, pressed brick and red stone trimmings, complete; cost \$12,000.

Mr. A. B. Perkins, representing a syndicate of Denver capitalists, is improving the southeastern portion of the city by erecting a great number of residences. It is an addition laid out on the most approved plan, with broad streets and stone flag pavements, the houses being very complete and lighted with incandescent lighting. The erection of a few more such additions would relieve somewhat the pressure on the hotels and supply "a long-felt want."

The wrangle going on for some time past, regarding the proposed joint city and county building, has been definitely settled by the appointment of Architect R. Kletting to revise the plans made under the old administration and condemned by experts, and to superintend the erection of the building, which will cost about \$300,000; work on this building will be commenced at once.

St. Paul, Minn.—Architect Wallingford: For Mr. Andrew Doyle, a three-story store and apartment building; cost \$15,000.

San Francisco, Cal.—Architect J. Cather Newson: For Messrs. Madison & Burke, a two-story office building, stone front; cost \$16,000.

St. Louis, Mo.—Miss M. Maher will erect a two-story brick flat building to cost \$10,000; contractors, J. Flannery & Bros.

Architects Eames & Young: For Cupples Real Estate Company, a seven-story office building, size 25 by 40 feet, pressed brick and terra-cotta; cost \$30,000.

Dr. H. T. Tuholske will erect a two-story brick private surgical institute; cost \$10,000.

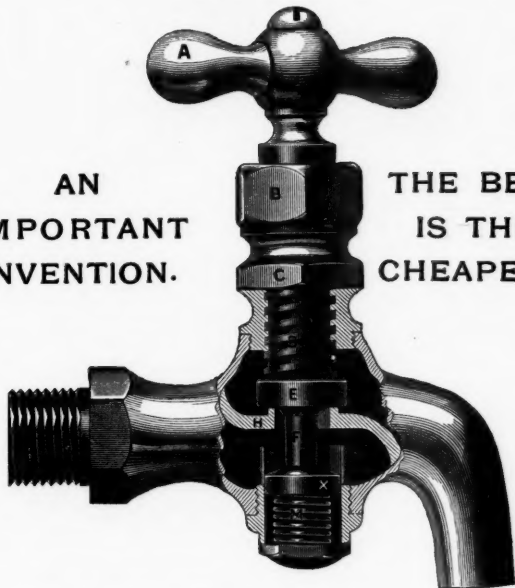
Messrs. Frank Brothers will make a \$10,000 addition to their store; Thomas Lowery, contractor.

The following buildings will go up this spring: For Mrs. M. C. Clemens, a two-story brick flat building; cost \$6,600. For A. Meglitsch, a two-story store and flats; cost \$6,000. For M. Ritche, a two-story dwelling; cost \$6,500.

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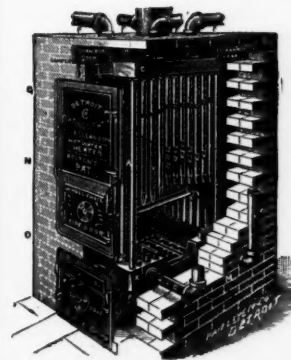
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BRICK CASING PREVENTS LOSS OF HEAT IN CELLAR.

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OVER TWENTY YEARS IN USE, WITH NEVER AN ACCIDENT. Average cost of gas, 1/2 cent per hour per burner.

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We are now ready to supply the product of entirely new machinery and processes just completed, by which we not only have greatly improved the strength and durability of our well-known **ASBESTOS ROOFING**, but have also secured a degree of uniformity never before attained in any similar fabric. We offer this as the **PERFECTED** form of the portable Roofing which we have manufactured with continued improvements during the past thirty years, and as the most desirable Roofing for general purposes.

The important features of our recent improvements, for which patents have been allowed in this Country and in Europe are described in our new circular, which, with samples will be sent free by mail.

Our Asbestos Roofing is now in use upon Factories, Foundries, Cotton Gins, Chemical Works, Railroad Bridges, Cars, Steamboat Decks, etc. in all parts of the world.

It is supplied ready for use, in rolls of 200 square feet, and weighs with Asbestos Roof Coating, ready for shipment, about 85 pounds to 100 square feet. It is adapted for steep or flat roofs in all climates, and can be readily applied by unskilled workmen.

There are inferior imitations of our Asbestos Roofing, purchasers are cautioned.

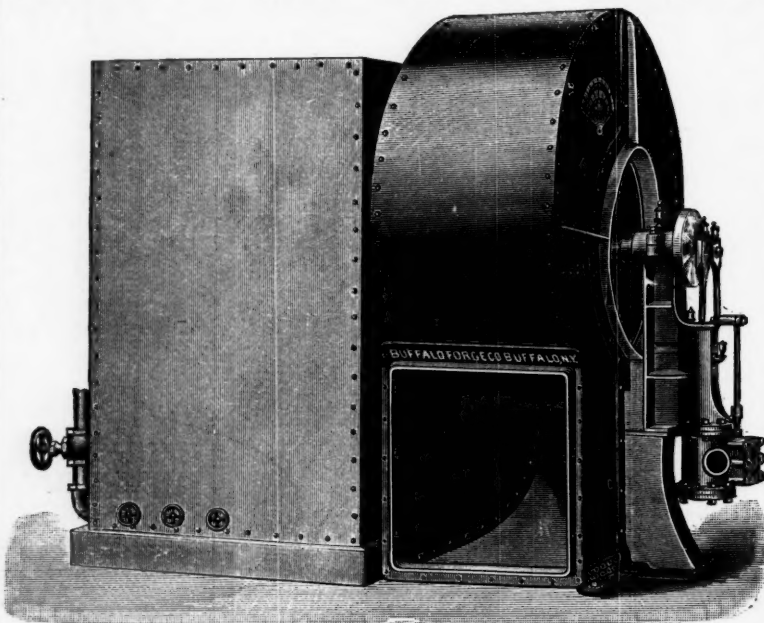
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Asbestos Steam Packings, Caskets, etc.
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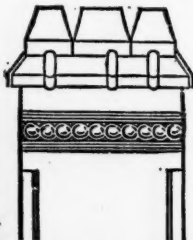
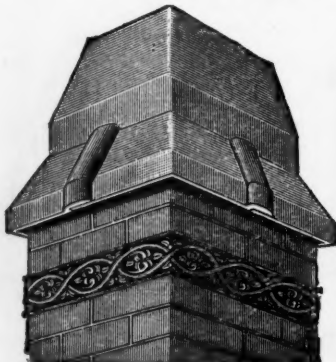
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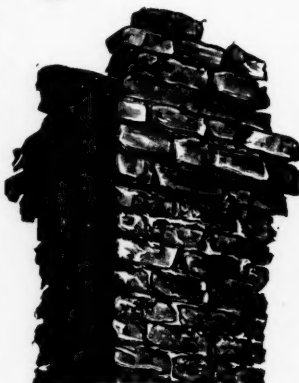


Made by steam press, vitrified and salt-glazed, as first-class sewer-pipe, therefore indestructible by weather, will protect chimney masonry and prevent its usual early destruction by rains and frost and save owners paying repair bills. Replacing decayed tops of old chimneys saves all further repairs. Ornamental forms also made. Agents wanted.

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88 La Salle St. CHICAGO, ILL.

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Samples at Institute of Building Arts.



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THE INLAND ARCHITECT AND NEWS RECORD.

Vol. XVII.

ADVERTISERS' TRADE DEPARTMENT.

No. 1

A Traction Sidewalk.

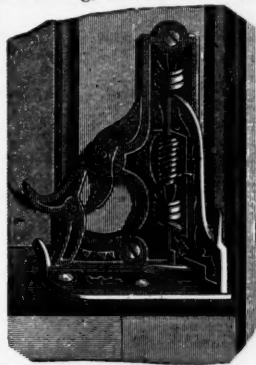
No doubt the patrons of THE INLAND ARCHITECT have read or heard spoken of a proposition to lay a movable sidewalk or walks encircling the coming Columbian Exposition grounds, whereby visitors may take in the whole great show without the exertion of pedestrian exercise—have read or heard of it, and then let it pass as the dream of some impracticable visionary. Nevertheless it is no idle dream, but a sober practical fact, as capable of demonstration as the building of a house. Withal, it is so simple in detail of construction, that it is a wonder that the philosophy of its possibility was left to the discoverers and inventors, Architect J. L. Silsbee and Max E. Schmidt, civil engineer, who have already organized a company for the introduction of its public use, under the name of the "Multiple Speed and Traction Company," which has an extended working model in operation in the Rookery building, Chicago. This extended model represents three separate "walks," of three, six and three feet widths respectively, and, moving at the proposed rate of three and six miles an hour, is said to be capable, from computation, of carrying 22,000 persons each hour a distance of from three to six miles. A second and sectional model of four "walks," or platforms, is also exhibited. This one proposes to move at the rate of three, six, nine and twelve miles an hour, and is capable of carrying to the same distance 85,000 people each hour.

