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Our readers may be surprised to find that the date actually fixed for the opening of the Twenty-sixth Annual A. I. A. Convention. The officers of the Institute saw fit to make the change for what seemed to us very good and sufficient reasons, through the dedication exercises of the World's Columbian Exposition being of such importance and magnitude as to completely overshadow in importance the coming convention, and it was assumed that the rush of events would be such as to make the transaction of other than the mere routine business of the convention a matter of impossibility. The Fair buildings themselves are works of such overpowering interest that the visiting architects will prefer to spend their time studying their peculiarities of design and construction to conducting discussions at the meetings of the Institute or listening to papers read thereat. In other words, the study of the Fair buildings and participation in their dedication ceremonies will be the business of the convention, and for this reason the opening of the convention has been set to coincide with the date of the beginning of the inaugural ceremonies. The details of the participation of architects in the opening exercises have not yet been fixed, but is undoubtedly safe in the hands of Mr. Burnham and Mr. Adler. The following circular letter has just been issued by the secretary:

AMERICAN INSTITUTE OF ARCHITECTS.

OFFICE OF THE SECRETARY, 1600 AUDITORIUM TOWER,
CHICAGO, October 13, 1892.

DEAR SIR,—The Twenty-sixth Annual Convention of the American Institute of Architects will assemble on Thursday, October 20, at 7:30 P.M., sharp, in Recital Hall, Auditorium Building (reached by the Wabash avenue entrance).

The Institute of Building Arts, Nos. 63-65 Washington street, will be the official city headquarters of the convention. A register will be kept there of those attending the convention and of their address while in Chicago. Please communicate with the Institute of Building Arts immediately after your arrival, so that the officers of the convention may know where further information can be sent you.

A programme of exercises of the convention can be had at the above-mentioned address on and after Wednesday noon, October 19.

The telephone number of the Institute of Building Arts is Main 2294.

DANKMAR ADLER, Secretary.

In addition to this it may be assumed that the programme will consist of a general rendezvous at the official headquarters during Thursday, where a light lunch will be at the disposal of visitors all day. In the evening the meeting, at which all members should be in place so that the convention may be called to order promptly at 7:30 o'clock. On Friday the inaugural ceremonies will take place and in which all members will participate. On Friday a lunch will be at the disposal of members in the Horticultural building upon the Exposition grounds. On Saturday morning the convention will resume its functions in the Horticultural building which through the kindness of Mr. Higinbotham, president of the board of directors, and Mr. Burnham has been placed at the disposal of the Institute. Over two hundred members have already signified their intention to be present.

A Pamphlet on Competitions.

At the twenty-fifth annual convention of the American Institute of Architects, held in Boston last October, a resolution was unanimously passed for the preparation in pamphlet form of suggestions on the conduct of competitions addressed to the promoters of such schemes, which pamphlet might be of service with committees desirous

of information on this subject. Such a circular has been outlined and will be presented at the next convention. A somewhat extended acquaintance with building committees proves that in very many cases they err rather through ignorance than from intention in their competition invitations. They are apt to be practical men, so called, which means that one has made money in raising grain, another in selling merchandise, another in real estate deals, etc. Few, if any, have had experience in building or with architects except of the mongrel "architect" species, which is too illiterate to compass the correct pronunciation of the title it assumes. It is not strange therefore that such committees should set forth their competition invitations in the same language they would use if advertising for a stevedore or a hostler, and on about the same terms. It is incumbent on architects themselves to enlighten such committees, if any reform is to be instituted, and to enforce their views by a conspicuous abstention from participation wherever the proper conditions are disregarded.

A Gradual Reform in Competition Methods. The proposed pamphlet on competitions to be issued with the sanction of the Institute, will set forth only those conditions which can be most readily granted by owners, and which are as much in their interest as in that of the architects. It is intended to be placed at the service of members, to be addressed by them as they may think advisable to parties within their knowledge who contemplate an architectural competition. The circular would likewise be of use among the architects to whom the competition invitation is addressed as helping them to make a stand in their own behalf, and to refuse participation unless the terms recommended in this circular were granted. By diligent use of such means, with the high sanction of the American Institute, architects of all grades would learn more respect for themselves, and a substantial improvement in the terms of competitions would gradually be brought about, to the mutual advantage of all concerned.

The Unsanitary Condition of Chautauqua. The October number of the *Engineering Magazine*, New York, describes the architectural and sanitary conditions of Chautauqua, New York, in a way to make a citizen of that place blush from fear if not from shame. "The houses, in themselves chiefly of an abominable style of architecture, are crowded together almost as closely as in New York city. . . . There is no sanitation, and the lack of drainage and sewerage is frequently unpleasantly manifested to visitors and natives alike. . . . The water (can this mean the drinking water?) is obtained from the lake on which the town faces and is daily polluted — to mention no other source — by a numerous fleet of excursion steamers." Such, says our contemporary, are the appointments of the educational resort where every summer from 15,000 to 20,000 of the choicest people of the United States gather to spend their vacation in artistic, æsthetic and intellectual pursuits of a high order; and it suggests, in effect, that before another summer arrives the natives should mortgage their town and lake, if they cannot raise the money otherwise, and provide such water-works, sewers, etc., that people can live there decently while exploring the fascinating mysteries of "Hebrew accents, Assyriology and surd roots."

The Remedy for Chautauqua. This is good advice: whether it will be taken without compulsion may be doubted. Average humanity is not built that way. Some years ago the summer hotels in the vicinity of New York were in much the same recklessly unsanitary condition as Chautauqua, and no change could be secured till alarming sickness appeared and the hotel owners were threatened with a total loss of patronage if they did not clean up and fix up. Rival Chautauquas are already springing up. One is at Piasa bluffs near St. Louis, where drainage, water, etc., are of the best. Should an epidemic once start at Chautauqua with the usual panic, the place would not only be deserted for the season but a large portion of its visitors would be permanently diverted elsewhere, never to return.

Practical Needs of Architectural Students. A constant inquiry among architectural students, draftsmen and not a few practicing architects is how to acquire as rapidly as possible that working knowledge of all the materials and processes of construction and decoration as well as of design which schools and professors do not teach and which usually comes only through actual experience and at the cost of many chagrins if not failures. They require "practical knowledge," as it is called, in distinction from what is learned at schools. Relating largely to minor details it is apt to escape the observation of book writers, and is known only to those who by their daily avocations are constantly "in touch" with business. In these directions a file of *THE INLAND ARCHITECT* will be found invaluable; and no greater service could be rendered to draftsmen and to pupils in manual training and other architectural schools than to place within their reach the bound volumes of this journal and direct their attention to its pages as supplementary to their text-books and lectures.

Practical Instruction in the Inland Architect. The above remarks were suggested by glancing over a back volume of *THE INLAND ARCHITECT*, which happened to be that for the year 1888. It contains, for example, several series of papers on decorative work, exterior and interior, and on photography in architecture; also on house drainage and town sewers, on modern plumbing, on house painting, on slate and its uses, on mortars, cements and concretes, and on the construction of heavy buildings. The accident in the erection of the Midland Hotel at Kansas City, Missouri, is fully explained, with illustrative drawings, so that there need be no risk of a similar disaster; also the details of the fall of the stone tower to the Church of the Covenant at Washington, D. C. Various architectural competitions are described, and the full proceedings and discussions are given of the various architects' and builders' conventions. In every case these are the best products, not of theorists but of practical business men who give the results of their daily experience in terse, condensed language. Any reader may easily corroborate these observations for himself. He will not only find them true of the volume for 1888, but also that subsequent volumes differ only in having more and more of the same kind of information. It is also interesting to trace through these volumes, covering the past decade, the advancement made by draftsmen in artistic rendering, and how, from a few master spirits, the many have gathered inspiration and style.

DIRECT METHODS IN ARCHITECTURAL PERSPECTIVE.

BY CHARLES E. ILLSLEY, A.M., C.E., ARCHITECT.

CHAPTER I—INTRODUCTION.

WORCESTER'S dictionary defines perspective as follows: "The art of representing or delineating on a plane surface near and distant objects as they appear to the eye from any given distance or situation." It is divided into aerial perspective, which deals with the effects of atmosphere and distance on colors and their lights and shades, and linear perspective, which treats of form irrespective of atmosphere, color, light or shade. Linear perspective in turn includes cylindrical, isometric and plane perspective. The last two only are employed in architectural work.

2. The general purpose of a perspective drawing is to show two or more sides of an object at once. For small objects, particularly for small details of construction, isometric projection or perspective is entirely sufficient, while, as it has no vanishing points and can be drawn "to scale" with great facility by the aid of the 30° triangle, it is of much service in architectural and mechanical drawing.

3. In perspective proper, where receding lines converge toward vanishing points, scale measurements are less readily applied, and the usual method of procedure, instead of being direct, as in isometric drawing, is indirect, tedious and in respect to an architect's requirements retrogressive, that being done last which should be done first and that being done first in some respects which need not be done at all. After a brief exposition of isometric perspective, which is not as highly valued by some architects as it deserves, an equally direct method will be applied to perspectives proper, as developed by the writer and used in his own practice for a number of years.

It is believed that these direct methods in the form in which they will here be given have never before been published; and, as Professor Ware's treatise on Modern Perspective had not appeared when they were first worked out, they happen to be original to a considerable extent. But probably there is nothing which in its essentials is not embraced in the very comprehensive general principles of Professor Ware's admirably thorough treatise, and some of these direct methods have been materially extended and simplified through suggestions since obtained from Professor Ware's book.

For the benefit of readers not familiar with geometry, a few preliminary explanations are necessary, for which the indulgence of more advanced students is requested.

CHAPTER II—DEFINITIONS.

4. In describing perspective methods and diagrams, the following definitions will be observed: A point has position but no magnitude. A line (Fig. 1) has position, direction and length, but no width.

A surface, such as the top of a table or the side of a cube, has position, length, breadth and direction, but no thickness. This does not mean that anyone can make a point without magnitude, or can draw a line which has no width, since in such case the point and the line would both be invisible. But the size of the point is not regarded, whether it be large or small; all we care for is its position. Likewise with the line; if we have its position, direction and length, we care nothing about its thickness—a thick line or a thin line answers as well.

FIG. 2.

5. Parallel lines (Fig. 2) have similar directions and are at the same distance apart throughout. Hence, however far they may

FIG. 3.

FIG. 4.

be extended forward or backward, they never meet. This truth is often expressed by saying that parallel lines meet at an *infinite distance* either way. Parallels may be inclined, as in Fig. 3, or

curved, as in Fig. 4. Lines not parallel are both *convergent* and *divergent* at the same time (see Fig. 5). The lines here drawn

FIG. 5.

converge toward the left and diverge toward the right. Convergent lines, if sufficiently extended or produced, will meet. At their intersection any two convergent lines form an *angle*, and the point of intersection is the *apex* of the angle, while the lines themselves form the *sides* of the angle.

6. If a semi-circle be described (Fig. 6), a line C, D, drawn from its center up to the middle of the curve, makes a *right angle* with each half of the diameter, i. e., B, C, D, is a right angle, and so is A, C, D. (In reading angles the letter at the apex of the angle is always placed in the middle, while the other two letters may be varied at will. The angle B, C, D, may equally be styled

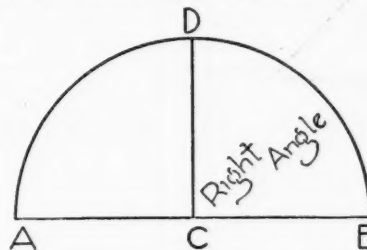


FIG. 6.

the angle D, C, B.) The space B, C, D, is called a *quadrant*, being one-fourth of a circle. The arc D, B, as will be seen, is likewise a quadrant.

7. Any straight line, as A, C (Fig. 7), from the center of a circle to its circumference, is called a *radius*. If the point A be midway between B and D, the angle A, C, B, is an angle of forty-five degrees, likewise the angle A, C, D. An angle of forty-five degrees (45°) is one-half of a right angle. (A *degree* is $\frac{1}{360}$ part of a circle, or $\frac{1}{180}$ part of a semi-circle, or $\frac{1}{90}$ part of a quarter circle.) A degree is not a fixed length of line, but is a fixed fraction of a whole circle. Hence on a large circle a degree may be several inches or several feet in length, while on a small circle a single degree may be too infinitesimal to be drawn. A right angle is commonly styled an angle of ninety degrees (90°), because it "intercepts" a circular arc of ninety degrees.

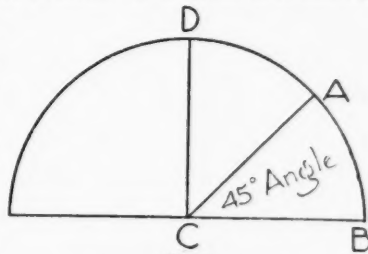


FIG. 7.

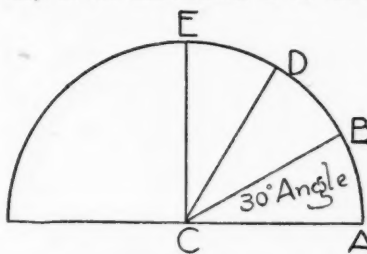


FIG. 8.

equal parts of thirty degrees, i. e., A, C, B, is an angle of thirty degrees (30°), so is B, C, D, also D, C, E. Obviously also the angle A, C, D, is of sixty degrees (60°) being the sum of the angles A, C, B, and B, C, D. Any angle less than a right angle is *acute*; larger

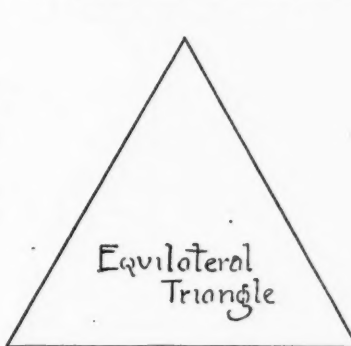


FIG. 9.

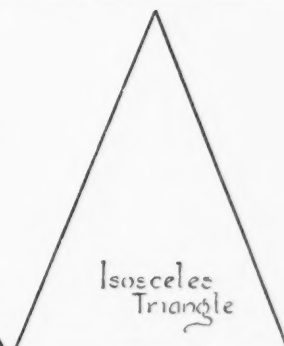


FIG. 10.

angles are *obtuse*. The degrees of an angle are always the same as those of the arc intercepted between its sides.

9. The line C, E, which makes a right angle (an angle of 90°) with A, C, is said to be *perpendicular* to A, C. A, C, is equally

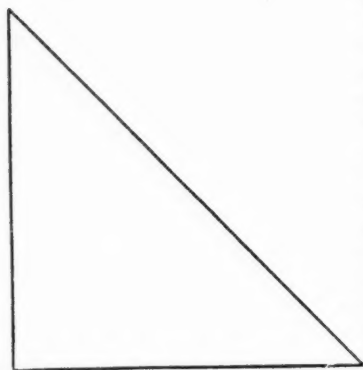


FIG. 11.

perpendicular to C, E. A vertical line is perpendicular to a horizontal surface such as that of a lake or of the ocean when at rest. Were the earth a perfect sphere a vertical line, if sufficiently extended, would strike its center, while in the opposite direction it points to the zenith. The masts of a ship, if perpendicular to its deck, will be vertical when the water is calm. In a storm, as the vessel rolls and pitches, the masts may continue perpendicular to her deck, but they do not remain vertical. A plumb line is a good index of a vertical line.

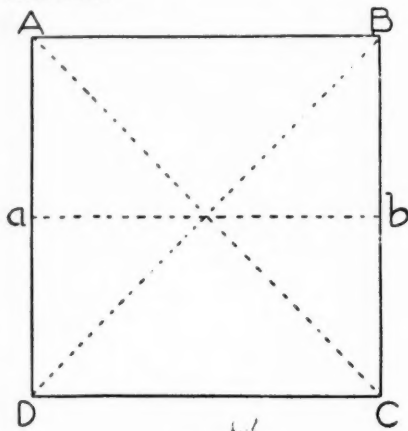


FIG. 12.

10. A *plane* is a surface which is straight in every direction so that if a straight edge be applied in any position it will exactly touch the surface everywhere. A *plane figure* is, generally speaking, a flat figure or such a figure as could be drawn on a plane. Planes are not necessarily level; there are vertical planes and inclined planes at all angles. A plane is said to be *known* when we know the position of any two lines in it or of any three points not in the same straight line.

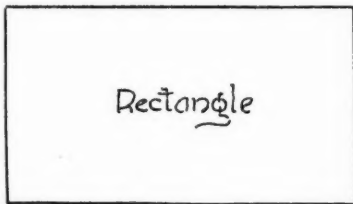


FIG. 13.

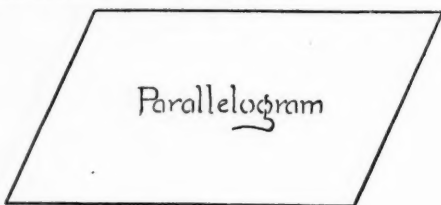


FIG. 14.

Planes are sometimes conceived to be transparent like a sheet of window glass, as for example the plane of the picture in perspective.

11. A *triangle* is a plane figure bounded by three straight lines or sides. An *equilateral triangle* (Fig. 9) has its sides and angles equal; an *isosceles triangle* (Fig. 10) has only two sides equal. The angles opposite these equal sides are likewise equal. A *right-angled triangle*, often called a *right triangle* (Fig. 11), has one side perpendicular to the other, thus

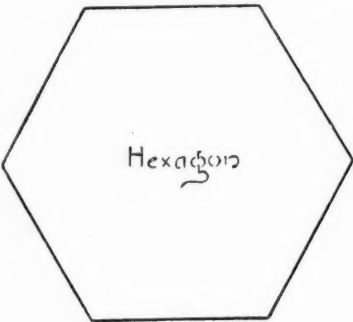


FIG. 15.

making a right angle. The longest side of a right triangle is called the *hypotenuse*.

12. A *square* (Fig. 12) is a plane figure bounded by four straight lines all of equal length, and each line parallel to its opposite line and at a right angle with each adjacent line. The four angles of a square are equal to each other, and each is a right angle. The diagonals of a square bisect each other, and meet in the exact

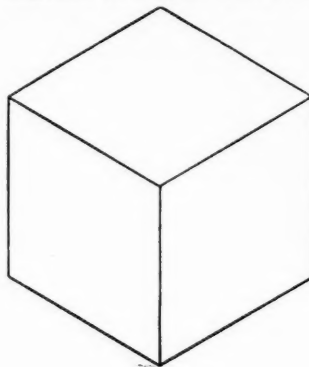


FIG. 16.

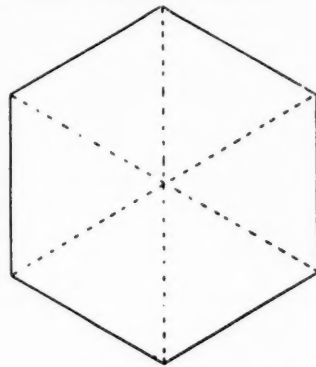


FIG. 17.

center of the square. A straight line *a, b*, drawn through the center of a square parallel to any side bisects both of the sides it crosses.

13. A *parallelogram* (Fig. 13) is bounded by straight lines in parallel pairs, but one pair may be longer than the other pair. A parallelogram may have all its angles equal, as in Fig. 13, when it is also called a *rectangle*, since each angle is a right angle; or it may be oblique (Fig. 14), where the opposite angles are equal but the adjacent angles are unequal, and neither of them is a right angle. If one angle of a parallelogram is a right angle the other three will also be right angles.

14. A *hexagon* (Fig. 15) is a plane figure bounded by six equal straight lines. It has six equal angles and each angle measures one hundred and twenty degrees (120°). Lines drawn from alternate vertices to the center of a hexagon (Fig. 16), give an exact representation of a cube as obtained in isometric drawing. All the diagonals of a hexagon meet in the center and bisect each other. (Fig. 17.)

(To be continued.)

CHICAGO HIGH BUILDINGS.

BY W. L. B. JENNEY, ARCHITECT.

THE safe limit in height of buildings is not measured by feet but by the skill of the architect, the engineer and the builders erecting them.

So long as these tall buildings were intrusted only to the older architects, men who had received a thorough training in the schools and who fully appreciated the importance of the problem presented and who, having had an engineer's training themselves, worked out the difficulties of the problem with able assistants, or if their training had been principally artistic as in the French Ecole des Beaux Arts, employed the best engineer talent they could procure, there was no need of legislation on the subject.

Now the conditions have changed; "familiarity breeds contempt" is an old truism, and today many know no better than to think that the cheapest man is the best man, and it is not at all unlikely that some ignorant novice may be intrusted with one of these buildings and let the work to the lowest bidder, of no more experience in such work than themselves and have the building in the cellar before the plastering is dry.

It is my opinion that legislation should not limit the height but the character and quality of the work.

It is an open question if the council can say "so high you may go and no further under any conditions whatsoever," but it is admitted I think by all that the council has the fullest authority to protect the public against dangerous buildings. The danger is not in the height, *per se*, but in the character of the design and in the quality of the work.

Many of our tall buildings are the best constructed and the safest buildings in the country—we may even call them cyclone and earthquake proof. They have been designed and calculated with the same care and with the same science, thorough inspection and supervision that is given to a great cantilever railroad bridge of the first order, and have been built by our best and most experienced builders, without any limit to the cost necessary to produce a thorough, substantial construction.

Today we hear that architects, who have never built any of these high buildings, are offering to erect them at one-half the price the best buildings have cost.

Here lies the danger and here, in my opinion, legislation is required, legislation that will compel the appointment of competent engineers to supervise the designs, specifications and erection. These engineers must have the same professional authority that is given to the city engineer and the law department. They must

act according to their professional judgment. They must decide if the design and specifications are such as will insure a safe building, and if they grant a permit then they must see that the building is properly constructed.

This service should be paid for at a fair price by the owners of the building.

It is impracticable to frame rules of other than a general character, for the science of building and the character of the materials used are rapidly undergoing changes and improvements. It was but seven years ago that the best iron used in buildings had a tensile strength of only about 50,000 pounds per square inch, while today it is easy to obtain constructional steel that shall have a tensile strength of at least 60,000 or 62,000 pounds per square inch in every blow of the converter, by actual test from bars cut from the finished product.

Legislation must not forbid improvements in building materials and building methods. It must supervise the methods employed by the architect and decide if his choice is a safe one and one calculated to produce good results.

I am aware that this would produce a complete revolution in the building department and will require a corps of able assistants, but no more able assistants than every architect doing a large and important business is forced to maintain in his own office.

It is not at all necessary that these building inspectors should make all the calculations. They can exercise the same supervision that every architect exercises over his assistants. See that the designs are properly made, that a proper load is given to the floor and that the load per square foot on the clay is a safe one, etc. Two or three hours spent by the inspector over the designs and specifications with the assistance of the architect or engineer who directed the work will enable the city inspector, if he is a proper person for the position, to form a fairly correct judgment of the character and safety of the proposed building.

The building department should, of course, be self-sustaining, and this expense, which would not be at all excessive, should be charged to the cost of the permit, so that the city, while protecting its citizens, and at the same time allowing property owners the fullest liberty to build as they wish, always providing they build safely, would not be at any increased expense therefor.

Chicago has made a reputation all over the civilized world by her fine tall buildings and it would be a poor policy to admit to the world that now the city condemns these fine buildings on which so much money and talent have been expended.—*The Chicago Builder and Trader.*

ANNUAL MEETING OHIO CHAPTER, A. I. A.

THE seventh annual meeting as a state association, and the second as a Chapter of the American Institute of Architects, convened at Columbus, Ohio, in the parlors of the Hotel Chittenden, August 18, 1892.

The Chapter was called to order at 2:30 P.M., with President J. W. McLaughlin in the chair; George W. Kramer, secretary.

The secretary called the roll, and the following members were found to be present: J. W. McLaughlin, J. W. Yost, E. O. Fallis, George W. Kramer, J. H. Boll, G. W. Drach, A. O. Elzner, J. M. Freeze, H. A. Linthwaite, C. J. Williams, E. W. Hart, J. A. Kremer, R. E. Dexter and F. L. Packard.

Minutes of the last meeting at Akron and the adjourned meeting at Boston were read and approved.

The meeting was then formally opened by the president, J. W. McLaughlin, who addressed the Chapter as follows: "Gentlemen, I understand it is customary for the president to deliver an address, but I have been exceedingly busy and have been unable to prepare any formal address as an inaugural. This being a very warm day, I presume the meeting will be benefited by not having the inaugural address. The customary address will be dispensed with."

Mr. J. A. Kremer then welcomed the Chapter to Columbus by the following address of welcome on behalf of the Columbus members:

Gentlemen: It has always been considered that architects, as a general rule, display good taste and a great deal of tact in the performance of their duties, but I must say that the committee which selected me to deliver this address of welcome to you did not use the best judgment in selecting the poorest speaker in the whole lot to perform this pleasant duty. I can only assign one of the two reasons for it. They wanted to punish me for not being present at their meeting, or, as they knew I had not full command of the English language, that I would make this address as short as possible and not occupy too much of your valuable time. But I am in it now, and as the architect never hesitates to tackle a difficult problem, so will I try to do this to the best of my ability, and if I do not use as fine words and as eloquent sentences as many of you perhaps would, I hope you will not too severely criticize me.

Fellow architects, in the name of our local Chapter, I welcome you to our capital city which we all love so well, and to which every citizen of this great State of Ohio delights to come, not alone on account of our nice paved streets and beautiful houses, but also on account of the many public institutions which it is well worth a trip to come and see. Another reason is that a stranger in our city never can get lost on account of the many business streets running in every direction. When he does not know which way to go to find a certain point, so long as he knows the direction of the north end and the south end, he cannot go amiss, because our High street would not let him.

Gentlemen, I welcome you in our midst with all my heart. May our deliberations and councils be full of friendly feeling and companionship, and let no petty jealousies mar this meeting, so that the convention may be one of the most successful, and for the benefit of the individual members as well as to the profession at large; and we sincerely hope that when this meeting is over and you go back to your respective homes, you will think with the greatest pleasure back to the few hours you have spent with us, and we will try to make them as pleasant as we can. Once more I bid you a hearty welcome.

This was responded to on the part of the Chapter by A. O. Elzner, Cincinnati, Ohio, as follows:

Mr. President, gentlemen of Columbus and fellow architects: In performing the very pleasant duty which has fallen upon me to respond to our wel-

come from our fellow architects and friends from Columbus, I will say it is a pleasure to come to your beautiful city and join you on so pleasant an occasion.

This is my first trip here, but I am sure that arrangements are made for a very pleasant time. This is my first attendance at a state Chapter meeting, but I can remember, some few years ago the meeting of the American Institute of Architects was held at Cincinnati, Ohio, and it was not attended as largely as this meeting today. It is certainly pleasant to note the progress that has been made in the architectural field.

The opportunity that is afforded one in this manner for architects to visit their respective cities is one that we should all take advantage of. The consolidation of the American Institute and the Western Association is one of the most notable events that has taken place in the interest of architecture. I do not remember any time when there was such intense interest taken in the profession as there is now. It is a duty that we owe one another to come together in these meetings and lend a helping hand to each other. We all feel a deep interest in our work, and I think that we all feel that these pleasant conventions should lend their full force to this object. I hope our stay in Columbus will enable us to put forth our best efforts and accomplish something to be proud of.

I beg to thank the Columbus architects, in advance, for any favors they may show the visiting architects.

The President: The next business is the report of the committees.

The Executive Committee reported as follows:

Members of the Ohio Chapter A. I. A.:

Your committee has the honor to report as follows:

Since the meetings of last year at Akron and Boston, bills of expense to the amount of \$54.25 have been allowed and ordered paid. We also find the statement of treasurer's account correct.

The applications of two architects for membership, Mr. F. L. Packard, of Columbus, and W. P. Ginther, of Akron, were received, approved and letter ballot taken, which resulted in their election. Mr. Elah Terrell, of Columbus, a member of the A. I. A., filed application for membership of the Chapter. On investigation he was found to be a member of the A. I. A. in good standing and was accordingly elected to membership of the Ohio Chapter.

The action of the Special Committee on the Relation of State and Local Chapters, taking the form of a recommendation for amendment to the By-Laws, was approved, and ordered to be distributed by the secretary in accordance with the Constitution and By-Laws.

No complaints of any character or request for arbitration have been referred to this committee during the past year.

At today's meeting of the committee, two applications for membership were favorably considered, Mr. S. Floyd Hoard, of Ceredo, West Virginia, and John Flynn, of Columbus, Ohio. This committee (owing to the presence of both parties) would recommend that the Chapter at once take ballot on these two candidates, under suspension of the rules, in order that if elected they may enjoy the privileges of membership at the sessions of the Chapter, and explain that the application of Mr. Hoard (not being a resident of the state) met with our consideration from the fact that there is no Chapter in West Virginia and that his practice is largely in Ohio. Respectfully submitted,

(Signed) GEORGE W. KRAMER, Secretary,
For the committee.

The report was accepted.

The Committee on Ohio Building for the Columbian Exhibition of 1893 reported as follows:

The committee appointed at the last convention to take up the matter of a state building at the Columbian Exhibition to be held at Chicago in 1893, would respectfully report.

After conference it was determined that the time allowed for preparing plans for the building would not permit of anything like a satisfactory competition among the members of the Chapter, even if such was otherwise desirable, and the original idea of having the building represent the handiwork of many of our members was necessarily abandoned for the same reason.

The committee unanimously agreed upon J. W. McLaughlin, our worthy president, as the most fitting person to represent the profession of Ohio in the design of the building, and therefore employed him as the architect of the building.

Plans and specifications have been prepared, the building is under course of construction and a copy of the plans and specifications are submitted with this report.

Your committee would call attention to the method in which the matter of this building enterprise has been conducted as one worthy to be imitated.

While the idea prevails that business men and not architects should constitute building committees for public buildings, we are inclined to the belief that if there were more architects on the building committees there would be better architecture in the buildings.

Respectfully submitted, J. W. YOST, Chairman.

The report was accepted.

The Committee on the Standing and Relation of State to Local Chapters then made report as follows:

The committee met and endeavored to devise the best method of disposing of the question between the state and local Chapters so as to maintain the usefulness of both. The report has been circulated among you with a view of gaining an idea of whether the plan suggested is satisfactory. The secretary reports to me that the vote taken upon it was unanimously in its favor, but I understand that it still requires the vote of this convention to amend the Constitution, so that I would move to adopt the proposition embodied in the report.

The motion was seconded.

Mr. Yost then read the printed report by request.

REPORT OF COMMITTEE ON THE STANDING AND RELATION OF STATE TO LOCAL CHAPTERS.

DEAR SIR,—At the last convention of the American Institute of Architects, held at Boston, the following resolution was passed:

"WHEREAS, It is important that the profession—especially the members of this Institute—should perfect such organization as will most effectually combine the influence of its members in every work of importance to the profession; and

"WHEREAS, The legislation by the several states sought by the profession can be more easily effected through state organizations and their representatives than through local organizations or no organizations; and

"WHEREAS, There are many other advantages which may and will accrue from state organizations; therefore

"Resolved, That the board of directors be requested to suggest to the several local Chapters such form of state organization as can best unite and uphold the interests of the profession and its members in the several states; and

"Resolved, That membership in such state organization shall rest upon the same qualifications as in local Chapters as laid down by this Institute, and that membership in such state organization shall be accepted as the requisite to membership in this institute now required in local Chapters."

At an adjourned meeting of the Ohio Chapter A. I. A., held in Boston, October 30, 1891, the following resolution was passed in accordance with the previous action of the Institute:

"Resolved, That a committee of three be appointed, authorized to prepare a definite plan or arrangement in regard to dues, privileges and relations which shall exist between the state and local Chapters; their report to be offered as an amendment to the Constitution and By-Laws in such manner as is provided for by the Constitution and By-Laws, and shall be submitted to letter ballot at an early date as practicable to obtain a full expression of the members."

Desiring to encourage the formation and existence of local Chapters wherever possible and afford the advantages of membership and organization to such of

the profession as are so located that the formation of local Chapters is impracticable or inconvenient and at the same time approximately equalizing the expense of membership necessary to secure Institute privileges, the committee would recommend the following amendments to the By-Laws as advisable to accomplish this purpose:

First. That Article V, Section 1, be amended to read, "All regular members and associate members shall pay an initiation fee of ten dollars (\$10) within three (3) months from the time they are notified of their election by the secretary. If not paid within that time, their election shall be declared void by the executive committee. *Should any applicant present a certificate of membership in good standing in any local Chapter of the A. I. A., signed by the secretary and president of such Chapter, such certificate shall be accepted in lieu of the initiation fee, and also in lieu of the forms of application prescribed by the first part of Article I, Section 3, of these By-Laws.*"

Second. Article V, Section 2, shall be amended to read, "The dues of regular members and associate members shall be \$5 per year, *except for persons who are also members of local Chapters, whose dues shall be \$2 per year; all dues shall be payable in advance, during the month of January of each year.*"

Third. Article V, Section 6, shall be amended to read, "A sum not to exceed \$5 for each member in actual attendance at any annual meeting may be allowed to defray the expenses of entertainment at such annual meeting, at the discretion of the Executive Committee."

(Amendments in italics.)

It is quite apparent that state Chapters should be supported and be active in their work. The influence of local Chapters is circumscribed as compared with a body even of the same members organized as a state Chapter. Legislators who will not give ear to local or class legislation will give consideration to matters presented by a state organization. It is upon the prestige and vigorous work of the state Chapters that all the desired legislation, both state and national, depends. They will thus be an aid and a benefit to the local Chapters.

We consider it within the province of the state Chapter and a duty of their executive board to collect and have printed all existing state laws pertaining to building interests, liens, etc., in the State of Ohio, and also secure advance copies of new laws as soon as passed, and distribute to all members of the state Chapter and other architects on application. By having these collected we can point out existing inconsistencies and secure the passage of uniform and comprehensible laws, and at the same time take a step toward gaining that recognition which is necessary before we can secure the desired legislation in our interests.

We trust that each member will take the matter under careful consideration, and we feel confident that in so doing they will see the great possibilities for usefulness that opens out for the state organization beyond what can be accomplished by local Chapters, and the benefit that may be derived from the mutual interchange of ideas and opinions on professional subjects.

In order that we may secure a full expression of the membership on this subject, these circulars are sent to each member in advance for consideration.

The amendments to the By-Laws will be considered, discussed and determined at the next meeting, and it is desired that any members who cannot attend will, prior to such meeting, notify the secretary of their wishes regarding the matter. Respectfully submitted,

	J. W. YOST,	} Committee.
	GEORGE W. RAPP,	
	GEORGE W. KRAMER,	
Approved,	JAS. W. McLAUGHLIN,	} Executive Committee.
	GEORGE W. KRAMER,	
	SAMUEL HANNAFORD,	
	GUSTAV W. DRACH,	
	F. A. COBURN,	

Mr. Yost: The main thing, gentlemen, are the first two items mentioned. First, that an initiation fee from members of local Chapters is not required; second, that their dues are to be \$2 instead of \$5.

Mr. Kramer: The dues of the state association were formerly \$3. When the association was changed to the state Chapter, the dues were changed to \$5. It is proposed now to reduce the dues to members, who also have dues to pay to local Chapters, to \$2. Members of the state Chapter who are not members of any local Chapter will still pay \$5.

Mr. Elzner: Will the secretary state how the vote was on that?

The Secretary: Every vote was in favor.

Motion to adopt was amended by motion to defer action for further consideration and possible discussion. Motion carried.

Chairman appointed the two nominating committees as follows: First—Williams, Fallis, Linthwaite; second—Drach, Dexter and Packard. Auditing committee—Yost, Elzner and Boll.

The following papers were read before the Chapter: R. C. McLean, editor of THE INLAND ARCHITECT, on "The Importance of State Organizations" (published in September number). Second by A. O. Elzner, Cincinnati, Ohio, on "A Reminiscence of Richardson" (published in September number).

Mr. S. Floyd Hoard, Ceredo, West Virginia, and Mr. John Flynn, Columbus, Ohio, presented applications for membership.

Mr. Yost introduced Mr. Hoard, and in a few words kindly recommended him to the members as a gentleman and a person properly qualified to be a member.

Mr. Flynn was next introduced and recommended as a person sufficiently qualified to become a member.

On motion the rules were then suspended, and ballot taken on the applications of Messrs. Hoard and Flynn. Drach and Packard were appointed tellers. A vote was taken which resulted in the election of both parties.

On motion the thanks of the Chapter were extended to Messrs. McLean and Elzner for the papers read.

The President: I see on the programme "Question Box." Will Mr. Yost please explain what it means?

Mr. Yost: Mr. President, it is impossible for all the members of the Chapter, if they so desired, to read papers upon points which are of interest to them. It would take up more time than could be allowed, and it often occurs that a question of importance arises during the year with some one who would be glad to have it answered or hear it discussed. The idea of the question box is that each member may file with the secretary such questions as he wishes to have answered or hear discussed, and when convenient—say under the head of "Miscellaneous Business"—the questions can come up for answer or discussion. Mr. President, I see the next thing on the programme is a drive about the city. The carriages are now ready, and the drive will occupy the remainder of the time today.