The simplest way to get an intelligent idea of this new passenger transportation device, without seeing it, is to imagine an ordinary railway track sunken to the depth of a car wheel, and on this track, a continuous train of platform cars coupled so closely that the ends of the cars abut each other. If the track has been so laid, and the cars so adjusted, that at the earth's surface the only part visible is the continuous line of car platforms, it will resemble very closely an ordinary sidewalk. Again, if this train of platform cars is put in motion at the rate of three miles an hour speed, it is not difficult to comprehend that, as a matter of necessity, this apparent sidewalk must move at the same rate of speed. This is the foundation of the device. It is nothing more than an ordinary railway, with ordinary railway platform cars on it. The speed of the cars is understood to be gained from a revolution of the car wheels on their axes. It is common philosophy. The inventors, however, have gone a step further, and have utilized a hitherto lost speed power, i. e., that from the upper rim of the car wheels. To do this they have, so to speak, taken out of the center of each car platform one-half of the flooring, and built a separate platform to cover the interval. This independent or separate platform they disconnect from its contact with the remaining or stationary platform sufficiently for its impingement with the before mentioned upper rim of the wheels, and the consequence is, it receives an additional momentum of speed corresponding to the rate the car to which it is attached is traveling. If the revolution of the wheels on their axes carries the car three miles an hour, the independent or separated platform, which is being carried with the moving car at that rate of speed, receives an equal increase of movement from its contact with the upper exposure of the wheels, making its rate six miles instead of three. How wide a departure from ordinary rail travel this method of rail carriage is, will hardly be gathered in from a transient contemplation. There will be no waiting for cars, as the passenger can step on the conveyance at any point and at any moment. There will be no lost time to be made up, no collisions, no need of gripmen, engineers or conductors, and the rate at which one will go will depend upon selection, whether three, six, nine or twelve miles an hour. It will be observed that the increase is by degrees, of say three miles each, a rate of speed about equal to an ordinary walking gait, and which admits of a passenger stepping from stationary premises onto the moving roadway or from one platform

form to another, without difficulty or danger of injury. As a matter of course, the plan contemplates seating accommodations. The proposed moving power will be by electric motors. There does not seem to be any reasonable doubt as to an early application of this system of transportation to elevated roads, when its merits are thoroughly understood, for it has more good points to commend it than any other known plan of public conveyance. The traveling sidewalk is not a theory, it is a fact.

A New Sash Lock.

A SASH-LOCK that is simple in its mechanism, efficient in its working, and out of reach of tampering with from the outside, is one that will commend itself favorably to the public. One which seems to meet this ideal of success has just been put upon the market by its manufacturers, McMaster & Lyman, 159 La Salle street, Chicago, under the name of



"The Security Automatic Sash-Lock," shown in the cut herewith. As its name indicates, it is a "self-fastener." In general form it is a hinged bracket which is applied to the upright framework of the upper sash, and when at rest reaches out and over the framework of the lower sash, thus locking the two steadfastly together. To raise the window the bracket is swung to one side, or against the frame of the upper sash, where a catch holds it in place until the raised window is closed again, when a spring sets the bracket free from the catch, and it resumes its position over the lower sash as before. It will be seen, as a matter of course, that to close a window provided with this fastener is to lock it.

Trade Notes.

ARCHITECTS, attention! Specifications are copied *correctly* at J. Mayer & Co's Type-writing Office, Room 318, 225 Dearborn street, Chicago.

DEXTER BROTHERS, of 55 Broad street, Boston, manufacturers of the celebrated English shingle stain bearing their name, have just issued a unique portfolio of ten designs of prominent club houses, hotels and residences that have been decorated with these goods. As an advertisement, it is one of the most artistic that has come to THE INLAND ARCHITECT table for many a day, and is of such proportions that architects will find a ready place for its reception and give it a hearty welcome.

F. E. CUDELL, Cleveland, Ohio, manufacturer of "The Cudell Sewer Gas and Backwater Trap," has issued an illustrated price list for the current year, covering all the necessary information in reference to this superior plumbing device. One great feature of this trap is that its seal does not depend wholly upon water. In fact, the water may evaporate entirely from the trap and yet the seal remain perfect, through the office of a coöperating sinking ball, which closes the outgoing aperture effectually against backwater odors and gases. It is, as well, an anti-siphoning trap, and in other respects holds an enviable place in high-grade plumbing supplies.

THE Detroit Heating and Lighting Company have opened a branch at 114 Liberty street, New York, where they have secured a fine store for stock and show rooms. This branch will be managed by Mr. George H. Raymond,

formerly president of the Raymond Furnace Company, of Norwalk and New York. He will look after the trade in Western Massachusetts and Connecticut, Southeastern New York and New Jersey. The specialty of this company, as is well known, is the Bolton Hot Water Heater, which they have made popular throughout the United States. Their output for 1890 was between three and four times that of 1889, and they will doubtless get their full share of Eastern trade this season.

GALVANIZED VERSUS TINNED SHEETS.—It is an interesting fact just now for purchasers, although not probably gratifying to makers, of galvanized sheets, that the latter are netting American makers less for guaranteed sheets, No. 27 gauge, than importers are getting for guaranteed brands of terne, or tin, roofing plates. Galvanized sheets of No. 27 gauge also have the advantage of being heavier than terne plates as to the original sheets used and as to the coating, thus rendering them far more substantial and durable. As galvanized sheets are also much larger in size they are not only much more economical to apply, but also far more effective for roofing. Metal roofers should note this and profit by it, especially for guttering and spouting.

MESSRS. S. BOWEN'S SONS, North Penn Junction, Philadelphia, evidently are not afraid of spending money to properly advertise their popular Pecora Mortar Stains. The mail has just brought their latest effort in this direction, a costly souvenir portfolio of eleven photogravure plates of buildings in which these mortar stains have been utilized. Among them are Osborn Hall, Yale College; California Academy of Science; McCaul Street M. E. Church, Toronto; Wisconsin Central Depot, Chicago; University Building, Allegheny City; the "Alhambra," Brooklyn; Pacific Express Building, Omaha, etc. As "flies" between the plates, testimonials from prominent architects and contractors serve to make the artistic contribution complete.

THE following circular, which best explains itself, has been received:

NEW YORK, January 10, 1891.
DEAR SIR,—The members of this firm having accepted the positions of vice-president and treasurer of the Rider Engine Company, whose engines we have been selling for the past fifteen years, and having sold to them our established business, we beg to announce to our customers that the business will hereafter be conducted by said company at above address, where may be found at all times a full stock of Rider engines of all sizes, together with all repair parts, oil and other supplies. The New York office will be under our personal management, and our old customers may expect the same careful attention to their orders as has been heretofore given.

We cannot at this time refrain from expressing our hearty thanks to our customers for their business in the past, and trust that the Rider Engine Company may be favored with a continuance of the same.

Yours truly,
W. M. Sayer, Jr., }
Richard S. Sayer. } SAYER & CO.

W. J. BURTON & Co., Detroit, Michigan, manufacturers of the famous "Eastlake" metal shingles, are receiving numerous inquiries from all parts of the country, as well as flattering testimonials from agents and through recent shipments to property owners, acknowledging the many superior advantages contained in these goods over various other styles of roofing; more especially the simplicity, perfect construction and handsome appearance, combined with the fireproof qualities and low cost, commends them to the use of every property owner who desires a first-class roofing material at a moderate cost. Messrs. Burton & Co. are also getting out a fireproof brick siding, which they expect to have on the market within the next thirty days, and anyone wishing a first-class siding will do well to correspond with the above named firm.

THE following "announcement" has been received from the National Hot Water Heater Company, of New York, Boston and Chicago: "We are pleased to announce to our patrons and others that at the exhibition of the Massachusetts Mechanics' Charitable Association, which has just closed, we, as manufacturers

ADVERTISERS' TRADE DEPARTMENT—Continued.

and exhibitors of the Spence Hot Water Heaters, were given the highest award for the best and most durable cast-iron, sectional boiler. At no exhibition in the history of the association have so many of the best-known manufacturers of boilers been represented as in the competition referred to, which included the Gurney, Florida, Thayer, Barber, Furman and many others. This acknowledgment on the part of the board of judges, among whom were three of the best-known heating engineers in New England, simply substantiates all the claims we have hitherto made for the 'Spence,' and affirms the verdict of the leading heating engineers and steamfitters of the United States and Canada. We solicit correspondence, and would be pleased, on application, to furnish complete printed matter and such other information as may be desired."

Railroad Notes.

SAVE \$36.50 TO CALIFORNIA.—J. C. Judson & Co's personally conducted California excursions in broad gauge Pullman tourist sleeping cars, via Denver & Rio Grande Railroad, (the scenic line of the world) leave Chicago via Chicago & Alton Railroad, 12:00 noon Saturday of every week, each excursion in charge of an efficient and gentlemanly excursion manager. Pullman tourist sleeping cars through from Boston and Chicago to San Francisco and Los Angeles. For rates, reservation of

berths, etc., call on or address J. C. Judson & Co., 195 Clark street, Chicago.

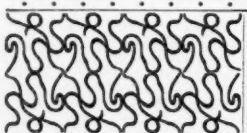
TRAVELERS and tourists contemplating a visit to the Pacific coast should bear in mind the Lake Superior, St. Paul & Union Pacific, a new passenger and freight line formed by the Chicago, St. Paul, Minneapolis & Omaha and Union Pacific railways. This line strikes about all the important far western towns and cities, i. e., of Nebraska, Montana, Idaho, Utah, Wyoming, Washington, Oregon and California, and reaches the coast several hours sooner than any other route. The accommodations are first-class in every respect and the fare as low as the lowest. Special excursion trains are run, leaving St. Paul and Minneapolis every Thursday morning. For fuller particulars address T. W. Teasdale, general passenger agent, St. Paul.

ARTISTIC CALENDARS.—The Chicago & Grand Trunk railway's series of illustrated calendars for 1891, if possible, excel their issue of previous seasons, and which have become generally well known. Each calendar is a reproduction from nature in the highest quality of photogravure art. Many thousands have been mailed gratuitously to personal addresses. Additional copies of any of the set will be sent free on receipt of 10 cents each, in stamps, by addressing W. E. Davis, general passenger and ticket agent, Chicago & Grand Trunk railway, Chicago, Illinois. The full set contains the

following: Suspension Bridge, Niagara Falls; City and Harbor, Kingston, Ontario; On the Rideau River; Descending the Lachine Rapids; Among the Thousand Islands; Gateway to the White Mountains; City and Fortifications of Quebec; Giant of the Valley, Adirondacks; Storm off White Head; Old Fort Chambly.—*Chicago Herald.*

DISTANCES TO WASHINGTON.—From St. Louis to Washington the distance is 894 miles; from Cincinnati to Washington 553 miles; from Chicago to Washington 813 miles. This is via the bee line followed by the Baltimore & Ohio Railroad, the most picturesque as well as the most direct route from the Mississippi river to the Atlantic seaboard, stretching across level and fertile prairies, amid hills and valleys, over mountain crests, along banks of historic rivers, through teeming cities and bustling towns. The through Baltimore & Ohio trains, with full Pullman equipment of sleeping, parlor and buffet cars, run from St. Louis to Washington in 29 hours; from Cincinnati to Washington in 18 hours; from Chicago to Washington in 25 hours. Sleepers from all points run through to New York from the West without change. At Washington connection is made with the Baltimore & Ohio's matchless Royal Blue Line for Baltimore, Philadelphia and New York. These Royal Blue trains consist of the stanchest and finest coaches, parlor and sleeping cars ever built by the Pullman Company.

Photogravure



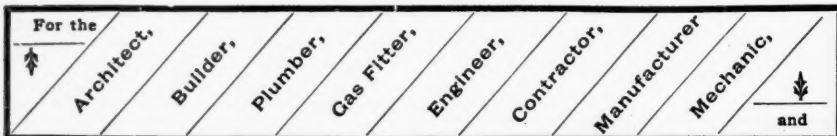
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WOOD-WORKERS.

By W. F. DECKER,

Instructor in Drawing, University of Minnesota.

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One 8vo volume, cloth.

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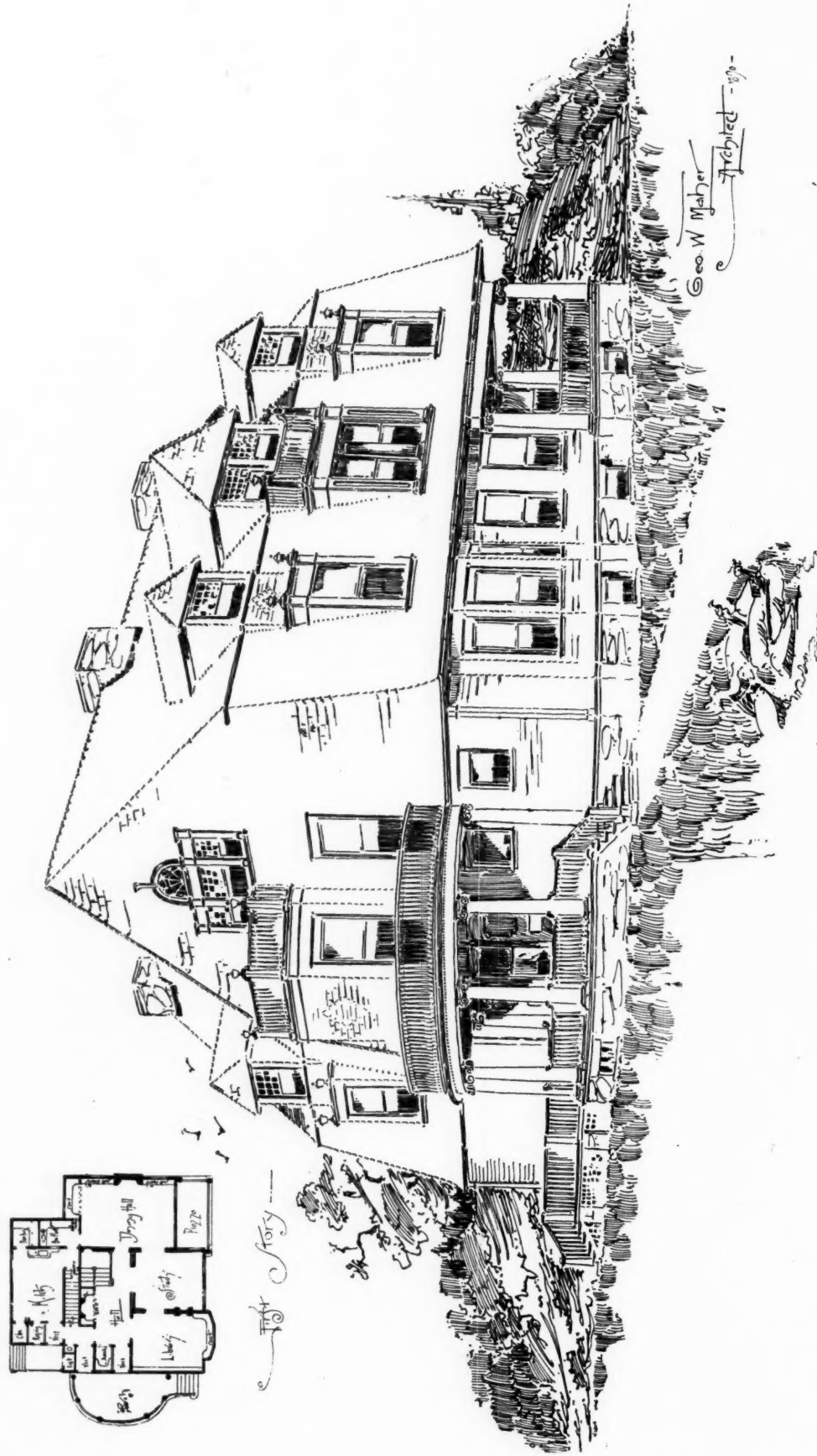
BECAUSE it is read throughout the South by the best class of people who contemplate building in the near future.

BECAUSE the South is building more rapidly today than any other section.

BECAUSE its Editor, Mr. R. B. Graham, is a practical architect and builder himself, and you can readily see the benefit you would derive by having him introduce your goods.