On motion the Chapter then adjourned, to meet Friday, the 19th.

SECOND DAY'S SESSION.

The Chapter met at 1 P.M., Vice-president Yost in the chair. Auditing Committee reported all matters correct.

Treasurer reported amount of cash on hand \$327.92.

Secretary reported nothing special other than that embodied in the report of Executive Committee, etc.

On motion the reports were accepted, approved and placed on file.

The Chair: The next thing is miscellaneous business. What is the pleasure of the convention in regard to the report in relation to state and local Chapters? There was a motion made to adopt the report of the committee and then it was moved that it be laid over for discussion today. Is it the pleasure of the committee that this amendment be decided?

Mr. Williams: Was not the report adopted yesterday?

The Chair: The report of the committee was accepted but the amendments were not acted upon.

Mr. Williams: I move that the amendments to By-Laws be adopted as reported by committee. The motion being seconded and vote called resulted in the amendments being unanimously adopted.

The following was then offered by Mr. Elzner:

Be it *Resolved*, That a committee of five be appointed by the Chair (the president being a member ex-officio), said committee to draft suitable amendments to the Constitution and By-Laws of the Institute to the effect of placing the local and state Chapters on a federal basis in their relations to the Institute, and that said committee shall prepare and submit such report in time to be acted upon at the coming convention of the Institute.

On motion the resolution was adopted.

The following resolution was then offered by Mr. Elzner:

Be it *Resolved*, That the Executive Committee be instructed to secure a charter from the State of Ohio, taking all proper and necessary steps toward securing for the state Chapter a legal status.

On motion the resolution was adopted.

The following resolution was then offered and discussed:

Resolved, That the Executive Committee be instructed to take such measures as may seem advisable to carry out as far as possible legislative work looking toward the establishment of a legal status through the examination and licensing of architects.

On motion the resolution was adopted.

After some explanatory remarks, the following motion was then made and seconded:

That a committee of three be appointed by the chair to recommend such course as may be necessary to secure more uniform practice and the adoption of a uniform system of conditions and relations which shall prevail between architect, client and contractor within the jurisdiction of this state Chapter.

Motion carried. The following questions being submitted, they were read by the secretary:

First. What is the best system of checks to prevent errors and omissions in plans and specifications?

Second. How can an architect act as agent for the owner as provided for in standard contract and yet be a disinterested judge between owner and contractor?

Third. Can an architect hold a contractor personally responsible for violating the plans and specifications when such violation does the architect an injury in reputation, and would the matter be affected if the architect superintended the work?

On motion it was decided that answers be sent to secretary and replies distributed.

The secretary then read communication from E. H. Kendall, president American Institute, which was placed on file.

The Chair then announced the following committees: On the Relation of State and Local Chapters—Elzner, Fallis, Terrell, Coburn, Williams; Committee for Securing Uniform Practice—Kramer, Drach, Linthwaite.

The first nominating committee then reported the following ticket: President, W. M. Aiken; vice-presidents, C. F. Schweinfurth, C. H. Owsley; secretary, G. W. Kramer; treasurer, F. A. Coburn; executive committee—J. W. McLaughlin, A. O. Elzner, G. W. Rapp. Place of holding next meeting, Put-in-Bay.

The second committee then reported the following ticket: President, James J. McLaughlin; vice-presidents, C. F. Schweinfurth, C. I. Williams; secretary, G. W. Kramer; treasurer, E. O. Fallis; executive committee—A. O. Elzner, G. W. Rapp, Luther Peters. Place of holding next meeting, Cincinnati.

Messrs. Boll and Terrell were then appointed tellers, and the ballot for officers was taken, which resulted in the election of the following members to fill the respective offices for the ensuing year: President, James W. McLaughlin; vice-presidents, C. F. Schweinfurth, C. I. Williams; secretary, George W. Kramer; treasurer, E. O. Fallis; executive committee—James W. McLaughlin, president; George W. Kramer, secretary; A. O. Elzner, George W. Rapp, Luther Peters.

On motion ballot was then taken on place of holding next meeting, which resulted in the selection of Put-in-Bay.

On motion a vote of thanks was then extended to the retiring officers.

On motion a vote of thanks was extended to the architects of Columbus, including the stenographer.

On motion the Chapter then adjourned, to meet at Put-in-Bay the third Thursday of August, 1893, unless otherwise directed by the Executive Committee.

GEORGE W. KRAMER, Secretary.

CONVENTION OF THE AMERICAN INSTITUTE OF ARCHITECTS.

THE next convention of the American Institute of Architects will take place on the 20th and 21st days of October, which are coincident with the inaugural exercises of the World's Columbian Exposition. Through the kind intervention of Mr. D. H. Burnham, the authorities in charge of the Exposition will place at the disposal of the Institute, for use as a meeting place for its convention, a hall well lighted and warmed, and properly equipped and furnished for the purpose. The only condition asked on behalf of the Exposition authorities by Mr. Burnham is that he be given, by October 1, the name and address of every person who wishes to attend the convention. This is done because of the great number of those who wish to enter the Exposition grounds and participate in the opening exercises, so that definite arrangements for the admission and care of all who will be, in a certain sense, the guests of the Exposition, may be made at an early date.

You are, therefore, requested to write me soon enough that I may receive the information on or before October 1, whether you will attend the convention, and to what address the necessary card of admission is to be sent.

Owing to the fact that hotel accommodations at Chicago will be taxed to their utmost, you are advised to make your arrangements for rooms immediately. The members of the Chicago Chapter of the Institute will do all in their power for the entertainment, at their homes, of those who cannot secure quarters at hotels.

DANKMAR ADLER, Secretary.

No. 1600 Auditorium Tower, Chicago, September 21, 1892.

ASSOCIATION NOTES.

THE TORONTO ARCHITECTURAL CLUB.

The fourth annual meeting of the Toronto Architectural Club was held on Monday evening, October 3, at which the election of officers took place. The following were elected:

President, A. H. Gregg; vice-president, Henry Sproatt; secretary, Fred P. Kelley; assistant secretary, W. Ford Howland; treasurer, W. Percy Over; directors, J. A. Pearson and J. J. Woolnough.

MINNESOTA CHAPTER, A. I. A.

At the meeting of the Minnesota Chapter, A. I. A., held on Friday, September 2, at St. Paul, Minnesota, the following resolutions were adopted:

WHEREAS, It has pleased the Almighty in his wisdom to remove from our midst our friend and associate, George M. Goodwin, who departed this life on the third of July last, therefore be it

Resolved, That we express our sincere regret at his untimely demise, and extend to his family our heartfelt sympathy in their affliction. That the secretary be instructed to spread these resolutions upon the minutes of the meeting, and to forward a copy to the family of the deceased.

Messrs. F. G. Corser and Warren H. Hayes, of Minneapolis, and O. G. Traphagen, of Duluth, were elected directors to fill vacancies caused by resignation.

ART INDUSTRY ASSOCIATION.

The presidency of the Art Industry Association of Chicago has been accepted by F. A. Winslow, of the firm of Winslow Brothers. The officers of the association are now selected, except the treasurer, and the list is as follows: F. A. Winslow, president; Ed. Ackerman, secretary; directors—Max Friederanz, J. G. Zsolnay, E. W. Bork. The society was incorporated in July of this year, and among its promoters and charter members are some of the best known architects, sculptors, artistic ironworkers, etchers, etc., of this city, together with many prominent citizens who take an interest in the advancement of industrial art. One of the chief objects of the society is to intimately unite art and the industries connected therewith, and to establish a permanent exhibition which shall be illustrative of art and its connection with the industries of the city.

ILLINOIS CHAPTER, A. I. A.

A circular letter has been issued by the Illinois Chapter, A. I. A., of which the below is the text:

DEAR SIR,—Seeing that the annual convention of the American Institute of Architects will be held here on the 20th and 21st of October, there will necessarily be great scarcity of hotel accommodation, owing to the dedication ceremonies of the World's Columbian Exposition taking place at the same time.

Under these circumstances I am desired, in accordance with a motion unanimously passed by the Illinois Chapter of the A. I. A., to ask you kindly to inform me, as soon as convenient, whether or not you are in a position to extend personal hospitality to those members of the Institute who may at that time visit us and not be able to secure hotel accommodation.

Should it be convenient, kindly let me know in reply to what extent you will be able to do so, for the evenings of the 20th and 21st October, so that if it is necessary for us to call upon you, we may, at the same time, not be guilty of encroaching too much upon your kind hospitality.

I am, yours fraternally,

For the Illinois Chapter of the A. I. A.,

CHICAGO, October 1, 1892.

GEORGE BEAUMONT, Secretary.

THE SKETCH CLUB OF NEW YORK.

The first regular meeting of the season of 1892 and 1893 was held at the club rooms, 47 West Forty-second street, Saturday evening, October 1. A large proportion of members were present, and a large number of sketches by members made during the summer months were exhibited.

After the dinner the drawings which were submitted in the Toll-bridge competition were ably criticised by Mr. W. A. Boring,

architect, who made awards, as follows: First to Mr. R. A. Greenfield, second to Edward J. Brown, third to Charles H. Israels.

The drawing submitted in the competition for a city front designed from outline furnished by committee were informally criticised by the members present.

An announcement was also made of classes which will be held during the winter months for the benefit of members.

The following well-known gentlemen have kindly volunteered their services in conducting them: Mr. Clarence S. Luce, class in water color; Mr. Henry P. Kirby, class in pen renderings; Mr. Charles E. Miller, C.E., class in construction. Thus the club is able to offer a rare opportunity for instruction in these branches which is not surpassed anywhere.

Application for membership to the club and other information for those desiring to become members may be obtained by addressing the corresponding secretary, Frank H. Quinby, 60 Park Place, New York.

OUR ILLUSTRATIONS.

"The Arlington," Hot Springs, Ark.; Stewart, McClure & Mullgardt, architects, St. Louis, Mo.

Batavian Bank Building, La Crosse, Wis.; S. S. Beman, architect, Chicago.

Bank Building, at Turner's Junction, Ill.; S. S. Beman, architect, Chicago.

Manufacturing Building for the New York Biscuit Company, Chicago; Treat & Foltz, architects.

Church of St. Vincent de Paul, Chicago; J. J. Egan, architect.

Sketches: Port d'Amont, Meung, France; St. Etienne, Caen; J. F. Jackson, del.

Estate for Philip D. Armour, Jr., Oconomowoc Lake, Wis.; Frederick W. Perkins, architect, Chicago.

Residence for Frank Sturges, Elmhurst, Ill.; F. R. Schock, architect, Chicago.

Store building for M. R. Kultchar, Chicago; Flanders & Zimmerman, architects.

House of Dr. Franklin Martin, Chicago; H. B. Wheelock, architect.

Scale details of building for S. F. Fogg, Chicago; Irving K. Pond and Allen B. Pond, architects.

House for F. E. Busby; A. M. Stuckert, architect, Denver, Colo.

Connected residences, St. Joseph, Mo.; George M. Siemans, architect.

Photogravure Plate: Residence of D. F. Crilly, Chicago; also residence of W. M. Crilly; Flanders & Zimmerman, architects.

PHOTOGRAVURE PLATES.

(Issued only to subscribers for the Photogravure edition.)

Rear view of Cobb Lecture Hall and Divinity Hall of University of Chicago; Henry Ives Cobb, architect.

The Kinzie Apartment Building, Chicago; Henry Ives Cobb, architect.

Western Reserve Building, Cleveland, O.; Burnham & Root, architects, Chicago.

Residence of E. C. Wilson, Chicago; Charles S. Frost, architect.

The Sheridan Club House, Chicago; Beman & Parmentier, architects.

Residence of Thomas W. Hinde, Chicago; D. S. Pentecost, architect.

Residence of A. T. Goshorn, Cincinnati, O.

A Correction.—The residence of L. R. Williams, Chicago, published in the photogravure edition for August, was the work of

Maier & Corwin, architects, Chicago.

MOSAICS.

T. I. LACEY & SON, architects, of Binghamton, New York, have opened a branch office at Scranton, Pennsylvania.

WORD comes from Princeton that the prize offered for the best examination made for admission to Princeton College this year has been won by Wallace Donald McLean, the son of the assistant and chief clerk of supervising architect's office, Treasury Department, Washington.

ALBERT L. WEST, architect, of Richmond, Virginia, died at that city on September 27. Mr. West was born at Laurel Grove, Virginia, in 1825, and was sixty-eight years of age. He was an engineer as well as architect and at the commencement of the war was detailed as architect and engineer of the confederate arsenal at Augusta, Georgia, which important service was followed by field work and on fortifications. At the close of the war Mr. West took up his residence again at Richmond, where in the practice of his profession he has left many architectural monuments. His life was largely devoted to religious work and his integrity has been such as to reflect honor upon the profession in which he labored. He joined the American Institute of Architects in 1890.

AMONG the old familiar faces of THE INLAND ARCHITECT'S exchanges a new face appears, that of the *Chicago Builder and Trader*. As the name indicates, it is devoted to the interest of those directly concerned in the construction of buildings; also, is the official paper of the Chicago Builders' Exchange. It commences its career with the current month. The initial number is "meaty" with information contractors and material men are in quest of, which goes to show that its editor knew what he "was at" when he was compiling it. And why shouldn't he have known, since he is no less than the time-honored secretary of the

Chicago Builders' Exchange, Mr. James John, whose qualification for his new place of trust is further exemplified by the pithy and decorous salutatory. The initial number, in the estimation of THE INLAND ARCHITECT, is prophetic of the success of the undertaking. There is but little doubt Mr. John will be soon kept quite busy opening letters containing \$2—the price of subscription for one year.

LEGAL DECISIONS.

PERFORMANCE OF CONTRACT PREVENTED.

Where a person contracts with another to do work and furnish materials, and the latter prevents his completing the work though the contract was entire, he may recover the value of the labor done and materials furnished and used. *Joyce vs. White*, Supreme Court of California, 30 Pac. Rep., 524.

ASSIGNMENT OF ACCOUNT BY CONTRACTOR.

An assignment by one who has contracted to erect a building of the money due and to grow due to him thereon, will prevail over a notice served upon the owner by a laborer or material man after the assignment but before notice thereof to the owner. *Board of Education vs. Duparquet*, Court of Chancery of New Jersey, 24 At. Rep., 923.

NOTICE OF LIEN FOR MATERIAL USED IN SEVERAL HOUSES.

Where several houses are erected by the same contractor for the same owner, and the materials used in the construction are so used indiscriminately, a notice for mechanic's lien for materials furnished is not defective because it does not specify for which particular house the materials were furnished. *Wheeler vs. Ralph*, Supreme Court of Washington, 30 Pac. Rep., 709.

INSERTING "OR ORDER" IN NOTE.

The insertion of the words "or order" after the name of the payee in a note, without the consent of the maker, constitutes a material alteration which avoids the note. And in an action on such a note evidence that prior to the making of the note the maker agreed to execute such a note to the payee or his order is inadmissible. *Taylor vs. Moore*, Supreme Court of Texas, 20 S. W. Rep., 53.

PROOF OF HANDWRITING.

Handwriting cannot be proved by comparison; nor can one who has merely seen writings which purported to be those of a certain person, but who is not shown to have personally communicated with said person respecting them, or to have acted upon them as his, be permitted to testify to his belief as to the genuineness of the said writings. *Gibson vs. Trowbridge Furniture Company*, Supreme Court of Alabama, 11 South. Rep., 365.

RIGHT OF MORTGAGEE TO RENTS.

Upon a foreclosure of a mortgage of real estate under the power of sale it ceases to be a security for a debt, and the rights of the mortgagor and purchaser are to be measured by the statute, and not by anything in the mortgage, so that, though it pledges the rents, the purchaser is not entitled to them during the year for redemption. *Pioneer Savings & Loan Company vs. Farnham*, Supreme Court of Minnesota, 52 N. W. Rep., 897.

RIGHT OF SUBCONTRACTOR TO LIEN.

The right of a subcontractor to file a lien on a building is not affected by a default on the part of the principal contractor in failing to keep his agreement with the owner, nor by an agreement between the owner and principal contractor subsequent to the one under which he (the subcontractor) began work, and of which he had no notice, wherein the principal contractor undertook to deliver the building to the owner free of all liens. *Cook vs. Williams*, Supreme Court of Pennsylvania, 24 At. Rep., 746.

WHEN SUBCONTRACTOR'S LIEN ATTACHES.

Where a building is constructed under one entire contract between the owner and the original contractor, the liens of all subcontractors, who furnished material or performed labor for the building at any time during the process of construction, attach, by relation, as of the date of the commencement of the work, and are entitled to a preference over a mortgage on the premises, executed by the owner subsequent to that date. *Glass vs. Freeburg*, Supreme Court of Minnesota, 52 N. W. Rep., 900.

WHERE PROPERTY MAY BE ATTACHED.

A debt, like other personal property, is for most purposes, as, for example, transmission and succession, deemed attached to the person of the owner, yet this fiction always yields to laws for attaching the property of non-residents. For such purpose a debt may be said to have its existence wherever the debtor or his property can be found. Nor is it material that the debt is not made payable in the state where the attachment proceedings are instituted. *Harvey vs. Great Northern Railway Company*, Supreme Court of Minnesota, 52 N. W. Rep., 905.

INSURANCE TAKEN OUT BY CONTRACTOR.

A building contract for the erection of a building stipulated that the contractor should be liable for loss or damage caused by his neglect, but should not be liable for any damages caused by extraordinary natural occurrence, or by fire, but that the building should be kept insured with builder's risks, the policy to be taken out and paid for by the contractor, and filed in the office of the architect. Insurance was written on the building in favor of the contractor alone, but the policy was not delivered until after loss by fire, which occurred after the building was nearly completed,

and the contractor had received all but a small portion of his pay from the owner. In such a case, in a joint action on the policy by the owner and the contractor, it was decided that the latter was bound by the contract to keep the building insured in the owner's favor, and, having failed to do so, was liable to him for the damages to the building by the fire; that the owner had no interest in the action, and the contractor alone should recover. *Cushing vs. Williamsburg Fire Insurance Company*, Supreme Court of Washington, 30 Pac. Rep., 736.

ENFORCING MECHANIC'S LIEN AGAINST OTHERS THAN THE OWNER.