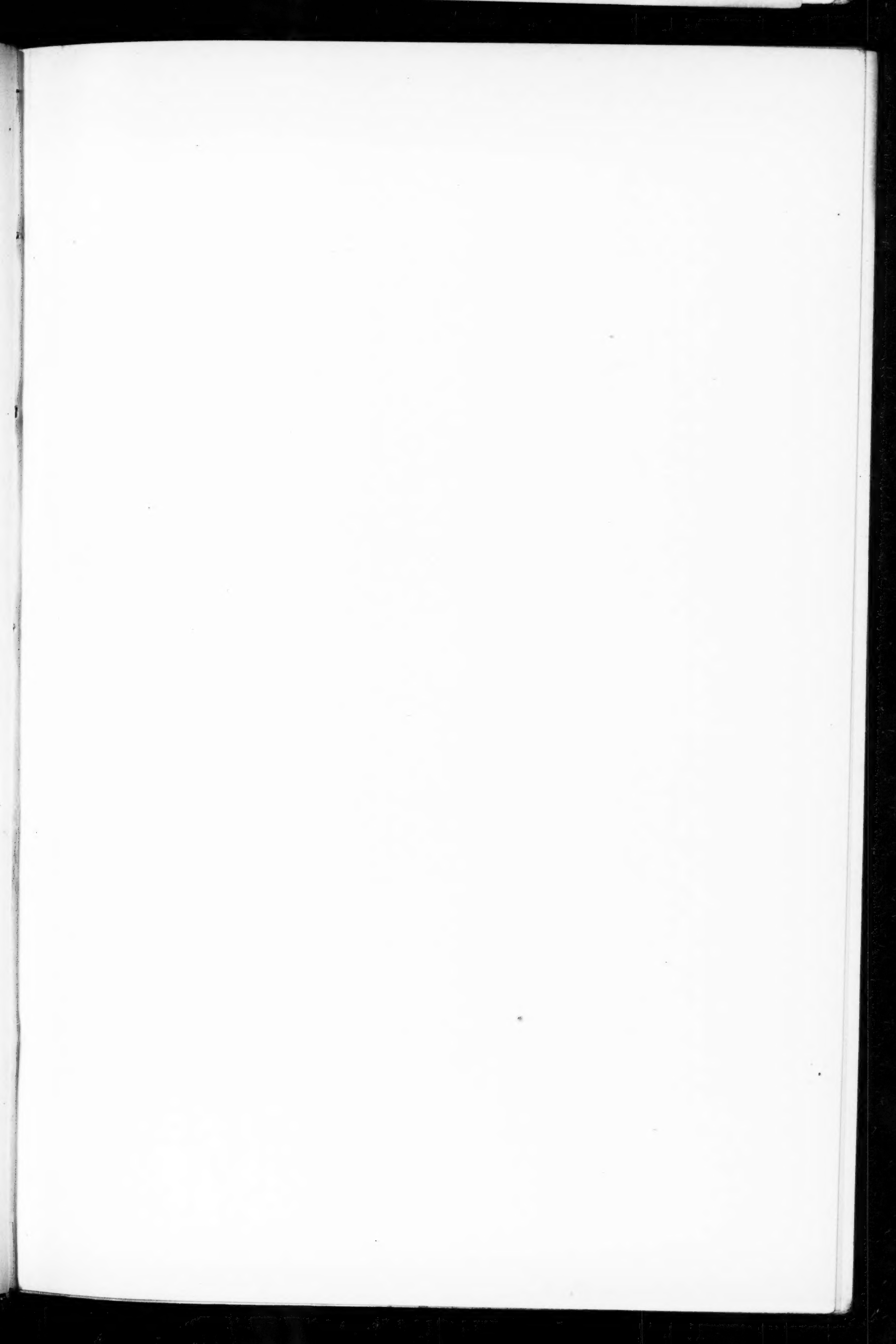
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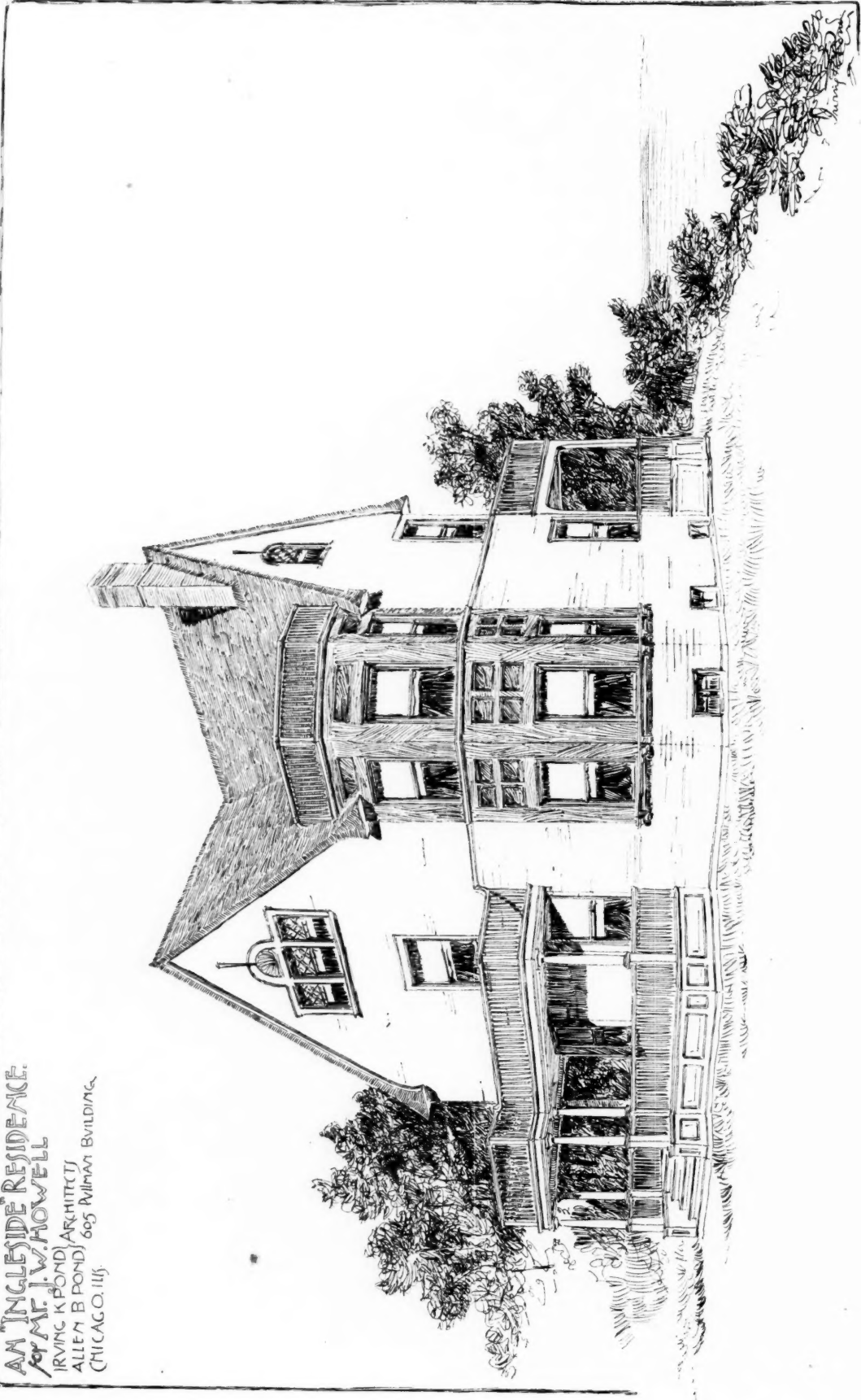


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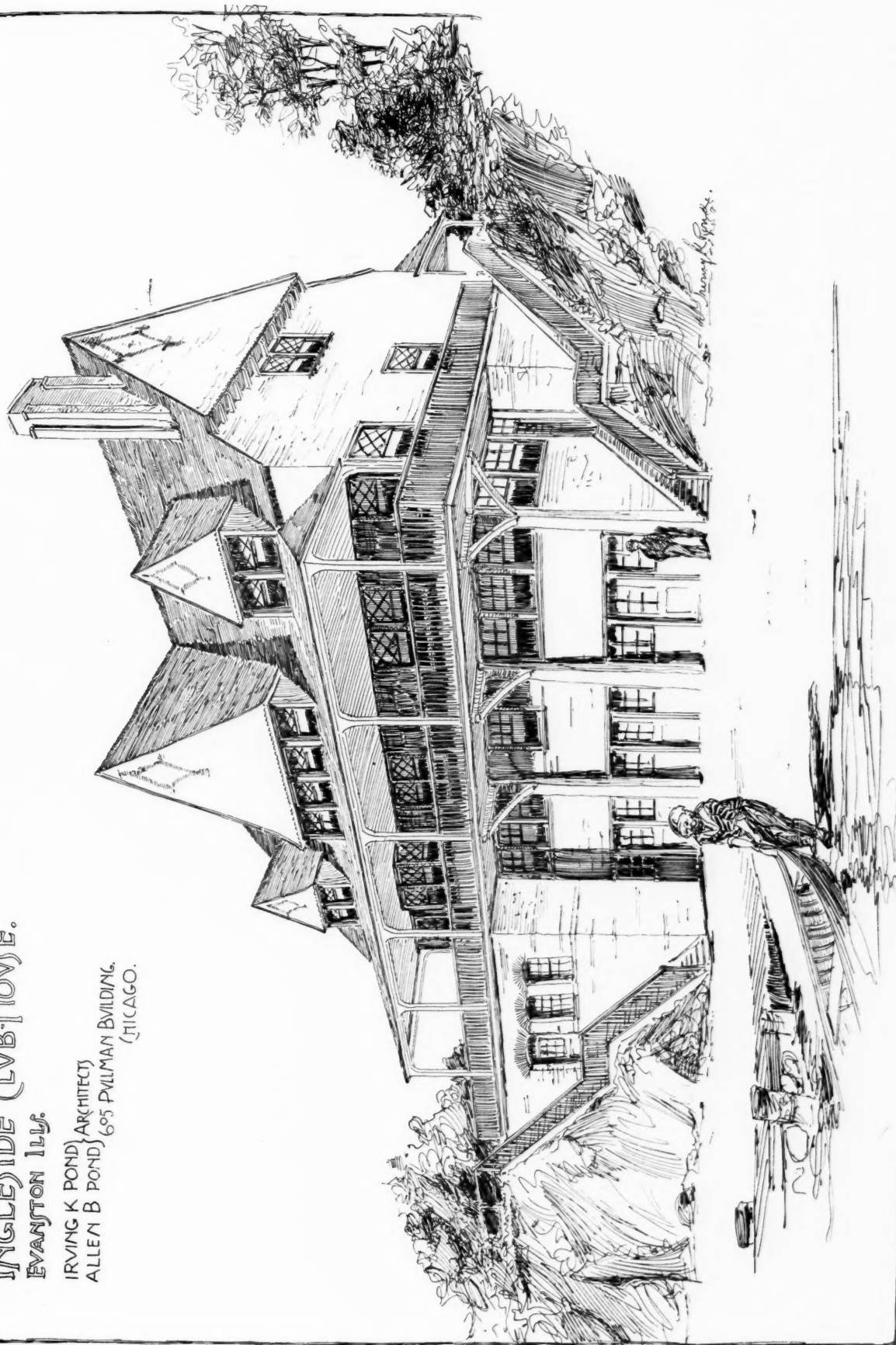
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By MR. J. W. HOWELL
IRVING K. POND, ARCHITECT,
ALLEN B. POND, 605 MILMAN BUILDING,
CHICAGO, ILL.

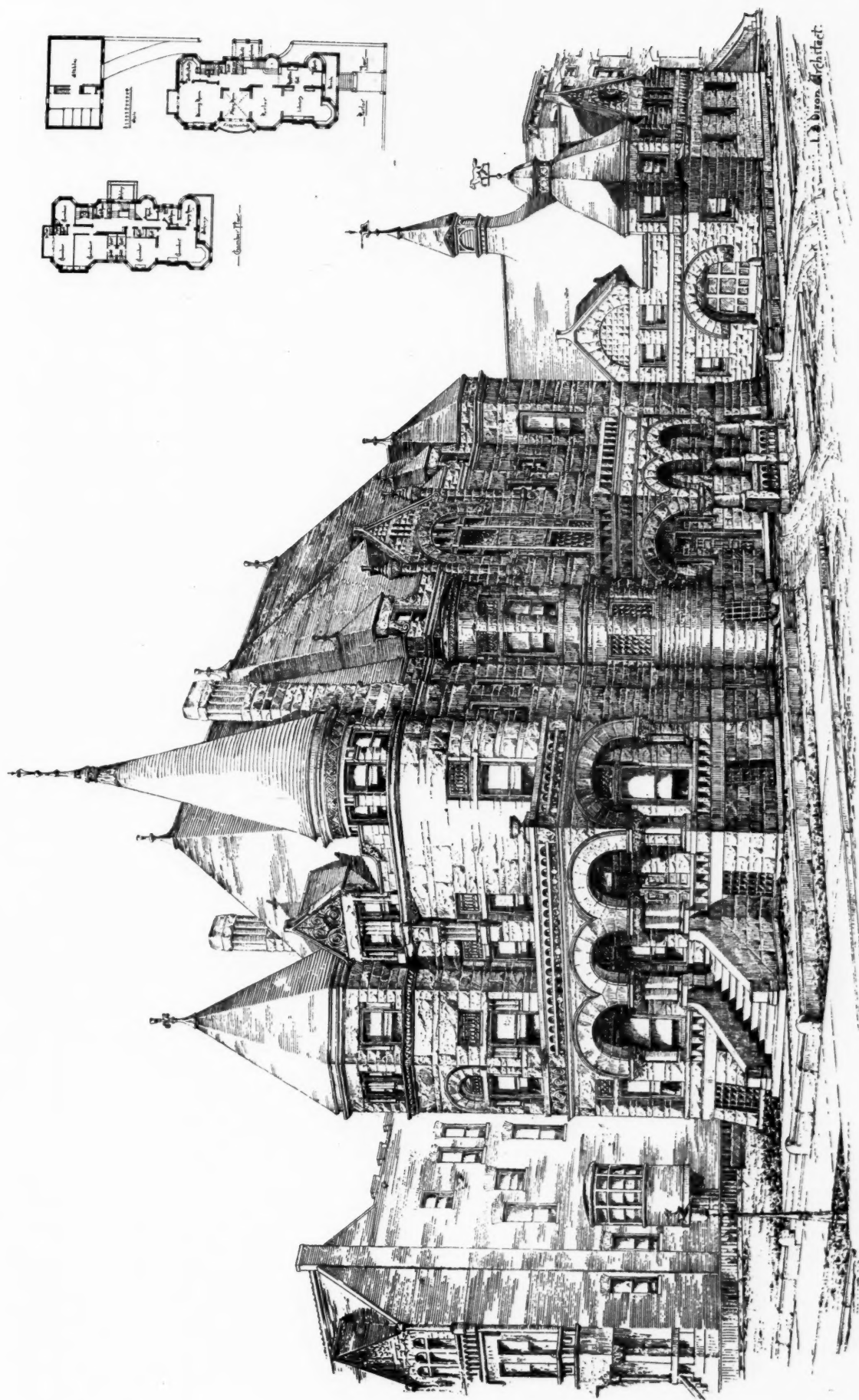


"INGLESIDE" (LVB-HOVSE.

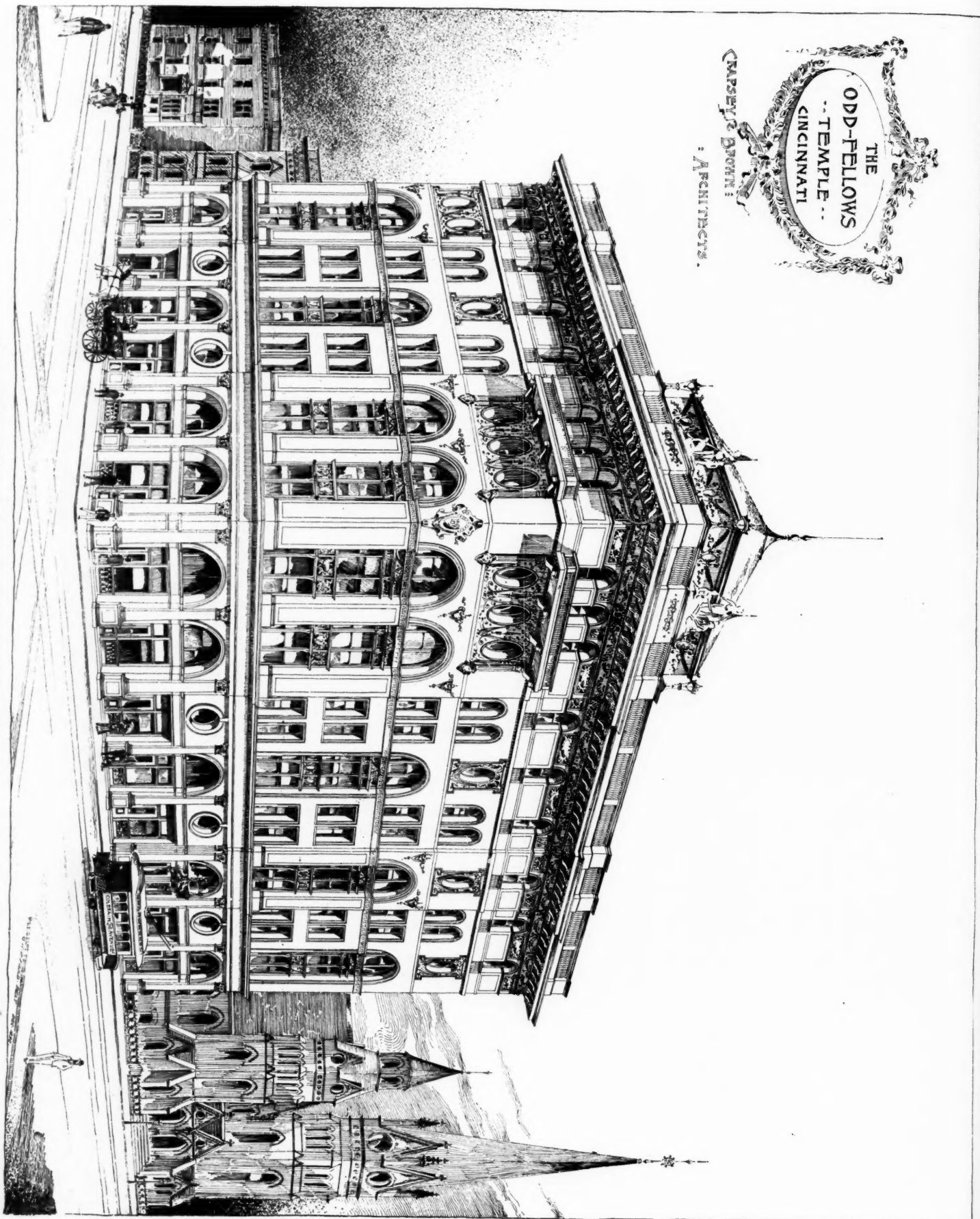
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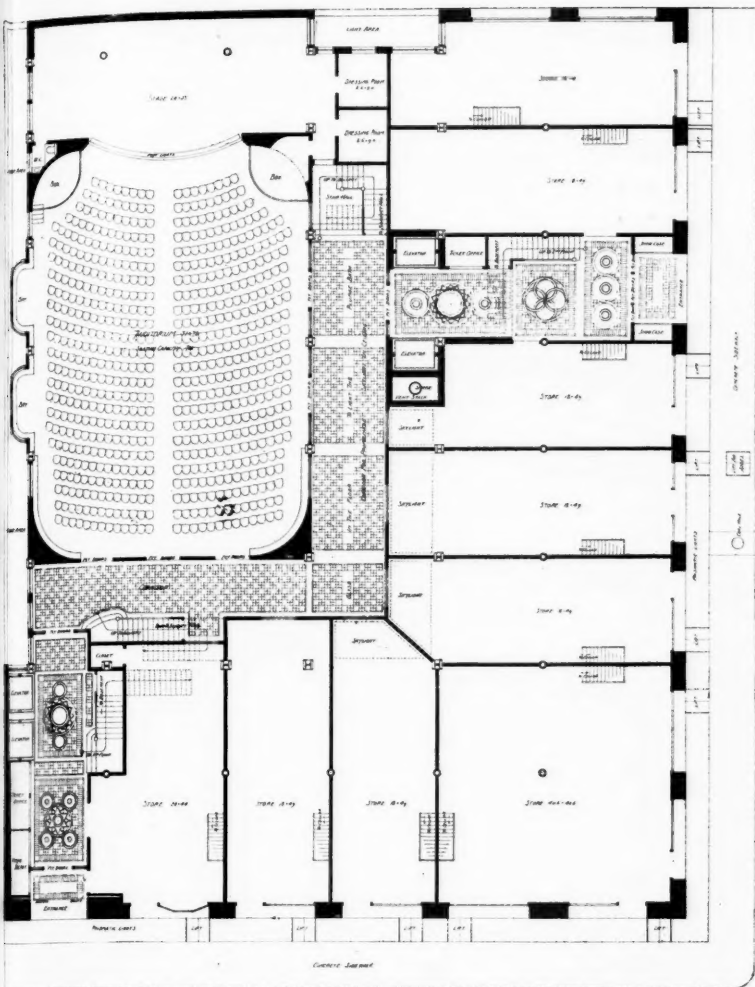
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L. B. DIXON, ARCHITECT.