In an action to enforce a contractor's lien under the mechanic's lien law, of South Dakota, an averment in the complaint as against persons made defendants, other than the owner of the premises sought to be charged with the lien, that they have, or claim to have, some interest in or lien upon the premises, which lien or interest, if any, accrued subsequently to the lien of the person suing, is sufficient, and, if such defendants have any interest in or lien upon the premises they must set it out if they desire to defend the action. *Rust-Owen Lumber Company vs. Fitch*, Supreme Court of South Dakota, 52 N. W. Rep., 879.

OBSTRUCTION OF STREET BY SUBCONTRACTOR.

Under a city ordinance prohibiting any person placing, leaving or depositing in the street any material, except such as is permitted by ordinance or resolution, and prescribing a penalty therefor, a contractor is not liable for the action of his subcontractor, no right to direct the work having been reserved, and no directions in fact having been given, and there having been no necessity for putting the material in the street. The fact that the contractor was to have secured permits does not affect his liability. Neither does the fact that, after the act of the subcontractor, he made declarations showing his belief to be that he was liable. *City of Buffalo vs. Clement*, Superior Court of Buffalo, 19 N. Y. Sup., 846.

FAILURE TO RECORD BUILDING CONTRACT.

Where a written contract for furnishing materials and erecting buildings is void for failure to record it, as required by the California Code, the party furnishing such materials and erecting such buildings may maintain an action on an implied contract for the value thereof; the Code providing that nothing in the foregoing statute shall be construed to impair or affect the right of any person to whom any debt may be due for work done or materials furnished, to maintain a personal action to recover such debt against the person liable therefor. Such unrecorded contract is not conclusive evidence of the value of the labor and materials. *Rebman vs. San Gabriel Val. Land & Water Company*, Supreme Court of California, 30 Pac. Rep., 564.

LIENS ON BUILDINGS ERECTED BY ADJACENT LAND OWNERS.

Where the several owners of two contiguous lots unite in a joint contract for the construction of one building, to be situated in part on each, both lots may, for the purpose of mechanic's liens, be treated as one tract, and a single claim for a lien for labor or material performed or furnished for the construction of the building may be filed against both lots. But the lien claimant may, nevertheless, in enforcing his lien, sever his claim and obtain judgment against each lot separately, provided he proves what part or proportion of such labor or material entered into the construction of the part of the building situated on each, and provided the rights of third parties are not thereby prejudiced. *Millar vs. Shepard*, Supreme Court of Minnesota, 52 N. W. Rep., 894.

NO PERSONAL JUDGMENT WHERE LIEN IS INVALID.

The statute of the State of Washington relating to mechanic's liens, provides: "In every case in which different liens are asserted against any property, the court in the judgment must declare the rank of each lien or class of liens, which shall be in the following order: And the proceeds of the sale of the property must be applied to each lien or class of liens, in the order of its rank; and whenever, on the sale of the property subject to the lien, there is a deficiency of proceeds, judgment may be rendered for the deficiency in like manner and with like effect as in actions for the foreclosure of mortgages." But this statute does not authorize the rendition of a personal judgment where the lien is invalid. *Hildebrandt vs. Savage*, Supreme Court of Washington, 30 Pac. Rep., 643.

LIEN FOR BUILDING ERECTED BY PURCHASER UNDER CONTRACT.

Where a landowner entered into contract for the sale of property which was afterward forfeited for the default of the purchaser, and in the meantime the latter had gone into possession and erected a house on the land, certain parties furnishing to him materials and labor therefor, on account of which they sought to subject the estate of the landowner to liens, the contract for the sale of the land making no provision for the construction of buildings except (in substance) that all improvements that might be made should become the property of the vendor, this last mentioned clause added nothing to the legal effect of the contract, and the case came under the provision of the Minnesota statute subjecting the estate of a landowner to lien for improvements made by others with his knowledge, unless he shall give the notice of his want of consent as therein prescribed, which also casts upon the landowner the burden of excusing his default to comply with the law. *Wheaton vs. Berg*, Supreme Court of Minnesota, 52 N. W. Rep., 926.

BUILDING OUTLOOK.

OFFICE OF THE INLAND ARCHITECT,
CHICAGO, October 10, 1892.

The business of the country so far this year, makes a favorable showing with reference to last year. In all directions and in all channels of activity, work has been abundant, earnings fair, margins, if not satisfactory, at least sufficiently large for safety. Commercial failures have fallen off in number and amount. Activities of all kinds are under control. Capacity has been expanded everywhere, but while this is true, there is less danger at present from too much production, than ever before in our industrial history. The manufacturing industries of the United States were never in a healthier condition. Business men everywhere complain of narrow margins. While recognizing the complaint as well founded, it must be remembered that the people at large are benefiting by low prices. Capital finds opportunities for employment. Labor is busily engaged and is paid fair wages. The farming interests are prosperous. The railroads are crowded with traffic. The lumber manufacturers have been busy from the opening to the close of the season. Promoters of new enterprises do not find it quite so easy to secure coöperation as in former years, but it is safe to say that no really desirable opportunity for investment is allowed to pass. Building has been very active this year, and so far as reports go, the activity has extended all over the United States. All kinds of material are comparatively low in price; in some localities there has been an occasional scarcity of brick. Nails have been slightly advanced in price within a month. Iron has ruled low all year. Paints and material for inside work have been stationary. The cost of building has not been increased over last year. Trade conditions have been satisfactory all over the country. Money has been sufficiently abundant to satisfy the demands of all legitimate enterprise. There are no fears as to the immediate future. It is very probable that opportunities for the employment of capital will continue to expand. The farmers have done well. The cotton planters have had a year or more of low prices. Labor agitations have been serious in some localities, but outside of certain sections, peace and harmony have prevailed. The indications for the coming winter are mostly encouraging. Low prices of merchandise and material will probably continue. Booms are not at all probable, and fluctuations of values will not disconcert promoters. It is fortunate that the existing conditions are so favorable. No very serious questions divide the people politically. The possibility of a commercial depression is very remote.

SYNOPSIS OF BUILDING NEWS.

Architects are invited to furnish for publication in this department monthly or occasional reports of their new work before the letting of contracts. Reports of buildings costing less than \$5,000 are not published.

Buffalo, N. Y.—Architect William H. Boughton: For E. L. Parker, a stone residence; to cost \$15,000. For Mrs. K. Cottage, a brick residence, heated by hot air; to cost \$14,000. For St. Mary's Church, a stone addition; to cost \$12,000. For E. Vandenvoer, a brick flat building; to cost \$20,000.

Chicago, Ill.—Architects W. L. Carroll & Co.: For A. W. Ring, on Buckingham place, two two-story and basement residences; to have stone fronts and cost \$12,000. For Mrs. L. W. Hyndshaw, at Norwood Park, a two-story residence; to have all the improvements and cost \$8,000. For Mrs. Bushnell, at Council Bluffs, a two-story residence; to cost \$6,000. For Mrs. Agnes Mullin, on the south side of Chestnut street, 100 feet east of Clark street, a four-story flat building; to cost \$10,000. For J. T. Golden, corner of Kedzie avenue and Van Buren street, a three-story apartment house of pressed brick and stone front, hardwood interior, gas fixtures, ranges and fireplaces; to cost \$65,000.

Architect Robert S. Smith: For W. H. Burns, on Wabash avenue between Fifty-fifth and Fifty-sixth streets, a three-story flat building of pressed brick and stone front; to have hardwood finish and all modern conveniences; making plans. For J. P. Bowes, on Prairie avenue between Forty-sixth and Forty-seventh streets, a three-story flat building, 50 by 61 feet in size; to have a handsome front of buff Bedford stone, hardwood interior, modern open plumbing, etc. For A. J. Maher, on Sixtieth street between South Park place and Midway place, a four-story apartment house, 50 by 65 feet in size, to have a stone front with copper bays, hardwood finish, steam heating, electric light and the best of sanitary arrangements.

Architect W. I. Beman: For Edward Turner, on Kenwood avenue and Forty-ninth street, two three-story residences, 50 by 72 feet in size; to have stone fronts, hardwood finish, electric light, gas ranges, etc.; cost \$25,000.

Architect T. N. Bell: For J. B. Miller, on Seventy-ninth street and Duncan avenue, a two-story hotel, 249 by 152 feet in size; to be constructed of frame and have electric light, etc.

Architect J. M. Schroeder: For Mrs. B. Brown, on Twenty-first street and Armour avenue, a three-story house, 25 by 61 feet in size; to have a front of pressed brick and stone, all the sanitary improvements, electric light, furnaces, etc.; making plans. For F. W. Klein, at 5524 State street, a three-story and basement store and flat building, 25 by 80 feet in size; to have a stone front with copper bays, all improvements, and cost about \$10,000. For Jacob Garner, on Thirty-first and South Canal streets, a three-story store and flat building, 50 by 80 feet in size; to have pressed brick and stone front, plumbing, etc.

Architect J. J. Flanders: A twelve-room school; size 70 by 120 feet; to be erected on the southwest corner of Paulina and Sulzer streets; pressed brick, stone and terra cotta, steam heating, sanitary improvements, etc. Also got out drawings for a three-story school; size 100 by 140 feet; to be of pressed brick, terra cotta and stone, have steam heat, modern conveniences; and cost \$70,000. Also planned a two-story school; size 70 by 100 feet; to be erected on Superior avenue, south of Eighty-ninth street; to be of pressed brick and stone front, with furnaces, etc.; cost \$35,000. Also on Sangamon street and Seventieth, a three-story school; size 49 by 90 feet; to cost \$30,000.

Architect Thomas Hawkes: For W. M. Hoyt, at Winnetka, a general remodeling and also addition to residence; will put in new modern plumbing, hardwood finish, etc.; cost about \$15,000.

Architect J. A. Thain: For Benjamin Arnheim, on Michigan avenue, near Thirty-seventh Court, a three-story and basement residence; size 30 by 91 feet; to cost \$30,000; it will have a neatly-designed front of brownstone, hardwood interior finish, hot-water heating, electric light and all the plumbing specialties.

Architect J. C. Swalm: For F. Anderson, on Drexel avenue, near the World's Fair grounds, a four-story and basement apartment house; size 72 by 172 feet; to have a pressed brick and stone front, the best of sanitary plumbing, steam heating, electric light, elevators, gas ranges and fireplaces, etc.; it will contain forty-eight suites of apartments of six and seven rooms. Also making plans for a four-story store and flat building; size 50 by 115 feet; to be erected on Cottage Grove avenue and Ellis Park, for Mrs. Moore; it will have a stone front, steam heating, electric light, the best of sanitary improvements; and cost \$35,000.

Architect C. A. Weary: For H. W. Martin, on Calumet avenue, near Twenty-fourth street, a five-story apartment house; size 60 by 90 feet; to have a stone front; cost \$40,000.

Architects J. F. & J. P. Doerr: For C. Crede, on Wabash avenue, corner of Forty-fifth street, a three-story flat building; size 48 by 65 feet; to be of pressed brick and stone front; cost \$20,000. For George C. Mages, on Champlain

avenue and Forty-ninth street, six two-story residences; to have stone fronts; cost \$30,000. For Mrs. E. Leadworth, on Indiana avenue, near Fifty-first street, a two-story flat building; size 25 by 60 feet; to have a stone front.

Architects Wilson & Marble: For J. D. Wort & Co., on Stony Island avenue near Seventy-first street, a two-story flat building, 100 by 60 feet, to be of pressed brick and stone front. For William J. Brachvogel, on Vincennes avenue and Forty-eighth street, a four-story apartment house, 50 by 70 feet, to be of stone front, have steam heat, electric light and all conveniences. For Mrs. Harry Fuller, at 3135 Michigan avenue, a four-story apartment house, to be of blue Bedford stone front. For Chinese Corporation, on Midway Plaisance, a two-story tea house, 150 by 225 feet in size, to contain a Chinese village, theater, etc. It will be in the Chinese style of architecture and will be constructed of staff and wood. For C. G. Field, on Woodlawn avenue near Sixty-fifth street, a three-story flat building of stone front. For Samuel Stern, at 283 South Clark street, a four-story store, 25 by 100 feet, to be of pressed brick and stone front. For O. W. Marble, on Vincennes avenue, a two-story residence, to have a stone front, hardwood finish, electric light, hot-water heating, gas ranges, fireplaces, etc. For Sutter Brothers, on Lake avenue near Forty-sixth street, two three-story residences, 50 by 60 feet, to have stone fronts, steam heating, electric light, hardwood interior finish, gas ranges and fireplaces, electric bells, speaking tubes, etc.

Architect R. G. Pentecost: For W. M. Cave, a three-story residence; size 26 by 53 feet; to have a stone front and to be erected at 5406 Greenwood avenue. For Mr. Witte, at 4608 Indiana avenue, a two-story flat building; size 25 by 64 feet; to have a stone front, hardwood finish, furnace, sanitary plumbing, etc. For Kuntz, Rummeler & Co., at 303 Wabash avenue, a one-story addition; size 29 by 101 feet.

Architect Robert Rae: For H. J. Trumbull, on Sixtieth street and Sheridan avenue, a four-story apartment house, 50 by 82 feet; to have stone front, hardwood finish, steam heat, electric light, elevator, marble wainscoting, tiled floors, gas ranges, fireplaces, laundry tubs, driers, etc.; cost \$40,000. For J. Berry, on Forty-third street and Lake avenue, a four-story apartment house, 50 by 82 feet in size, to have a buff Bedford stone front, hardwood interior, marble wainscoting, tiled floors, steam heating, electric light, all the sanitary and modern conveniences; cost about \$40,000. For W. H. Cairnduff, at Winnetka Park, three two-story basement and attic residences, to be of frame construction with stone basements, have hot-water heating, electric light, the best of sanitary improvements; and cost \$7,000 each. For M. Newell, at Edgewater, a handsome two-story basement and attic residence, to have hot-water heating, electric light, hardwood finish and all improvements. For W. A. Cooper, at the corner of Fifty-fifth street and Woodlawn avenue, a four-story store and apartment house, 125 by 100 feet in size, to have a very prettily designed stone front on both streets, steam heating, electric light, hardwood interior finish, elevators, marble wainscoting, tiled floors, gas ranges and fireplaces, laundry tubs, driers, etc.; cost about \$75,000. For J. J. Mason, at Sixty-fifth street and Myrtle avenue, a three-story and basement apartment house, 50 by 75 feet, to have a stone front, hardwood finish, steam heating, electric light and all modern conveniences; cost \$35,000.

Architect W. H. Drake: For O. D. Wetherell, on Thirty-first street, near Calumet avenue, a three-story warehouse, 65 by 62 feet. For Mr. Rawson, at Fox Lake, Wisconsin, a two-story country residence. Also four-story apartment hotel, 75 by 100 feet; to be erected on Stony Island avenue, near Sixty-fifth street; to be of Bedford stone front, have marble and mosaic work, hardwood finish, steam heat, electric light, etc. Also three-story residence on Oak avenue, near Vincennes; to have a Bedford stone front, steam heat, electric light, etc. For C. M. Babbitt, at La Grange, a two-story frame residence; to have stone basement, hardwood finish, the best of plumbing, and furnace; cost \$7,000.

Architect T. C. Goudie: For Stella B. Biddison, corner of Sixty-fifth street and Myrtle avenue, a three-story flat building, 49 by 70 feet; to have a blue Bedford stone front, cypress finish, steam heat, electric light, gas ranges, and cost \$20,000. For Susie K. Elmore, on Emerald avenue, Nos. 6324 and 6326, a three-story flat building, 45 by 60 feet; to have a red sandstone front, steam heat, gas ranges, oak finish, and cost \$8,000. For Mr. Doolittle, at Auburn Park, a two-story residence, frame, stone basement.

Architect W. J. Van Keuren: For H. L. Merrill, at Mount Clair, a two-story frame residence, 29 by 40 feet; to have stone basement, electric light, etc. For C. D. Richards, at Oak Park, a two-story residence, of frame, with stone basement, furnace, sanitary plumbing, electric light.

Architects Faber & Pagels: For Edwin Walker, on West Washington street, opposite the tunnel, an eight-story and basement office, stores, light manufacturing and storage building, 61 by 79 feet; to cost \$65,000. The first two stories will be of stone and above of Findlay pressed brick with stone and terra cotta trimmings. For Mrs. Billings, on Hoyne avenue, near North avenue, a three-story flat building, 22 by 76 feet; to cost \$10,000; Raindrop stone front, slate tower, oak finish, etc.

Architects Snyder & Nothnagel: For A. J. Toolen, on Sixty-second street and Wharton avenue, a two-story flat building, 28 by 80 feet; to cost \$10,000; pressed brick and stone front, hardwood finish. For Mrs. M. J. Phillips, on Sixty-seventh street near Stewart avenue, a two-story flat building, 44 by 60 feet; to have stone front, hardwood interior, furnaces, ranges, first-class plumbing; cost \$13,000.

Architect J. M. Van Osdel: For Patrick Loye, a three-story and basement store and flat building, 50 by 90 feet; to be erected on the corner of Thirty-fifth street and Emerald avenue; to be of pressed brick and stone, and cost \$20,000. For F. W. Parker, corner of Forty-seventh street and Calumet avenue, a four-story apartment house, 130 by 100 feet; to have a pressed brick and stone front, steam heat, electric light; cost about \$100,000.

Architect Jules De Howath: For S. L. Baker, ten two-story residences, to have stone fronts and cost \$6,000 each; they will be erected on Stewart avenue south of Seventy-seventh street. For J. H. Earle, on Sheridan avenue near Sixty-third street, a four-story flat building, 41 by 66 feet in size; to be of pressed brick and stone front and cost \$15,000. Also preparing plans for a six-story apartment house, 125 by 100 feet in size; to be erected on Thirty-seventh street and Lake avenue; two stories will be of stone and the rest of pressed brick and terra cotta; all the modern conveniences will be put in; the cost will be about \$250,000. Also working on drawings for an eight-story hotel, 160 by 160 feet in size, to be erected on the corner of South Park avenue and Grand boulevard; it will contain about eight hundred rooms and be fitted up in the most approved fashion; cost about \$600,000.

Architect John P. Hettinger: For E. R. Shively, on Frederick street near Clark, two three-story residences, 43 by 68 feet in size; to have stone fronts and cost \$13,000. For J. H. Johnson, on Belden avenue, a four-story apartment house, 50 by 90 feet in size; to have stone front, hardwood finish, best of sanitary improvements, steam heating, electric light, and cost \$35,000. Also making plans for a double, three-story flat building, 48 by 68 feet in size, to be erected on Dayton street. It will have a stone front, hardwood interior, steam heating, all the improvements; cost about \$20,000.