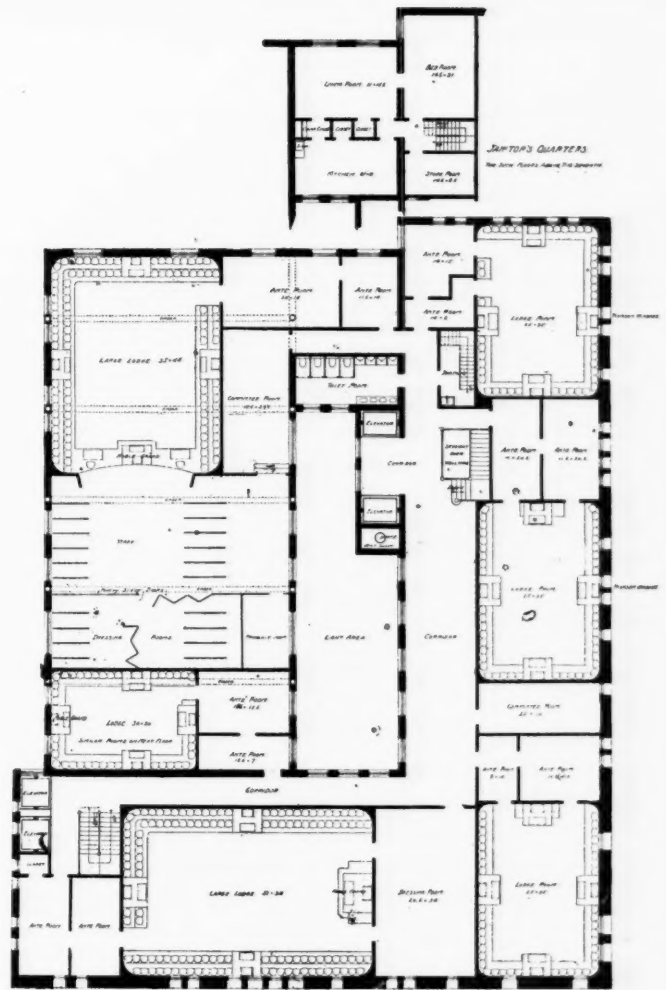
THE
ODD-FELLOWS
-- TEMPLE --
CINCINNATI

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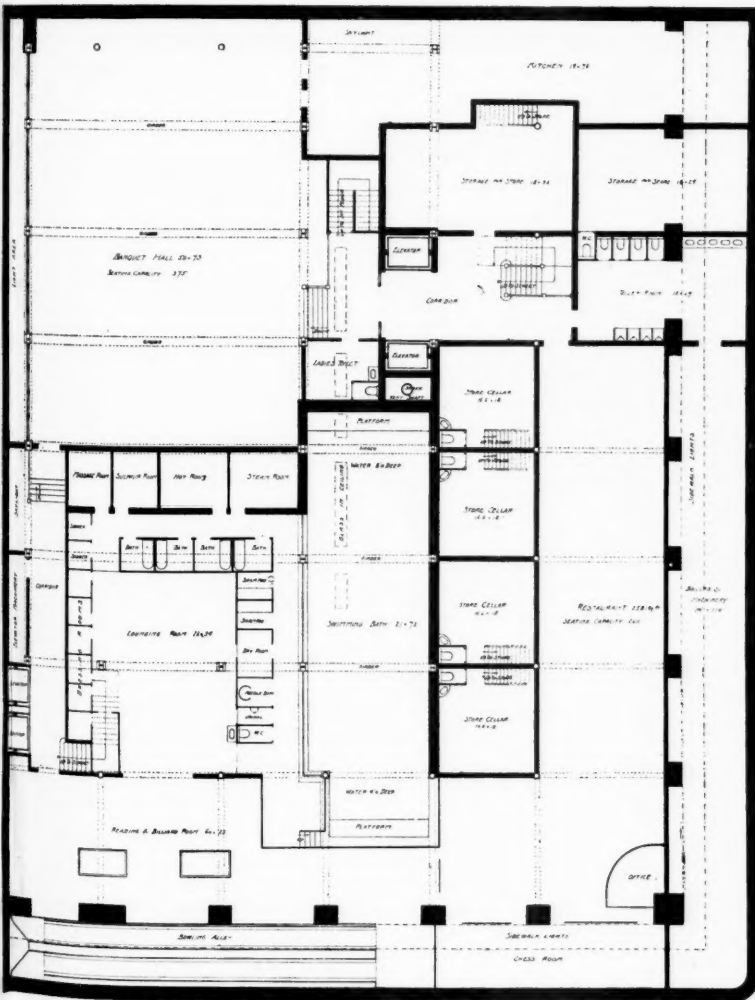
ODD FELLOWS TEMPLE COMPETITION, CINCINNATI, O.
DESIGN SUBMITTED BY CARPSEY & BROWN, ARCHITECTS.



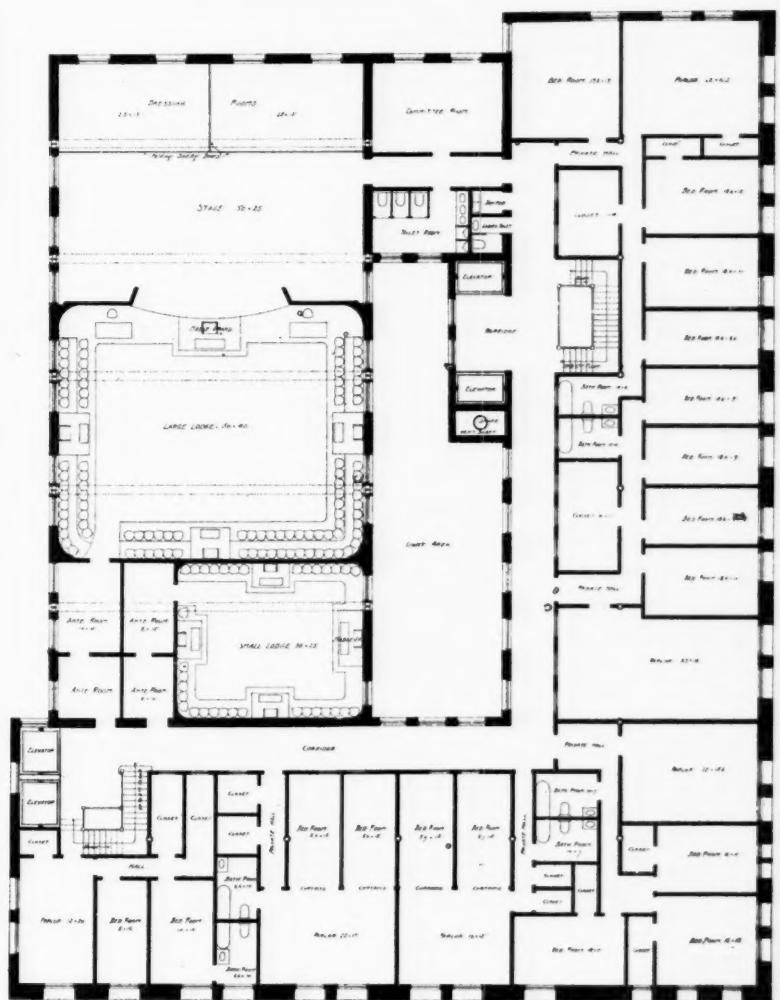
GROUND FLOOR.