Architect Francis J. Norton: Making plans for Morgan apartment house; to be six stories, 75 by 200 feet in size, to have Bedford stone front, all modern plumbing, steam heat, electric light, elevators, gas ranges, etc. It will be erected corner of Archer avenue and Dearborn street, contain five stories and thirty-six suites of six-room apartments, the cost being about \$150,000. Also making plans for Young People's Club, to be built on Monroe street near Spaulding avenue. It will be three stories, have a stone front, hardwood interior finish, electric light, steam heat, bowling alley, gymnasium, etc.; cost about \$33,000. Also made plans for Bani hall, to be erected on Forty-third and Wallace streets; to be five stories, 50 by 100 feet in size, have stone front, steam heat, electric light and cost \$35,000. For James Kouhns, on California avenue and Division street, a four-story and basement flat building, 25 by 100 feet in size; to have a buff Bedford stone front and all improvements. For J. H. Shayer, on California avenue and Division street, a three-story store and flat building, 25 by 90 feet in size; to have stone front; cost \$14,000. For Thomas Ryan, on Seventy-first street and Vincennes road, a three-story store and flat building, 50 by 125 feet in size; to have a stone front, steam heating, electric light and cost \$30,000.

Architect E. H. Turnock: For A. R. Wilson, on Sixty-ninth street and Stony Island avenue, a two-story store and flat building, 75 by 77 feet in size; to be built of pressed brick and cut stone; cost \$12,000. For George Wills Rogers, at

Western Springs, Illinois, a two-story frame house. For H. S. Tibbitts, at Douglas Park, a two-story residence, to be built of boulders, have fine, open plumbing, furnace, etc.

Architects Lamson & Newman: For J. B. Robertson, on Drexel boulevard and Forty-third street, a three-story residence, 28 by 75 feet in size; to have a handsome stone front, hardwood interior, steam heating, electric light; cost \$18,000. For T. N. McCauley, on Jackson street and Western avenue, a three-story store and flat building, 95 by 113 feet in size; to have a front of Anderson dark brown pressed brick with stone trimmings and galvanized iron and copper; cost about \$75,000.

Architects W. W. Boyington & Co.: For Major Henry A. Rust, a six-story addition to the Hampden apartment house, situate on the corner of Thirty-ninth street and Langley avenue; it will be 76 by 75 feet; of light colored pressed brick, with rich terra cotta trimmings, hardwood finish, marble halls, steam heat, electric light, elevator, etc. For F. D. & J. H. Stout, on East End avenue, north of Jackson Park, a two-story residence; size 45 by 71 feet; to be of light colored pressed brick, with terra cotta trimmings, have hardwood interior; and cost \$20,000. For F. P. Hawkins, at Highland Park, a three-story building; size 125 by 70 feet; to contain stores, offices and flats.

Architect S. S. Beman: Made drawings for the Lakeside Club; to be erected corner of Forty-second street and Grand boulevard; it will be five stories; size 90 by 140 feet; have a pressed brick front with stone and terra cotta trimmings; hardwood finish, steam heating, electric light, elevators, etc.; the cost will be \$100,000. Also made plans for the Merchant Tailors' building; to be erected at the World's Fair; it will be in the shape of a Grecian temple, size mosaic floors; and cost \$20,000. For N. K. Fairbank, on Eighteenth street, Blackwall and the river, a five-story soap factory; size 73 by 100 feet; to have pressed brick front, steam heat, electric light, etc. For the Fullman Company, to be erected at Pullman, a two-story flat building of pressed brick and stone; 400 feet front.

Architect Charles S. Frost: For James Brand Walker, at Michigan avenue, near Thirty-second street, a three-story residence; to have a very elaborate stone front, tile vestibules, electric light, hot-water heating; cost \$35,000. For Henry A. Blair, at 2735 Prairie avenue, a three-story residence; to be of Roman mottled pressed brick and Bedford stone front and two sides; have magnificent hardwood interior finish, hot-water heating, electric light, etc.; the cost will be \$50,000. For Prof. J. Lawrence Laughlin, on Lexington avenue and Fifty-eighth street, a three-story residence; of pressed brick and stone front, hardwood finish, steam heating, electric light, the best of modern improvements; cost \$20,000.

Architects I. K. & A. B. Pond: For S. F. Fogg, on Madison avenue, near Fifty-third street, a four-story apartment house; size 100 by 150 feet; to have a handsome front of pressed brick, with terra cotta and stone trimmings, hardwood interior, steam heat, electric light, etc.; cost \$75,000. For F. C. Orton, on Fifty-fifth street and Lexington avenue, a four-story apartment house; size 112 by 165 feet; to be of pressed brick and stone front, have all the improvements; and cost \$90,000. Also making drawings for the Post-graduate Medical School, to be erected on Harrison street, opposite the county hospital; it will be five stories; size 53 by 99 feet; have pressed brick and stone front, steam heat and all improvements; cost about \$35,000.

Architect William Griesser: For West Point Brewing Association, Nebraska, a two-story stockhouse of brick, iron and stone; cost \$15,000. For G. Heilmann, at La Crosse, Wisconsin, a three-story stockhouse of brick, stone and new iron construction; cost \$18,000. For Sioux Falls Brewing Company, South Dakota, a stockhouse and other improvements, all stone; cost \$10,000. For F. X. Haser, Chester, Pennsylvania, a three-story brewhouse, stockhouse, etc.; to cost \$40,000. For Ferdinand Heim Brewing Company, Kansas City, Missouri, a two-story stockhouse, of brick, stone and iron; to cost \$25,000. For Cleveland Brewing Company, a five-story brewhouse; to cost \$30,000. For Saginaw Brewing Company, a two-story stockhouse, of brick, stone, iron and steel.

Cincinnati, Ohio.—Reported by Lawrence Mendenhall: The dearth of building news, as well as the dullness of trade in building lines, is something unusual for this time of year. Generally September sees many buildings under way, but as a man soweth so shall he reap, and as a result of their foolishness in the spring, the mechanics come in for their share of the losses. The report of the building inspector for eight months ending September 1, is as follows:

1892 Total cost of structures.....	\$3,158,484
1891 Total cost of structures.....	3,727,905
1892 Total net loss.....	\$579,421

Now that the question of carpenters' wages is settled for two years at least let us all look forward for better times, and make times good by talking good times.

Architects Crapsey & Brown report as follows: For Mr. Samuel Wells (Cincinnati typefoundry), a residence; materials: frame, slate roof, hardwood, mantels, stained glass, gas, plumbing, blinds, etc.; cost \$8,000. For Presbyterian congregation, care of J. A. Long, Jackson, Ohio; materials: brick, slate roof, furnace, stained glass, hardwood, gas, pews, organ, etc.; cost \$18,000. For M. E. Church, L. H. Runyan, Mechanicsburg, Ohio; materials: brick, iron, slate roof, furnace, hardwood finish, pews, stained glass, electric lighting, etc.; cost \$15,000.

Architect Emil G. Rueckert is preparing plans for a market house; size 380 by 50 feet; one and two stories high; materials: brick, slate roof, ice boxes, iron blinds, mantels, grates, etc.; cost \$35,000.

Architect A. O. Elzner reports for A. W. Goldsmith, a residence; materials: pressed brick, slate roof, furnace, stained glass, grates, mantels, gas, plumbing, etc.; cost \$12,000.

Architects S. Hannaford & Sons report for Mr. George B. Cox, a store and flat building; materials: brick, iron, tin roof, grates, mantels, gas, plumbing, etc.; cost \$12,000.

Architects W. W. Franklin reports as follows: For R. T. Durrell, Cincinnati, a residence; materials: pressed brick, slate roof, hardwood, mantels, grates, furnace, gas, plumbing, etc.; cost \$15,000. Also for Thomas Fowler, Dayton, Kentucky, a residence; materials: pressed brick, slate roof, furnace, stained glass, grates, mantels, gas, plumbing, etc.; cost \$5,000. For Mr. J. E. Noyes, Cincinnati, a residence; materials: brick, slate roof, furnace, grates, mantels, blinds, stained glass, etc.; cost \$5,000.

Architects Boll & Taylor report as follows: For Thomas B. Stone (Mitchell building) a residence; materials: brick, stone trimmings, stained glass, slate roof, furnaces, mantels, gas, plumbing, etc.; cost \$7,000.

Architect J. B. Steinkamp, 84 West Court street, reports: For Thomas Emery's sons, a flat building, five stories high; materials: pressed brick, tin roof, steam heat, grates, mantels, plumbing, gas, blinds, etc.; cost \$20,000.

Architect S. S. Godley reports: For Mr. Edward J. Mack, a residence, materials: stone, slate roof, hardwood, furnaces, grates, mantels, stained glass, gas, plumbing, etc.; cost not given.

Architects Des Jardins & Hayward report: For Mr. George Stribley, Walnut Hills, Cincinnati, a flat and store building; materials: Akron pressed brick, tin roof, iron, mantels, grates, plumbing, etc.; cost \$15,000. For Mr. Brunswick, a residence; materials: pressed brick, slate roof, hardwood, furnace, grates, mantels, stained glass, gas, plumbing, etc.; cost \$15,000. Also for Mr. W. B. Segal, care of I. Fallier & Sons, Cincinnati, a residence, materials: buff brick, slate roof, hardwood, mantels, grates, furnaces, etc.; cost \$7,000.

Architect George W. Vogel, Newport, Kentucky, reports: For Mrs. M. Rule, Ortz building, Cincinnati, plans for flats and stores; materials: pressed brick, iron, slate roof, mantels, grates, gas, plumbing, etc.; cost \$10,000.

Architects Rapp & Aiken report: For Charles Kruse, 13 West Pearl street, a residence, materials: stone, slate roof, hardwood, stained glass, mantels, grates, gas, plumbing, etc.; cost \$12,000. Also for Charles W. Schmidt, care of architects, a residence; materials: frame, slate roof, wood mantels, grates, gas, plumbing, stained glass, etc.; cost \$6,000.

Architect Gustave W. Drach reports as follows: For Leopold Feist, Myrtle avenue, Walnut Hills, a residence, materials: frame, slate roof, stained glass, dumb waiters, grates, hardwood, mantels, laundry fixtures, etc.; cost \$15,000.

Before making the next report, I desire to pause and announce to the many architectural friends of Edwin Anderson, that their friend and brother has

forever laid down his compass and T square, and joined the silent majority. In bidding him a sad farewell let us drop a tear on his bier and say *requiescat in pace*. The last plan drawn by Mr. Anderson was that for the Williamstown, Kentucky, opera house; materials: pressed brick, iron, slate roof, scenery, gas, plumbing, chairs, frescoes, fire escapes, etc.; cost \$18,000.

Mayer Architectural Company report: A tenement house for John R. McMeen, 273 Main street; materials: pressed brick, stone trim, tin roof, wood mantels, grates, gas, plumbing, etc.; cost \$8,000. Also a club house for Hamilton County Agricultural Society, Carthage, Ohio; materials: frame, metal tile roof, grates, mantels, blinds, etc.; cost \$8,000.

Cleveland, Ohio.—Architect C. F. Schweinfurth: For Henry R. Hatch, a two-story stone dwelling; size 59 by 40 feet; to cost \$20,000.

Architect B. F. Van Dwellde: For John Goetz, a three-story store and apartment block; size 18 by 63 feet; to cost \$5,000.

Architect George Downer: For Anna L. Bishop, a two-story frame dwelling; size 29 by 48 feet; cost \$5,000.

Architect Charles W. Hopkinson: For Mrs. H. Harvey, a two-story dwelling; frame; size 33 by 55 feet; to cost \$5,500.

Architects Watterson & Dutton: For the O. M. Bradley estate, a six-story store and apartment block; size 84 by 70 feet; cost \$55,000.

The Columbia Brewing Company will add a two-story addition to brewery; size 38 by 100 feet; cost \$5,000. W. F. Newcombe will build a three-story store and tenement block; size 37 by 43 feet; cost \$5,000.

Denver, Colo.—Architect J. Bevan Phillips: For T. B. Buchanan, a two-story residence, 60 by 30 feet; pressed brick and stone; cost \$3,000.

Architect J. J. Huddart: For C. Gilmore, a two-story brick residence, size 42 by 45 feet; cost \$5,000.

Des Moines, Iowa.—Architects Pearson & Tate: For G. R. Pearsons, Fort Dodge, Iowa, a pressed brick and brownstone residence; cost \$15,000. For J. C. Painter, a three-story store building, to be built on East Sixth and Walnut streets; cost \$8,000; size 40 by 80 feet. For N. S. McDonnell, a two-story brick building; to be built on East Court avenue; cost \$5,000. For S. T. Martin, a two-story frame residence; to be built on Seventh and Laurel streets; cost \$3,500.

Architects Nourse & Hallett: For Highland Park College, a three-story science hall; size 100 by 104 feet; cost \$50,000. For J. F. Killheffer, a two-story store and apartment building; to be erected on Ninth and State streets; size 58 by 60 feet; cost \$9,000. For Citizens' Bank, Anita, Iowa, two-story brick building for banking, store and office purposes; size 50 by 80 feet; cost \$12,000; to be built of buff brick and red sandstone trimmings.

Architects McClelland and Eastman: For S. J. Cope, two-story brick tenement row of five houses; cost \$10,000.

Architects Foster & Lebbe: For Randall & Dickey, a seven-story carriage repository; to be built on West Third and Cherry streets; cost \$40,000. Have prepared plans for court house to be erected at Chariton, Iowa; cost \$60,000. Also for two business blocks to be built at Boone, Iowa; cost \$8,000 each. For Hon. A. B. Cummins, a brick and frame residence; to be built on West Grand avenue; cost \$15,000.

Architects C. C. Cross & Co.: For Dr. A. Polasky, double residence; cost \$8,000. For Mr. H. H. Jacobs, a frame residence; cost \$3,000. For E. E. McCall, Winterset, Iowa, frame residence; cost \$3,500. For Mr. C. Danforth, Winterset, Iowa, frame residence; cost \$6,000. For P. F. Serve, Stuart, Iowa, frame residence; cost \$3,000.

Architects F. N. Searle: For J. P. Lehmann, frame residence; to be built on Fourteenth and Clark streets; cost \$3,000.

Detroit, Mich.—Architects Donaldson & Meier: For Detroit fire department, a three-story brick engine and truck house; to cost \$22,000.

Architects Mason & Rice: For the Detroit Fire Department, a two-story brick engine house; to be built on Sylvester and Mount Elliott avenues; cost \$13,000.

For the Rogers Typograph Company, a brick factory; to cost \$15,000.

Architects Rogers & Macfarland: For Dr. E. L. Shurley, a four-story brick office building, on Adams avenue and Park street; size 40 by 100 feet; cost \$25,000.

Architects John Scott & Co.: For Thomas Payne, a two-story double brick residence; size 50 by 56 feet; to cost \$10,000.

Architect Ed C. Van Leyen: For Pitts & Wiley, Turkish and Russian bath rooms on West Fort street, to include plunge, shower and steam rooms, at a cost of \$5,500.

Architect E. W. Arnold: For Albion College, Albion, Michigan, a brick chemical laboratory in connection with college; size 52 by 92 feet; cost \$20,000.

Architects Spier & Rolms: For the Baker Street Presbyterian Society, a brick church, on the corner of Porter street and Boulevard; to cost \$13,000.

Architect E. E. Myers: For the Grand River Boat Club, at Lansing, Michigan, a three-story brick club house, to be fitted up with gymnasium, bowling alleys, bath rooms, billiard rooms, etc.; to cost \$20,000.

Architect A. E. French: For R. S. Webb, a three and one-half-story cold storage and packing house, with improved appliances; to cost \$30,000.

Architect H. A. Brede: For the Detroit Water Board, enlarging of brick engine and boiler house; size 40 by 72 feet. For the Goebel Brewing Company, a pressed brick office building; to cost \$8,000.

Architects A. C. Varney & Co.: For William Foxen, a four-story brick store and flat building; to cost \$12,000. For W. W. Hannan, two three-story brick stores; to cost \$10,000. For Goodrich Brothers, a two-story brick stable; size 80 by 84 feet; cost \$5,000. For Buick & Sherwood, a large manufacturing building recently destroyed by fire; size 189 by 140 feet; cost \$15,000.

For Frank J. Willette, a two and one-half story pressed brick residence; to cost \$12,000. For Huntington & Burroughs, a two and one-half story double brick residence; to cost \$8,000. For Ora J. Mumford, a two-story brick residence; to cost \$5,000.

William S. Joy has opened an office at 43 Hodges block, and will practice architecture.

Falls City, Neb.—Architect M. N. Bair: For M. Gehling, a brick opera house, first story stores; size 50 by 114 feet; cost \$11,000. For P. H. Jussen, a store and office building; size 25 by 114 feet; to cost \$5,000. For Jacob Herbst, a store and office building; size 50 by 75 feet; cost \$5,000. Also a large brick school house; to cost \$25,000.

Louisville, Ky.—Architect Val P. Collins: For Mrs. Gus Meyers, brick residence and stable; to cost \$7,500. For J. D. Reed, five two and one-half story brick dwellings; cost \$20,500. For Hardin Collegiate Institute, Elizabethtown, Kentucky, a brick school; slate roof; size 65 by 45 feet; cost \$13,000.

For A. Knoeckelmann, a three-story store and flat building; size 21 by 80 feet; cost \$7,000. For Mrs. E. T. Means, a brick dwelling; to cost \$5,000.

Milwaukee, Wis.—The Pabst Brewing Company will erect a large brick hotel; to cost \$5,000.

The E. P. Allis Company will make additions to their Clinton street plant. The building will be three stories, size 100 by 300 feet, and cover the whole block between Pierce street and National avenue; to cost about \$225,000.

Architect C. Hirschhoff: For T. J. Isenring, a brick and stone residence; to cost \$10,000.

Pittsburgh, Pa.—Architects Longfellow, Alden & Harlow: For C. E. Clapp, a brick and stone residence; cost \$10,000.

Architect T. H. Scott: For H. I. McCracken, five three-story dwellings, brick; size 21 by 52 feet; total cost, \$20,000.

Architect J. E. Allison: For W. W. Thomson, on Wallingford street, a handsome brick residence; to cost \$8,500. For R. H. Douglas, a frame residence, on Meade street; cost \$7,500.

St. Louis, Mo.—Architect T. C. Link: For C. M. Christy, a three-story residence, brick and stone, size 55 by 70 feet; cost \$25,000.

Architect G. B. Reid: For M. Connolly, a two-story flat building, size 60 by 45 feet; brick with stone trimmings; cost \$5,000.