SEVENTH FLOOR.



BASEMENT.

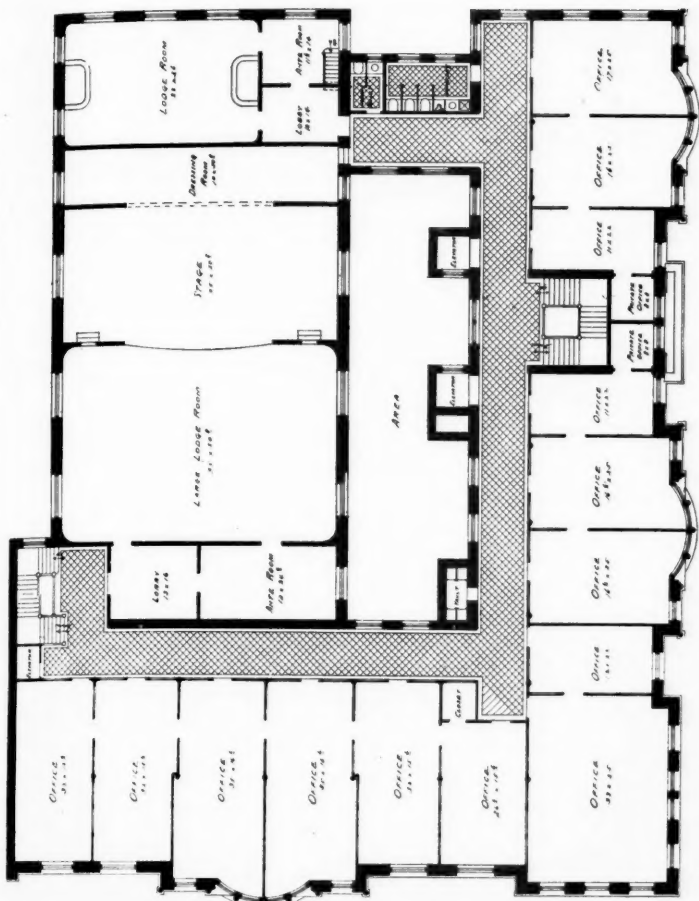


FIFTH FLOOR.

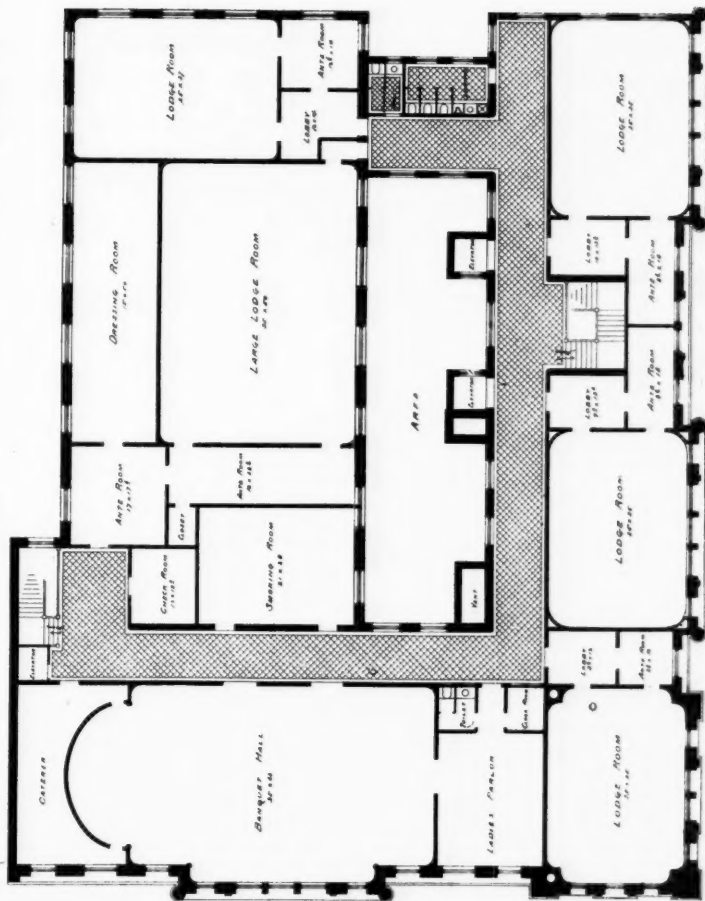


ACCEPTED DESIGN, ODD FELLOWS TEMPLE COMPETITION, CINCINNATI, O.

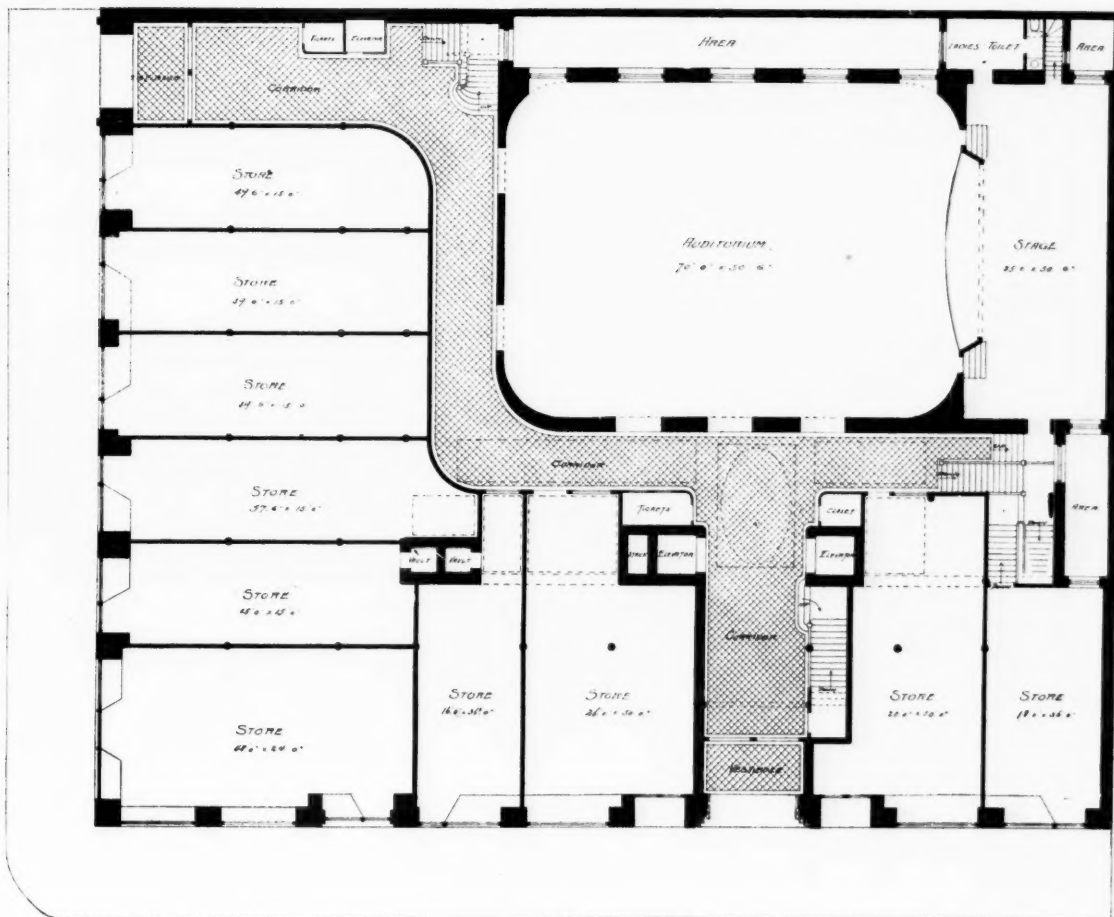
S. HANNAFORD & SONS, ARCHITECTS.



ALTERNATIVE ARRANGEMENT OF LODGE ROOMS.



SEVENTH FLOOR.