Architect A. M. Baker: For C. C. Spink, a two-and-a-half-story brick residence, size 30 by 75 feet; cost \$7,000.

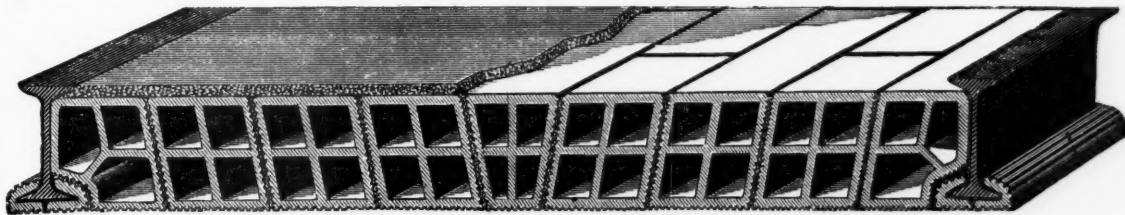
Architects Stewart, McClure & Mulgardt: For J. Fowler, a two-story residence, size 40 by 60 feet; cost \$12,000.

Architect M. T. O. Allardt: For J. Rude, a two-story brick flat building, size 34 by 58 feet; cost \$8,000.

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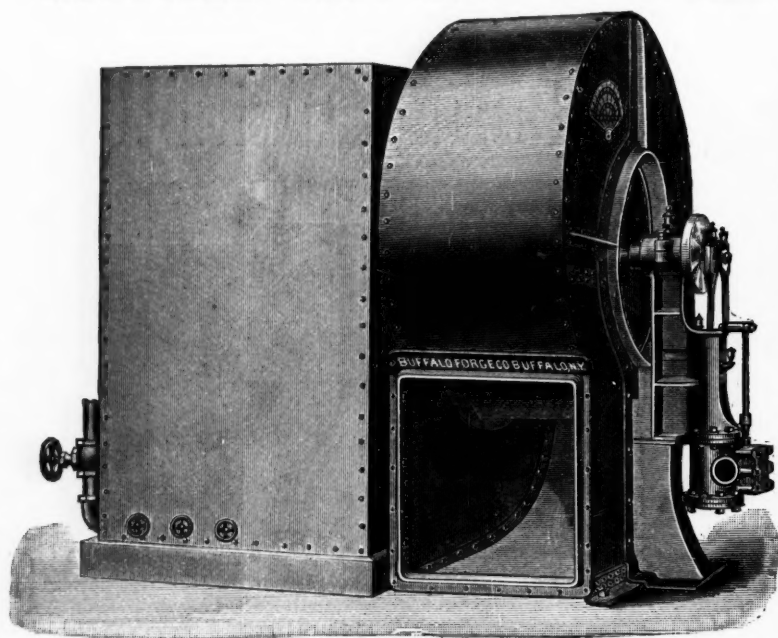
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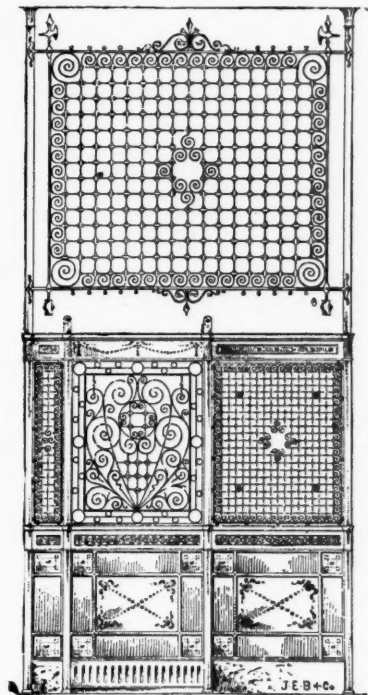
Vol. XX.

ADVERTISERS' TRADE DEPARTMENT.

No. 8

ARTISTIC ELEVATOR INCLOSURES.

There is a growing demand for fine metal work to inclose elevators. New and original designs are what the people want; and, too, the work must be artistically constructed and finished according to the most advanced methods. J. E. Bolles & Co., Detroit, Michigan, have just brought out a number of attractive designs, one of which is shown in the accompanying illustration.



This company is giving special attention to artistic work from new and original designs for elevator inclosures, cars and similar work. Their No. 11 catalogue just received contains many of these latest designs for elevator inclosures, bank work, artistic steel grilles, iron stairs, etc. Those interested will do well to send for a copy. They state that they are now filling a large order for the elevator inclosure and stair railing for W. P. Callahan's eight-story office building at Dayton, Ohio. Also have just shipped a carload of iron stair for the Stephenville Court House, Texas; a complete set of bank fixtures for the State Bank of Perry, Michigan, besides various other contracts for bank work, grilles and architectural ironwork from all parts of the country.

THE NORTON HERMETIC SEAL WATER CLOSET.

A perfect sanitary water closet is something that everybody will appreciate. It is a fact that many of the improved devices that have held out the promise of this desideratum have, in practice, failed in the fulfillment. It is undeniable that some have bettered the conditions, but, of late, there has been a growing suspicion that a water seal is not an impregnable barrier against the deadly sewer gas. With the Norton Brothers, of Chicago, it long ago became a settled conviction. After ten years of practical experimenting they have perfected a water closet with a simple bronze stop-cock above the trap that solves the whole problem of water-closet sanitation. The special features of the closet may be summed up briefly as follows: When the closet is closed there is no communication with either the sewer or water supply. There is no mechanism about the tank—air compression insures the flush and refilling, and the operation in either case is noiseless. There is no possible

danger of overflow from tank or closet. The whole is so simple that no part can get out of order. One movement of a lever, which a child can easily operate, opens or closes the closet. It is peculiarly adapted to country or suburban homes, where the water supply is limited and the water used, not wasted. This last feature suggests money saving, over the ordinary closet, where water meters are introduced as a matter of economy. It is proper to note, the closet is made in various styles of finish, and that a standing invitation is respectfully extended by the manufacturers, the Norton Brothers, to the interested to call at their salesroom, No. 40 River street, Chicago, and inspect them, together with their working.

A NEAT CATALOGUE.

The Gardner Sash Balance Company, Chicago, has just issued a handsome catalogue illustrated with views of a number of prominent public buildings and private residences which have utilized the company's inimitable aluminum, bronze and steel sash-balance ribbons. The perfection and durability of these hangings—which never get out of order—are hustling the company to keep up with the demand for them. The catalogue abounds with testimonials from leading architects and house owners, who have come to the conclusion that the company's device is the best contrivance for hanging a window sash properly within their experience and knowledge. The book in its entirety makes a most excellent advertisement.

DEXTER BROTHERS SHINGLE STAINS.

No one article used upon the exterior of the modern house has increased in favor or enhanced the beauty of the building so materially as the use of shingle stains. When first used there was a tendency in the manufacture to use cheap materials and the consequence was inevitable. The houses after a year or two had a blackened and washed-out appearance, which was very bad. Since then a thorough study has been made of pigments, which, taken in their pure state, were found to be of so transparent a nature that in combination with certain chemicals and oils produced a beautiful color upon the wood, and besides making the color permanent and allowing the grain to show through the color also preserved the wood from decay. At the vaseline factories the oil which dripped through the floor came in contact with the underpinning. It was discovered that the dead rot had not taken place wherever this oil had permeated the wood, while in the underpinning not a foot away, where no oil had come upon the wood, decay was making serious inroads. Dexter Brothers grasped this discovery and combined the pure pigment with the preserving oil, and the proof of the discovery is shown in the universal use of these celebrated stains. The purest pigments are ground in England, and this firm imports all their pigments used in the stains from the other side of the water. They are all ground in oil in England and brought to this country in casks. The color is as finely ground as any tube color and no chemically made color is used, therefore the sun does not fade them. No better appreciation or higher compliment can be paid these stains than that such a colorist as Mr. Louis C. Tiffany, of New York, used them upon his country house. Dexter Brothers carry a stock in San Francisco with Smith & Young; in Portland, Oregon, with the Cleveland Oil & Paint Manufacturing Company; in Chicago with the H. M. Hooker Company; in Seattle, Washington, with Baker & Richards; and in Pittsburgh with W. W. Lawrence & Co., covering these distant points so that they can be had at short notice.

SOMETHING UNIQUE.

The Smith & Anthony Stove Company, Boston, with branch headquarters at New York and Chicago, has been indulging in examples of high grade, artistic printing. That is, the company has just issued a very handsome illustrated pamphlet of 112 pages, showing over three hundred designs of stoves, ranges, grates, furnaces and plumbing specialties, specimens of the company's output. A smaller pamphlet accompanies the larger one, telling all about prices, etc. It is the latest information from this enterprising plant, being designed for the use of the current and following year. The whole is good literature for house constructors and house owners.

FINE ART IN GLASS.

Responding to an invitation from Messrs. George E. Androvette & Co., 27-29 Clinton street, Chicago, a representative of this journal recently visited the establishment to view some art glass work for the Masonic Temple at Bay City, Michigan. The exhibition consisted of fifty pieces intended for as many windows. The four most prominent were character pieces representing a mounted crusader, a dismounted knight, King Solomon, and a domestic scene of several figures. The others represented the various masonic emblems from lowest to highest degree. Space will not admit of more than the merest mention of the superb work. It is hard to conceive that an armed knight on a richly caparisoned charger can be portrayed with anything approaching the perfection looked for from the brush and a pallet of colors. However, the artist in this instance has so perfectly handled the pieces that every shading of color is maintained, even to the perspective effects, and the beholder is hardly willing to credit his sense of sight that the brilliant, spirited picture before him is only a combination of bits of glass. The same can be said of the dismounted knight, King Solomon and the domestic scene. Each are gems of conception, drawing and coloring. The pose of the king bespeaks his exalted position, while the drapery is a marvel of conformation and a revelation of the richness of color. The various pictures and emblems are surrounded with framework of mosaic uniquely beautiful, each differing from the other, yet *en masse* a unit of harmony.

The creation of this highly artistic work is traceable to the firm's regular artist, Mr. H. B. Mathews, a pupil of Walter Crane and a graduate of the Kensington (England) Art School, of which he is a free and life scholar. Before coming to this country his standing as an artist was acknowledged by his receiving the commission to copy in water colors for the British Museum the art glass of the York Minster. Mr. Mathews has associated with him as an artistic helper, Mr. Martin Brown, a pupil of the Munich School of Art. From what has been said it can be inferred Messrs. Androvette & Co. are ambitious to elevate their business into its proper sphere. Recently the firm has furnished the art glass for Hotel Cadlic, Detroit; St. Paul Memorial Church, Richmond, Indiana; Palace Hotel, San Francisco; the new Astor Estate hotel on Fifth avenue, New York, not to mention other noted buildings.

A PNEUMATIC FIRE DOOR.

The increased risk of possible conflagrations with every building where an elevator is used is too well understood to require anything by way of demonstration to prove the fact. The inventive mind has been turned to this imminent danger and various ways and means have been projected on public attention as remedies. It would seem at least one way has been reached—a pneumatic hatch door, that is thoroughly

ADVERTISERS' TRADE DEPARTMENT—Continued.

practical. At any rate the Chicago Fire Writers take enough stock in its merits to say they will make a rebate on premiums for buildings using it. It is a simple affair. An iron-covered sliding wooden door, hung or held over the hatchway by vacuum suction from a series of air-exhausted leaden pipes. At various points on the piping, and by which a fire must pass, are placed fusible metal caps that melt the moment the temperature reaches an abnormal degree. The melting of these caps destroys the vacuum in the pipes and the door consequently falls, automatically closing the hatch and confines the fire to the floor where it starts. A number of Chicago buildings have introduced the safeguard, and, it having passed the experimental stage, a company is now forming to go extensively into the manufacture of them. The capital stock has been placed at \$100,000, in shares of \$100 each, and is now on the market and being rapidly taken. The name of the organization will be the Underwriters' Pneumatic Fire Door Company.

A CURIOUS COLLECTION.

The collection of gums described below has been secured recently by Pratt & Lambert, who expect to exhibit it at the World's Fair:

"The other day we referred to the splendid collection of specimens of kauri gum, which has been prepared by Captain W. Farquhar, of the steamship Clansman, and which will be forwarded to the Dunedin exhibition during the coming week. The collection represents the labor of many years, and all the specimens are from the north, and in their natural condition, which constitutes their great attraction. The collection is without doubt the finest of the kind in the province, and several collectors and many of the gum merchants have taken the opportunity to inspect it. One specimen appears to have a formation like a bleeding heart inside; another shows all sorts of objects in the translucent gum like an aquarium. In one sample there is a cave formation, with stalactites in a grotto; another specimen shows in the interior the representation of leaves, with their vein systems, and at the base sponges tinged with gold. One block is interspersed with silver-like globules and formations like marine shells. One specimen gives the idea of an ocean beach with rollers and cloudy sky, and against horizon a spider's web. Some of the formations are like marble, others like granite, and mineral specimens with tartan patterns. One specimen is of violet color, the only one of the kind Captain Farquhar has ever seen. One piece has what seems the chrysalis of a moth inside, and another seeds of a flax plant embedded in the clear gum. The rarest is a piece of coal-gum from the Kawakawa mine. The specimens are of all imaginable colors, and the collection is the most unique of the kind in the province."—*Extract from the New Zealand Herald, October 26, 1889.*

GOOD GOODS GO QUICKLY.

The extensive facilities of the St. Louis Railing Works, 107 South Seventh street, St. Louis, Missouri, are at present taxed to their fullest capacity on orders for ornamental metal work, among the most important enumerated being, the contract for the decorative brass work for the new Walnut street theater at Cincinnati, Ohio, consisting of railings, standards and scroll tracery for the auditorium, balcony and gallery circles, and loge and proscenium boxes, and transom grilles, together with railing of elaborate design for front of ticket office window, located in the lobby at the main entrance. The artistic metal work inclosing the elevator shafts in the remodeled Real Estate building on Seventh and Chestnut streets, and in the new West End hotel, on Vandeventer and Bell avenues, St. Louis, which have been so favorably commended for

excellence in design, workmanship and finish, were lately completed by the St. Louis Railing Works, who now have in work several elevator inclosures for shipment, and also the inclosure for elevator in the building No. 1106 Washington avenue, now being arranged for occupancy by Messrs. Epstein, Rosenberg & Co., wholesale clothiers. In addition to above, they report other orders in work as follows: Wrought-iron shutters for John Decker's stables, on North Sixth street; wrought-iron balcony railings and brackets for Kraus Hotel building, El Paso, Texas; heavy wrought-iron gates for driveway entrances, for prominent residents at Spring Park, Missouri, and Highland, Illinois; iron screens for Southern Illinois Hospital for insane criminals; office railings for Lake Charles, Louisiana, manufacturer; and wire fenders for the trucks of two hundred New York cable cars, for the Laclede Car Company.

MOSAIC WINDOWS.

Messrs. McCully & Miles, the well-known "stained glass" manufacturers of Chicago, have recently turned out some very superior artistic work that is well worth a special mention. One, a series of six windows in combination for St. John's Episcopal Church, of Knoxville, Tennessee; another, two historical windows for St. Catherine's Catholic Church, of Chicago. The former is for a memorial window to be known as "Whites' Memorial." It comprises six angelic figures, bearing a scroll on which is inscribed "Glory be to the Father, and to the Son, and to the Holy Ghost." The whole is framed and surmounted by a graceful tracery that makes a unit of the window. All the effects of this rich window, except the features and arms of the angels, are produced solely by mosaic settings of tinted and colored glass, and the result is a remarkable exhibit of flowing drapery and delicate coloring. The windows for St. Catherine's Church represent the landing of Columbus and Marquette's first visit to Chicago. For the merit of this work it can be said that there are several windows in the church that have been brought from Europe, and critics have decided these two historical windows are without doubt the most artistic and highly finished in the church. They, too, are examples of mosaic work.

SOMETHING NEW IN SINKS.

The Schwartz Manufacturing Company, of Plymouth, Wisconsin, are manufacturing a sink that will commend itself to all good housewives, since it prevents a means of escape from the health-destroying environments that, with ordinary sinks, make life a burden. The Schwartz sink is a neat cabinet piece of furniture inclosing a metal sink with a ribbed flange, which is covered by a heavy molding that gives the edge of the sink a neat and substantial finish. The purpose of the flange is to prevent leakage over the top edge of the sink and consequent foulness. The cabinet work of the sink is shellaced inside and out to prevent absorbing moisture, and mounted on metal feet. It is arranged with two "cubby" doors; has a splash board at the back; drain board at one end, and a small shelf at the other. They are manufactured of two sizes: 18 by 30 inches and 18 by 36 inches, and are comparatively inexpensive.

A PERFECT WATER FILTER.

Since it has become common knowledge that many of the serious diseases that afflict humanity are directly traceable to certain micro-organisms that generate in impure water, people have naturally become interested in the question of water purification. Experiment and observation has established that all these disease-creating germs may be removed by filtration. The difficulty has been to find a perfect filtering device, one that would be always reliable and yet not

so high priced as to exclude it from ordinary households. The Boston Filter Company has solved the problem, and is putting on the market a filter made of an unglazed porcelain tube filled with granulated carbon, the best oxidizer known. Through the pores of this tube, and afterwards through the carbon, all water must pass before it makes its exit through the faucet. The apparatus is simple and may be applied to any hydrant. It is alleged that water passing through this filter is free from all germs or organic matter whatever—in a word, absolutely pure.

AT THE WORLD'S FAIR.

However it may be with others who are ambitious to have representation at the forthcoming Columbian Exposition, it is certain one firm will not be among the outcasts. The Beekman Salutory System Company, of New York, has been chosen to furnish the sanitary appliances to the Art and Horticultural buildings. As these two buildings are the only ones of all the structures of the great Fair that will remain permanently, the inference is that the award was based upon the sanitary excellence of the system and appliances.

LEASE OF THE BRANFORD LOCK WORKS.

Every architect and every building contractor is well posted on the merits of the celebrated Yale locks and artistic builders' hardware made by the Yale & Towne Manufacturing Company. It will be gratifying to them to learn that this great company has recently leased the well-known Branford Lock Works, and hereafter will keep that establishment's high class, medium grade locks and hardware in full stock with their own output. Those who are admitted judges say that the Branford goods are the next best available to the Yale.

AMERICAN ROOFING PLATES.

A valued correspondent, who is a leading manufacturer, and perhaps the best living authority on tin roofing plate, writes us an interesting letter upon that subject, from which we extract some of the more important facts and statements:

"The position of American roofing plates today is such an important one that as the editor of one of the prominent journals we desire to give you some facts connected with same, which may not only interest but astonish you. It is now about eighteen months since the McKinley bill has been in operation, and while there have been a great many misrepresentations made on both sides for political purposes, yet in the past six months such great changes have taken place in the manufacture of the higher or better qualities of roofing plates that even those who were skeptical as to the result of plates being made in this country have not only conceded this fact, but the number of so-called manufacturers has become so great as to have stopped the importation of many of the high grades of roofing plates. When we assert that the new tariff on guaranteed plates increased their cost to import (according to grade) from \$2.50 to \$3.50 per box, you can understand what a large margin of profit there exists for the benefit of coating these high grade plates on this side. As it is unnecessary to refer to our stand in bringing out and placing on the market the highest grades of plates that were ever introduced in this country, not only as to quality, but price as well, and after having been experimenting with one of the best pots known since last November, we unhesitatingly assert that while we have always demanded and paid for the very best roofing plates that money will buy, yet from our own personal supervision we have been able to produce a far better coated and a far better selected and a more evenly coated roofing plate throughout every part of the sheet than we

ADVERTISERS' TRADE DEPARTMENT—(Continued.)

have ever yet imported. We must confess that the result of our experiments (to say nothing of other brands of roofing plates that have been coated on this side) has now led us to unhesitatingly assert, and we will if necessary give bond that our firm can put a far better coated plate as to thickness on the American market than any English plate that has ever been imported or made so far. If there were any doubt in the mind of the American people that the better quality of American plates were not only to be made in future in America, and furthermore that they will always retain their hold in regard to quality, we would state that in the last few months two of the most important tinplate manufacturers in Wales have decided to produce their plates in America, and we know from actual personal knowledge that one of the firms have now their pots, engines, etc., on this side, and will be at work inside of two months. We would also state that a large number of the best Welsh workmen have come to America and are now engaged in the industry on this side, and aided by their knowledge, under the personal supervision of the firms themselves, you need have no hesitation in asserting that no steps backward will be taken, and we are of the opinion that even if the duties were reduced to what they were before the McKinley bill, tin plates of the better grades would still be made in America, and they never can be driven out, simply because we have, all of us, in a short time demonstrated that we can put a better roofing plate on the market, after an experience of six months, than the Welsh mills have ever produced in a century that they have been making plates."—*Architecture and Building Monthly*.

AN ELECTRIC LIGHT SOUVENIR.

The Brush Electric Company, Cleveland, Ohio, has published an elaborate and costly "souvenir" pamphlet, which is profusely illustrated by photogravure and zinc-etched plates, showing six complete incandescent electric light plants in six of the largest office buildings in the country, namely, the New York Life office buildings situate in St. Paul, Minneapolis, Kansas City, Omaha, Montreal and New York, each the output of the company. The illustrations represent the exterior view of each building, the principal architectural features, such as main entrance, vestibule, corridors, etc., and very appropriately for such a publication, the dynamo rooms, dynamos and electric machinery and appliances. The letterpress matter affords much interesting data regarding proper construction, and outlines the remarkable development and growth of the electric industry. The total number of lights in the six buildings amounts to 11,400. Altogether this beautiful publication is something the Brush people may be justly proud of even to the verge of vanity.

POWER PUMPING.

The old trite saying, "Better late than never," comes to the writer with a conscience-quieting grace in this late acknowledgment to the Gould Manufacturing Company for the compliment of a copy of its recently handsomely printed and illuminated catalogue entitled "Gould's Efficient Power Pumps and their Applications." This publication is of more than usual public interest, since it treats of a subject that is allied to nearly all the industrial arts, including mining and irrigation, namely, the problem of economical and efficient pumping. It is only necessary to say, as indicative of the intrinsic worth of this costly catalogue, that it treats, under special heads, aided by graphic diagrams and tables, of everything desirable to know concerning the important matter. As for the merits of the Gould power pumps, the testimonials from hundreds of experts and practical users of this class of machinery, that they are equal to any and all emergencies, together with their common fame for superiority, suggests the needlessness of

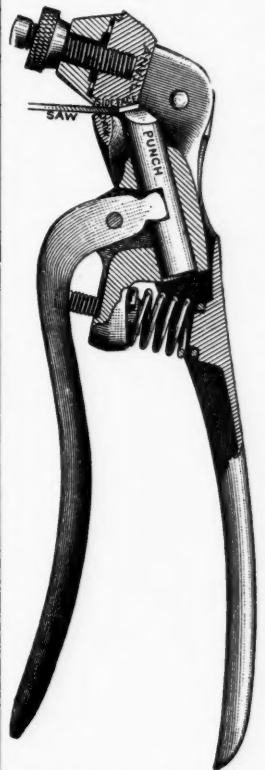
any added praise from this quarter. It is good, sound, friendly advice to say to all who are, or are likely to become users of power pumps for any purpose whatever, to secure a copy of this valuable catalogue and thereby get in communication with the management of this company.

HOT-WATER HEATING.

The Smith & Anthony Stove Company, Boston, New York and Chicago, have just issued a concise pamphlet on hot-water heating that presents the pith of the philosophy in a few sentences which even "he who runs may read" understandingly. That it advertises the "Hub Hot-water Heater," does not lessen its value in the least, as a good and economical heater helps to emphasize as good every-day sense as this little book contains. The presumption is that a copy may be had on application at either of the above named headquarters.

TAINTER'S PERFECT SAW-SET.

The accompanying illustration ought to be convincing that what has always been possible has at length been attained; i. e., a saw-set that will set the teeth of a saw uniformly at the desired angle, and which leaves nothing to guesswork.



It will be perceived it is a hand instrument, with plier-like handles, at the ends of which are a vice and "anvil," regulated by a set screw.

In setting a tooth the handles are compressed, when two motions take place, the first forcing the set-punch forward and clamping the tooth against the anvil, the second forcing a jaw forward and bending the tooth against the anvil. Wiebush & Hilger, 84-86 Chambers street, New York, are putting the set on the market for the manufacturers.

TIN PLATE MACHINE.

According to the Philadelphia *Ledger and Transcript*, a machine for the manufacture of tin plate has just been put into successful operation by the American Tin Plate Machine and Manufacturing Company, at the northeast corner of Twenty-first street and Washington avenue. The machine is the invention of Samuel Y. Buckman, of that city, who began to build it about a year ago. He met with the usual delays which stand in the way of inventors, one of the chief of which was the faulty construction of the metal pot, which caused much trouble by leaking.

All difficulties have at last been overcome and the machine has been turning outterne plate, a low grade of tin plate, for several days. A feature of this machine is that it turns out the plate in a long roll, each piece soldered together, saving this much labor for the tinner and roofer.

The working of the machine was explained to a *Ledger* reporter yesterday by Mr. Buck-

man and Clarke Merchant, who is a director of the company, and others interested in the enterprise. The machine is 80 feet long and 4 feet wide. Black steel sheets, 8 feet long and 20 inches wide, are taken from a pickle which removes all rust, and fed into one end of the machine, passing through the different processes of cleaning, dipping and soldering together, coming out finally at the other end a continuous roll of plate. The sheets are obtained from Pittsburgh, being made specially for this machine. American sheets have to be used, on account of the unusual length necessary.

After being fed into the machine, the sheets are carried along by rolls passing first under two brushes, which by the use of sand scour the top of the sheet. Further on, two more brushes scour the under side of the sheets. They then pass between sprays of water which give a final cleaning. Three steam rolls, or, to be more correct, three felt rolls, surrounded by steam jackets, next come in contact with the plates, bringing them to any degree of moisture desired, and preparing them for coating.

Before passing into the flux, the ends of the sheets come under the action of an ingenious device which makes a compact joint. From this point the sheets become continuous, passing, by means of a series of rolls, through a flux box containing oil flux, and then through the metal in the pot, which is covered with palm oil. The joints are soldered by the metal, the two operations being performed at once. After leaving the pot the plates pass between rolls which are adjustable, partly regulating the thickness of the coating. At present the continuous sheet of metal passes from the pots to the second story, between a final set of rolls which fix the joints firmly, and a shear that cuts it into desirable lengths.

The arrangements for handling the plate after it leaves the pot or the machine proper are not completed. This work is intended to be done automatically, the sheet running over a drum, through the final rolls, to the shear, which will be made to clip every 60 or 80 feet, or any desired length, after which the lengths of plate will be rolled up for shipment. No boxes will be used, the intention being to sell the tin in rolls of suitable length.

Two men are required to handle the machine proper, and the complement is six men, one of them a skilled mechanic. The minimum capacity of the machine is stated to be 100 boxes a day of 10 hours, the product of five stacks operated by the old method, when the separate plates have to be dipped successively into the wash, flux and metal bath. There is, therefore, a saving of labor not only in the operation of coating, but of drying, preparing for shipment and soldering.

It is claimed that this machine can turn out the highest grade of plate, as well as the lowest, and, by changing the temperature in the metal pot and regulating the rolls through which the plates pass after leaving the pot, any thickness of metal desired can be put on. The joints are far better than they can be made by hand, and the strips are as straight as it is possible to make them.

TRADE NOTES.

THE invaluable uses to which graphite (black lead) is put in these latter days appears to be illimitable, to judge from the multitudinous things indexed in the Joseph Dixon Crucible Company's catalogue. Every artist, artisan and schoolboy is familiar with the name of this great New Jersey pencil-making factory through the medium of that one product of its numerous industries, but not one in a hundred has any idea of the many other just as necessary things that are daily produced there out of the selfsame material and in quantities that border on the incredible. It is not the intention to indicate the field of variety covered, but it may be said it touches the domain of every other industry's needs, and nearly

everywhere the same degree of excellence is dominant. It is in place, however, to note some of the specialties "indexed" that are of interest to the architectural profession, outside of drafting pencils, such as graphite paint that is impervious to heat, cold, acids or alkalis; graphite lubricants for machinery, and graphite traction belt dressing that preserves the leather and prevents a belt from slipping. There are other kindred graphite utilities it would be a wise thing to have within easy memory, as any of them are likely to be just the one thing needed to help a mired experience out of a bog of trouble.

We have received a copy of the sixth annual edition of the Newspaper Manual of Remington Brothers, of Pittsburgh, Pennsylvania, and New York. This handsomely bound volume is one of the most concise, convenient and reliable works of its kind, and from its handy arrangement of great value to the general advertiser as a reference work and in the compilation of his lists. Remington Brothers recognizing the principle that the business man desires an easy-get-at-able reference work, have arranged all the lists upon the alphabetical plan both as to states, towns in the states and the several papers in the towns. In the general list population is given of each town and of the county in which it is located, and county seats are indicated by a special mark.

THE system of electric wiring known as the Interior Conduit System, which has been so successfully introduced by the Interior Conduit and Insulation Company of New York, is now being employed in almost every large public building or residence of any consequence in New York and elsewhere. The fact that a system of tubes can be laid throughout a house during construction, after the manner of gas or water pipes, providing insulating raceways for the reception of the conductors of any system of electric lighting, rendering all wires perfectly accessible at all times for inspection, renewal or repairs, is of itself of sufficient value to warrant the adoption of the system regardless of the other factors of merit it possesses. Over 1,000,000 feet of conduit tubing per month is now going into general use, which fact best attests to the popularity of the system which has now become the accepted standard for electric wiring. The system is highly indorsed by all the prominent architects of the United States.

RAILROAD NOTES.

THE HEALTH RESORTS OF COLORADO are directly reached by the Burlington Route fast express trains. One leaves Chicago at 1 P.M., arriving at Denver the following afternoon—only one night on the road. Another leaves Chicago at 10:30 P.M. and gets to Denver the second morning following—only one day on the road. Both are equipped with vestibuled Pullman sleeping cars, reclining chair cars (seats free), and Burlington Route dining-cars. For berth reservations apply at city ticket office, No. 211 Clark street, Chicago.

TO KNOXVILLE, TENNESSEE.—The route from Cincinnati to Knoxville via the Queen & Crescent route is one of the most attractive rides in the South. Leaving Cincinnati on the beautiful vestibuled trains, passing for nearly one hundred miles through the Blue Grass region of Kentucky, over the famous High Bridge, with its picturesque scenery, along the wild and rugged banks of the Emory river, through Harriman, Tennessee, the rising prohibition town, on through Oliver Springs, one of the prettiest and best of the mineral spring resorts in the South, into Knoxville by the historical Walden's Ridge. Every foot of ground traveled over is replete with objects of interest and beauty. The most enjoyable trip is in the daytime, but should the passenger happen to be fortunate enough, as we were, to come out of Knoxville on a moonlight night, the scenery is beautiful beyond comparison.

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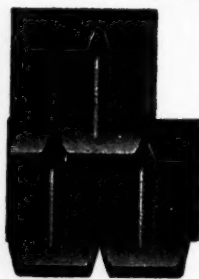
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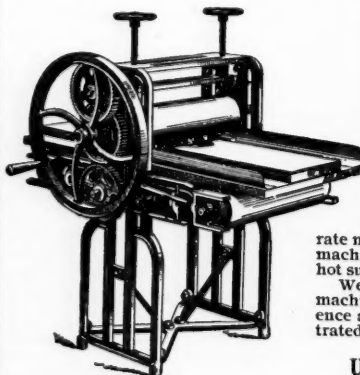
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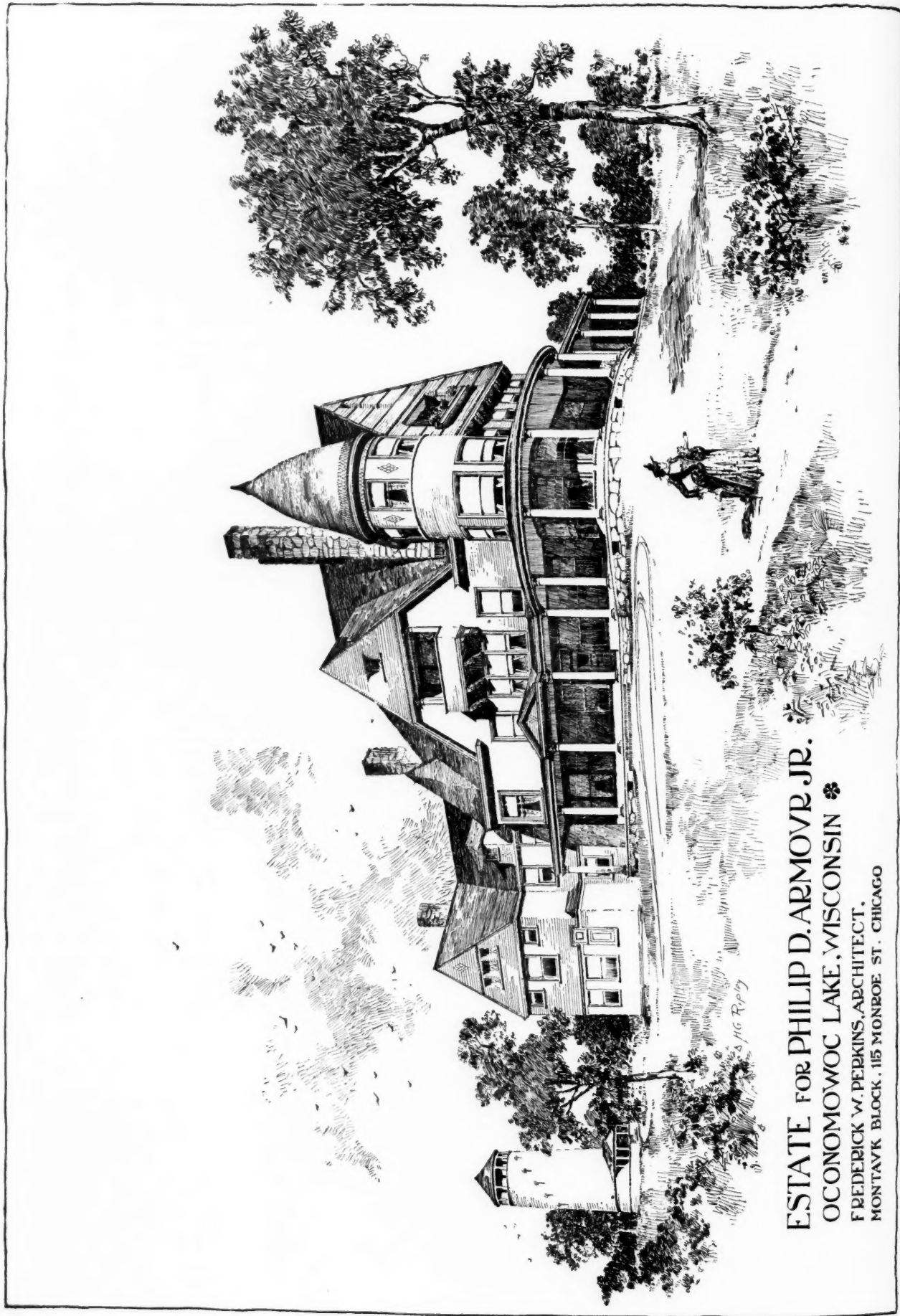


Illustrated herewith has been issued in answer to an urgent appeal on the part of laundrymen for cheap machines for general work. Its advent marks a new era in the history of laundry machinery. We manufacture, for both hand and steam power, a line of six different sizes of beautiful design and finish, all admirably adapted for the ironing of both starched and plain clothes, and the very acme of mechanical perfection. The cut shows the machine as adjusted for starched clothes, with the ironing board inserted between the rollers. The board is easily and quickly removed and the upper roller dropped onto the felt apron and the machine is thus adjusted for plain work. We manufacture special sizes, with rollers of any required length, from 18 inches to 75 inches. Our combination machine embraces five machines in one, and does away with the necessity of buying a separate machine for every class of laundry work. In our triple roller machine the three hot rollers lay side by side, which gives sufficient hot surface to dry and iron at the same time the heaviest clothes. We have in connection with our factory a laundry in which the machines may be seen in practical use. We solicit free correspondence and shall be pleased to send our descriptive circular and illustrated catalogue to any desiring further information.