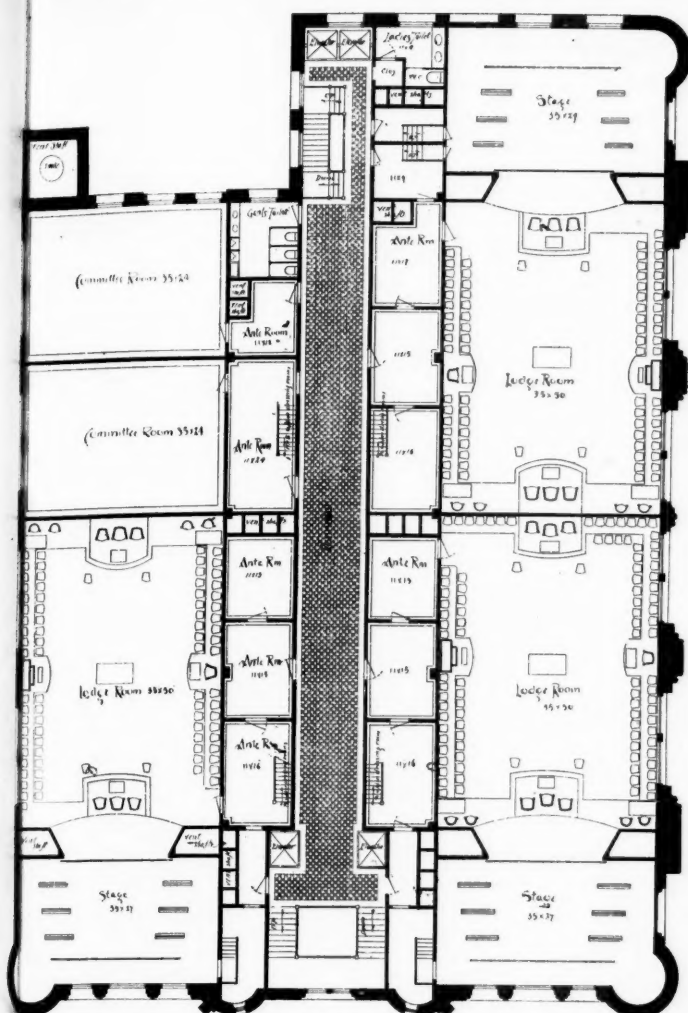


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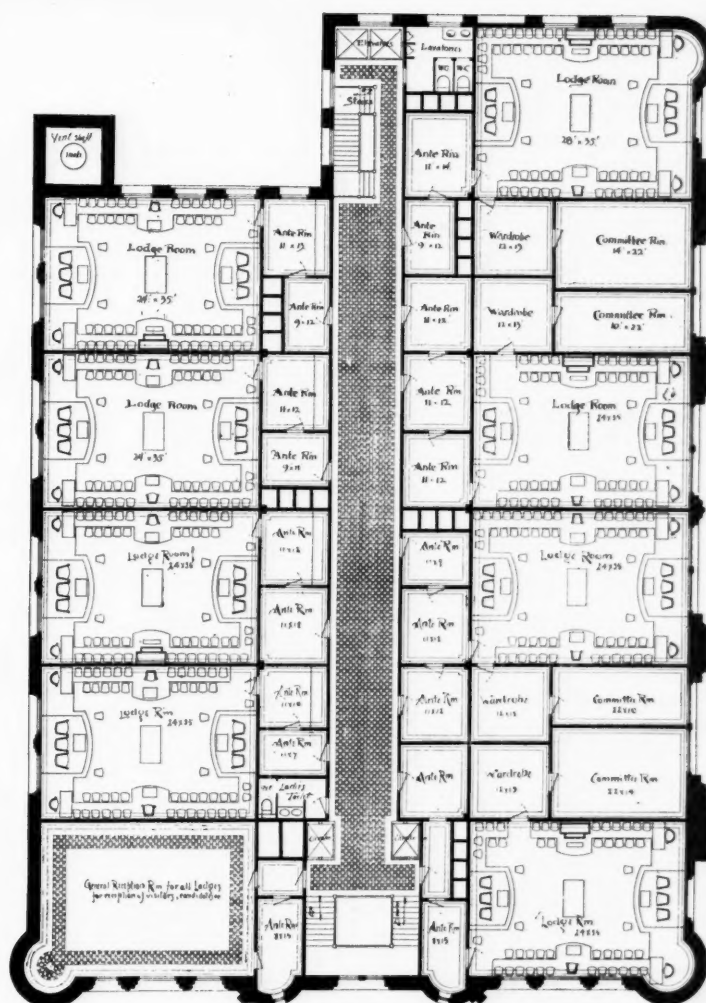


ODD FELLOWS TEMPLE COMPETITION, CINCINNATI, O.

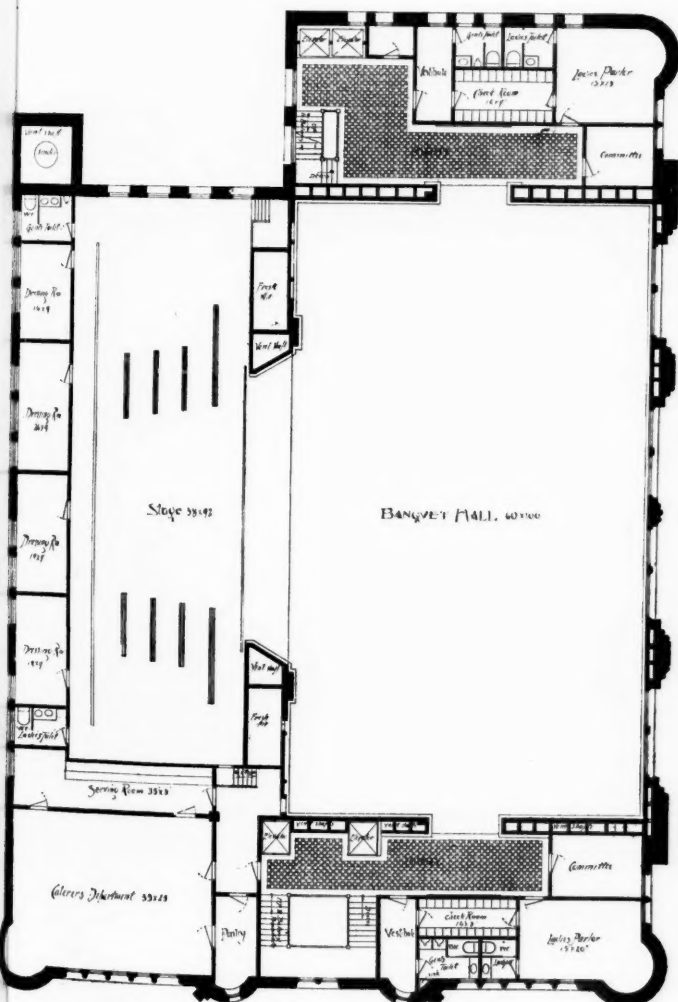
DESIGN SUBMITTED BY A. O. ELZNER, ARCHITECT.



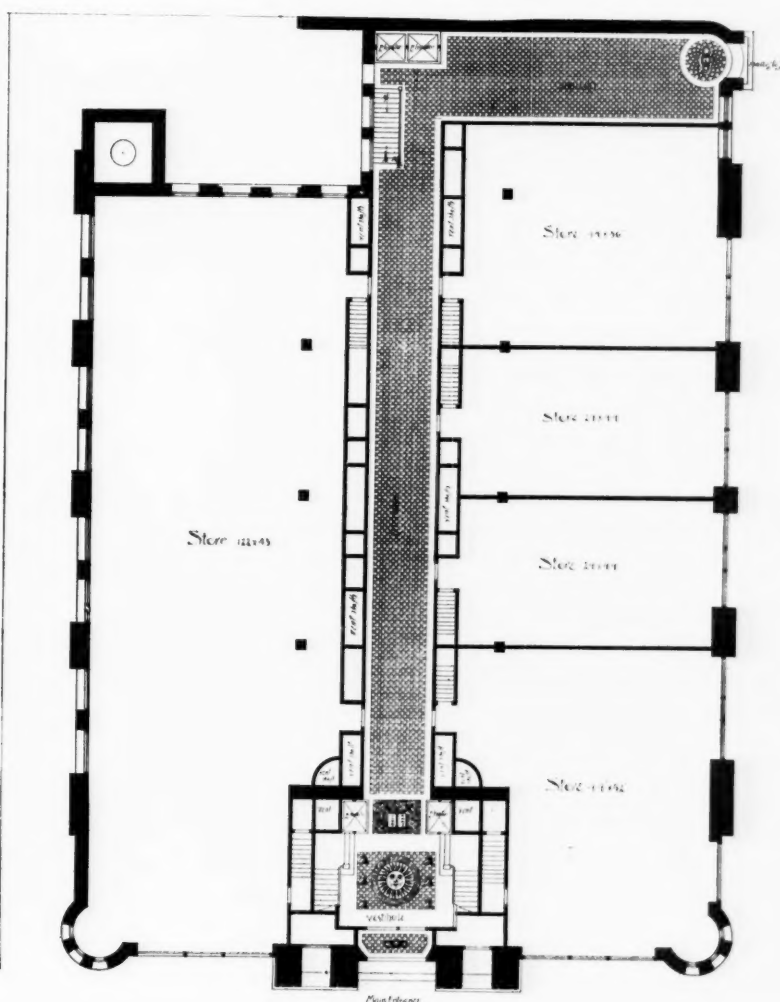
SIXTH FLOOR.



FIFTH FLOOR.



SEVENTH FLOOR.



FIRST FLOOR.