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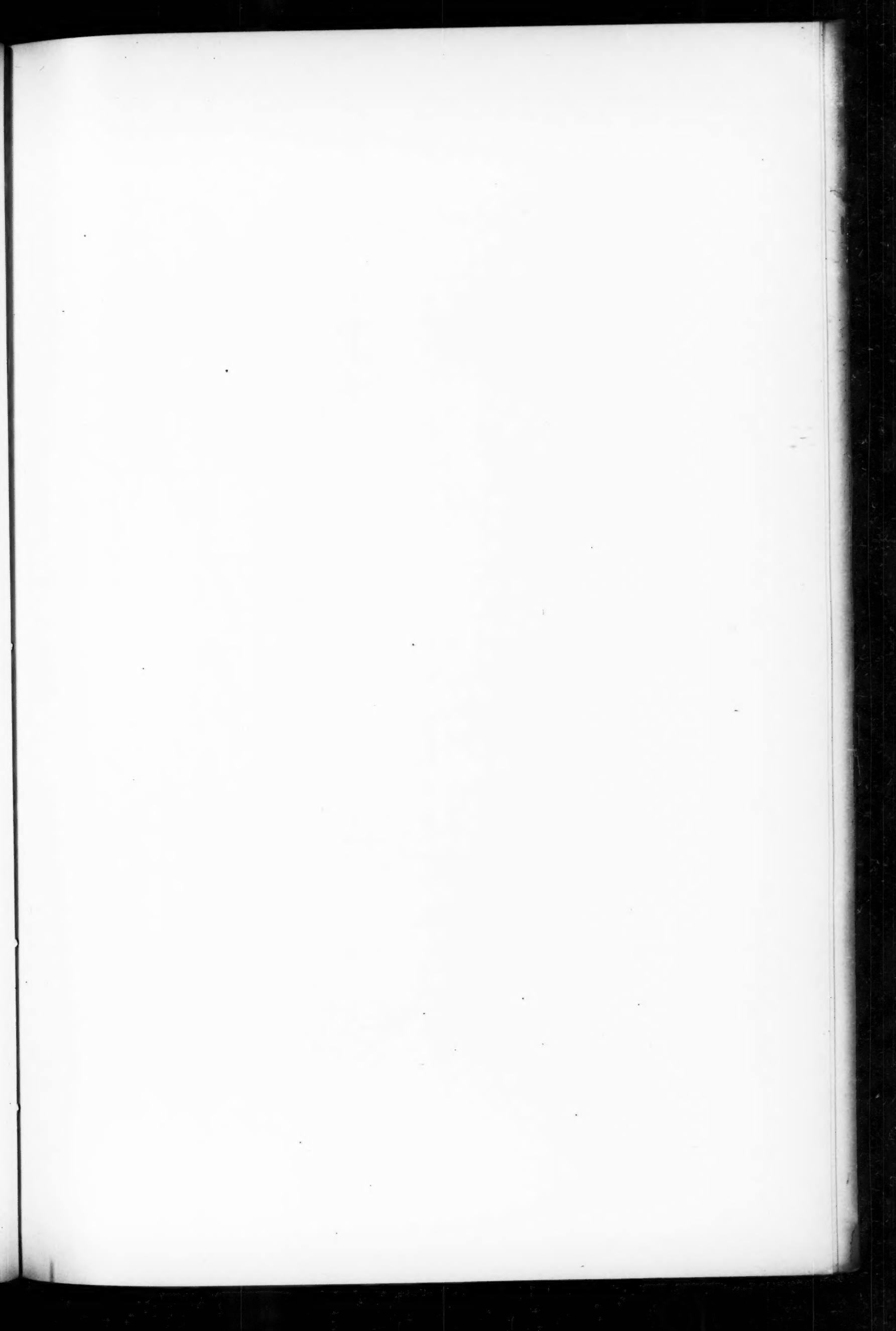
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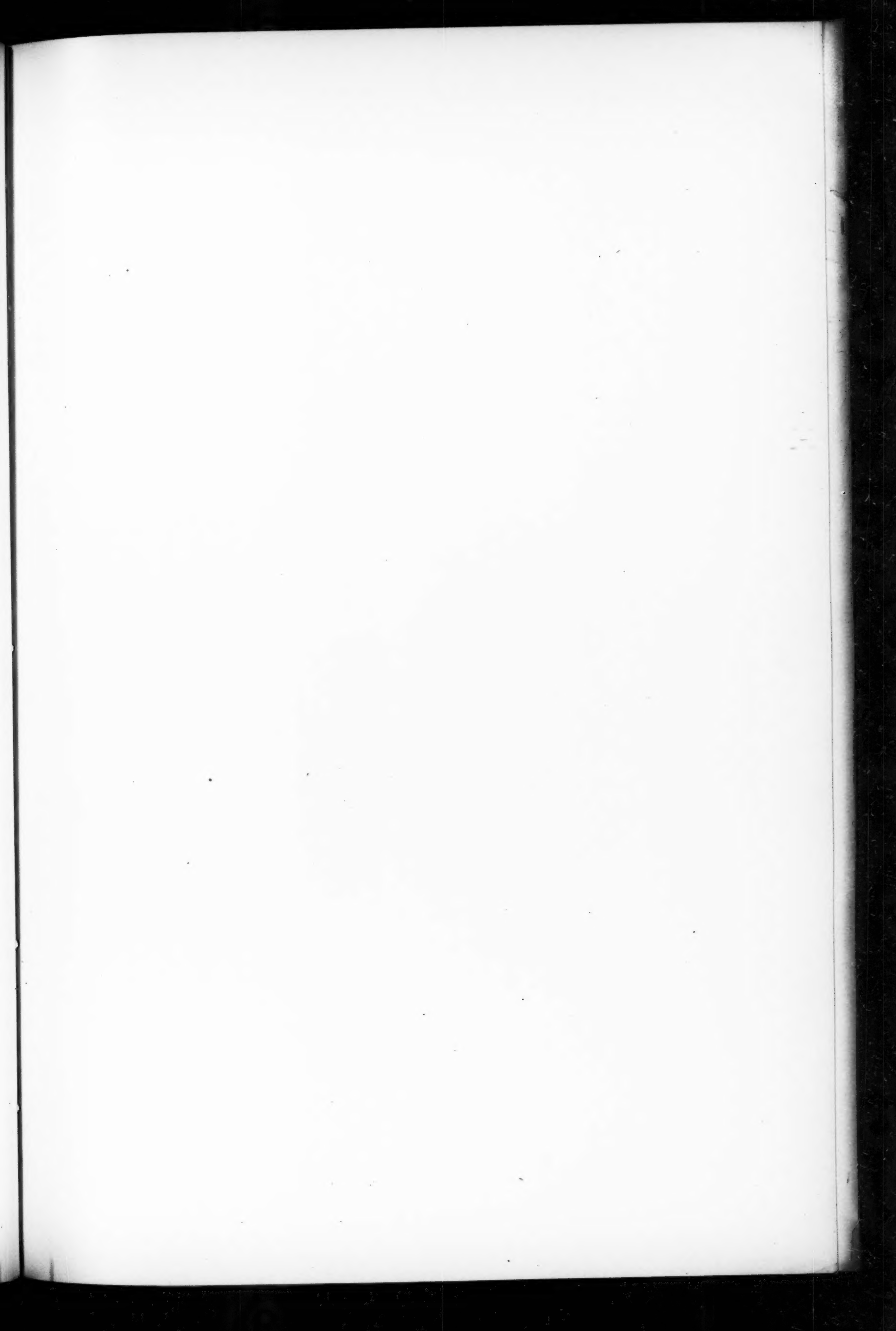
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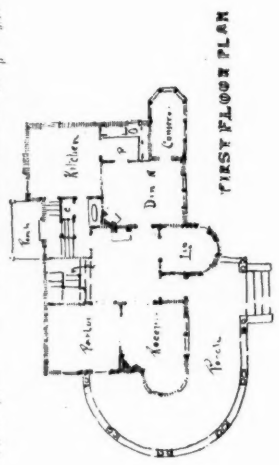
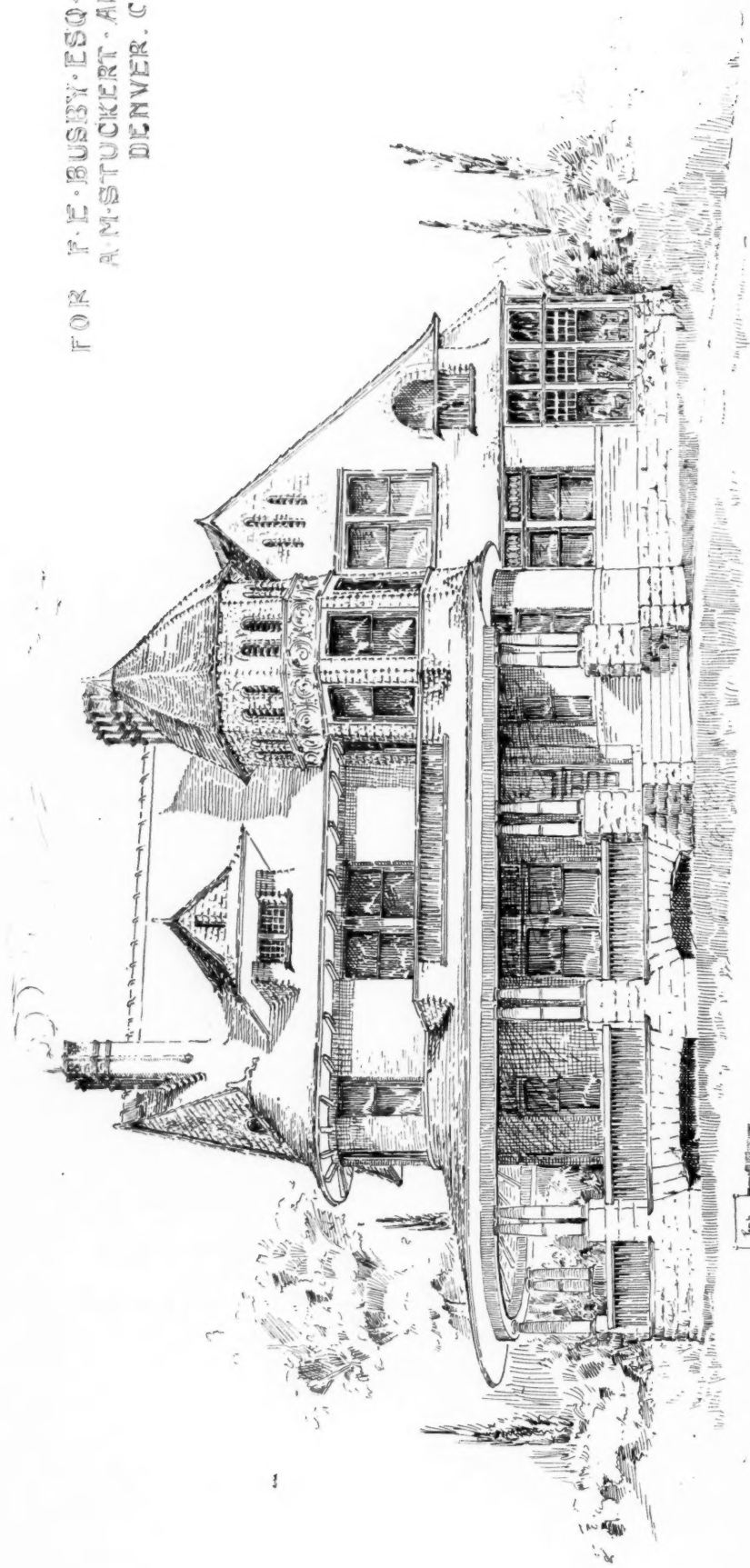


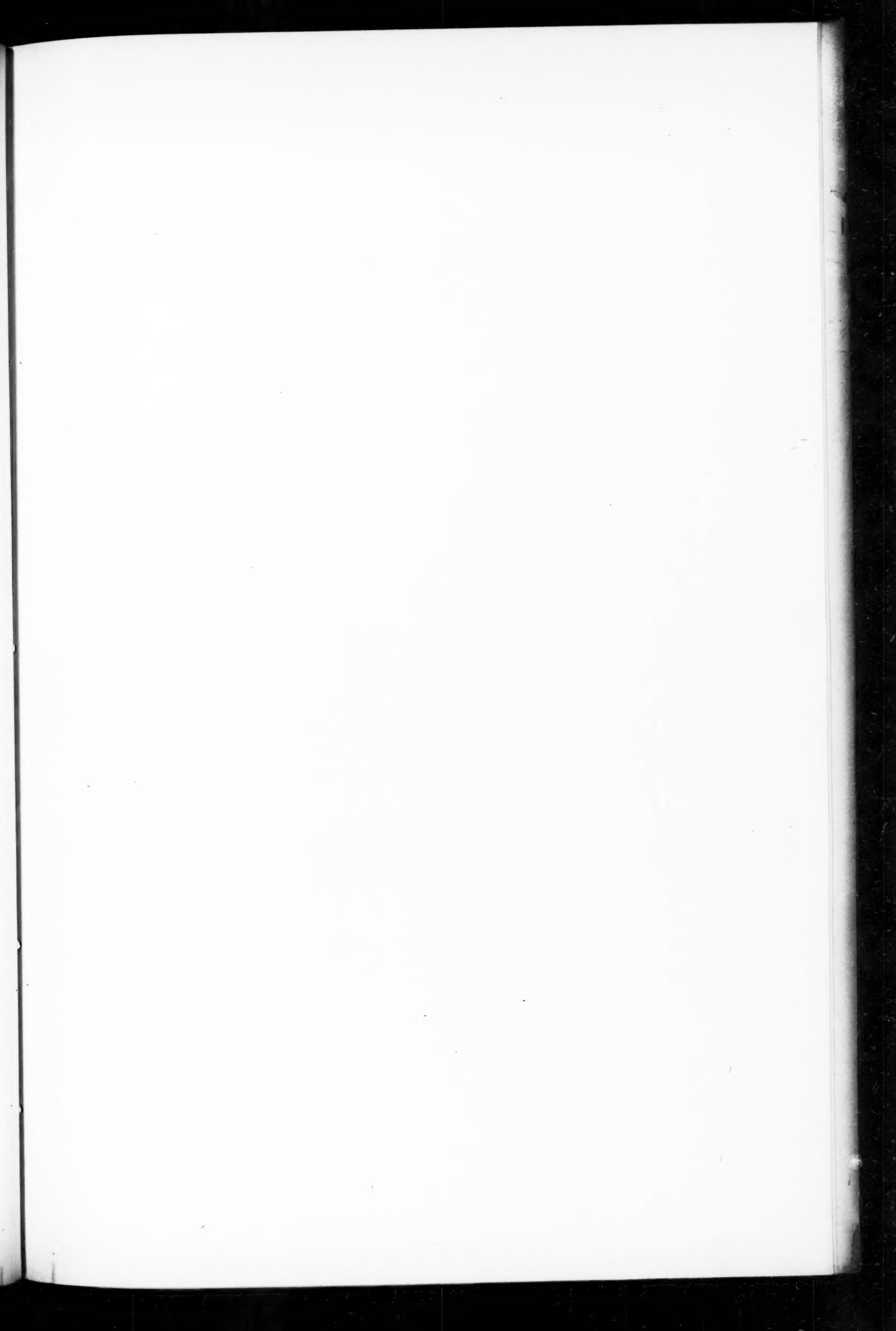


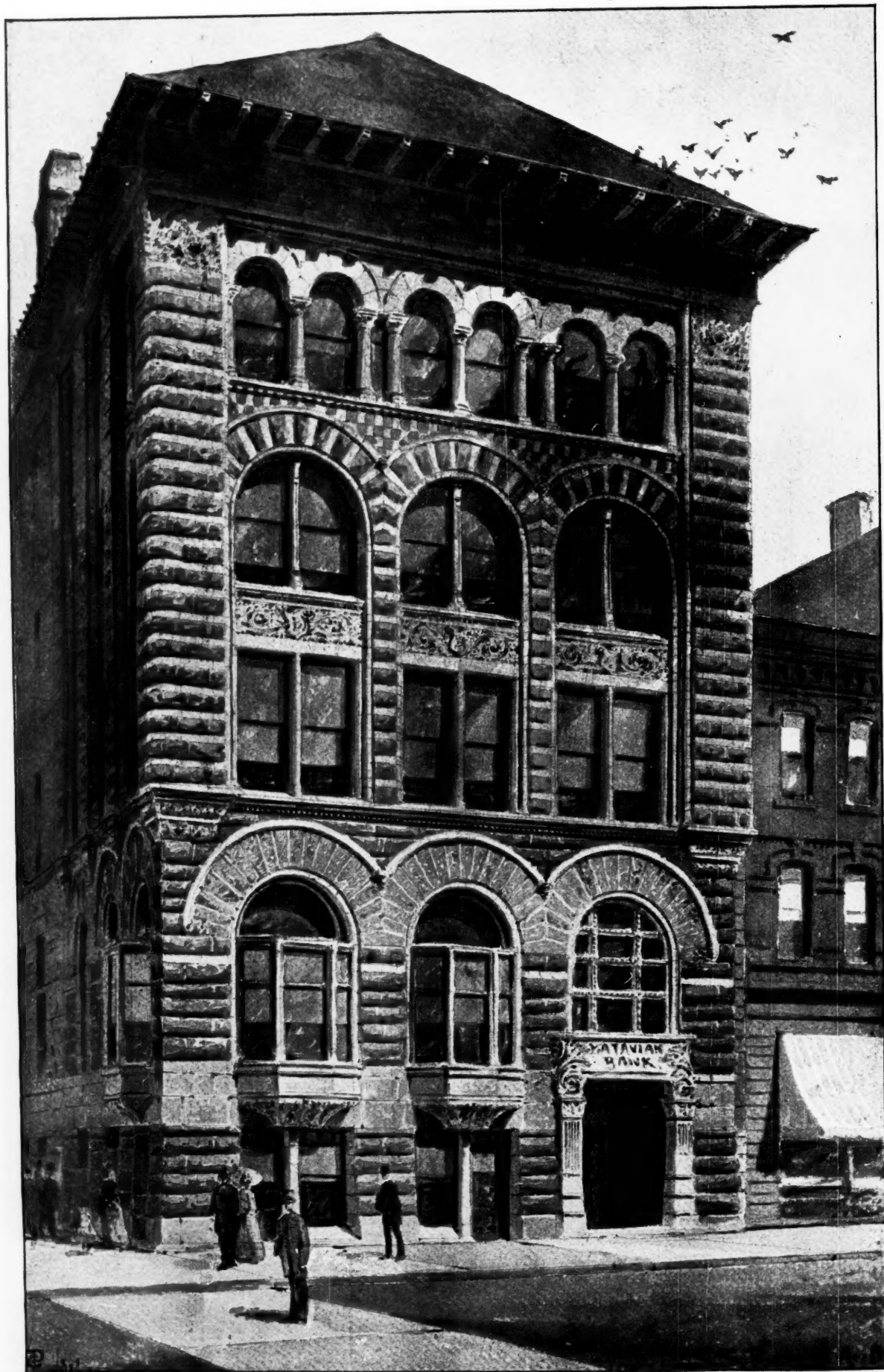
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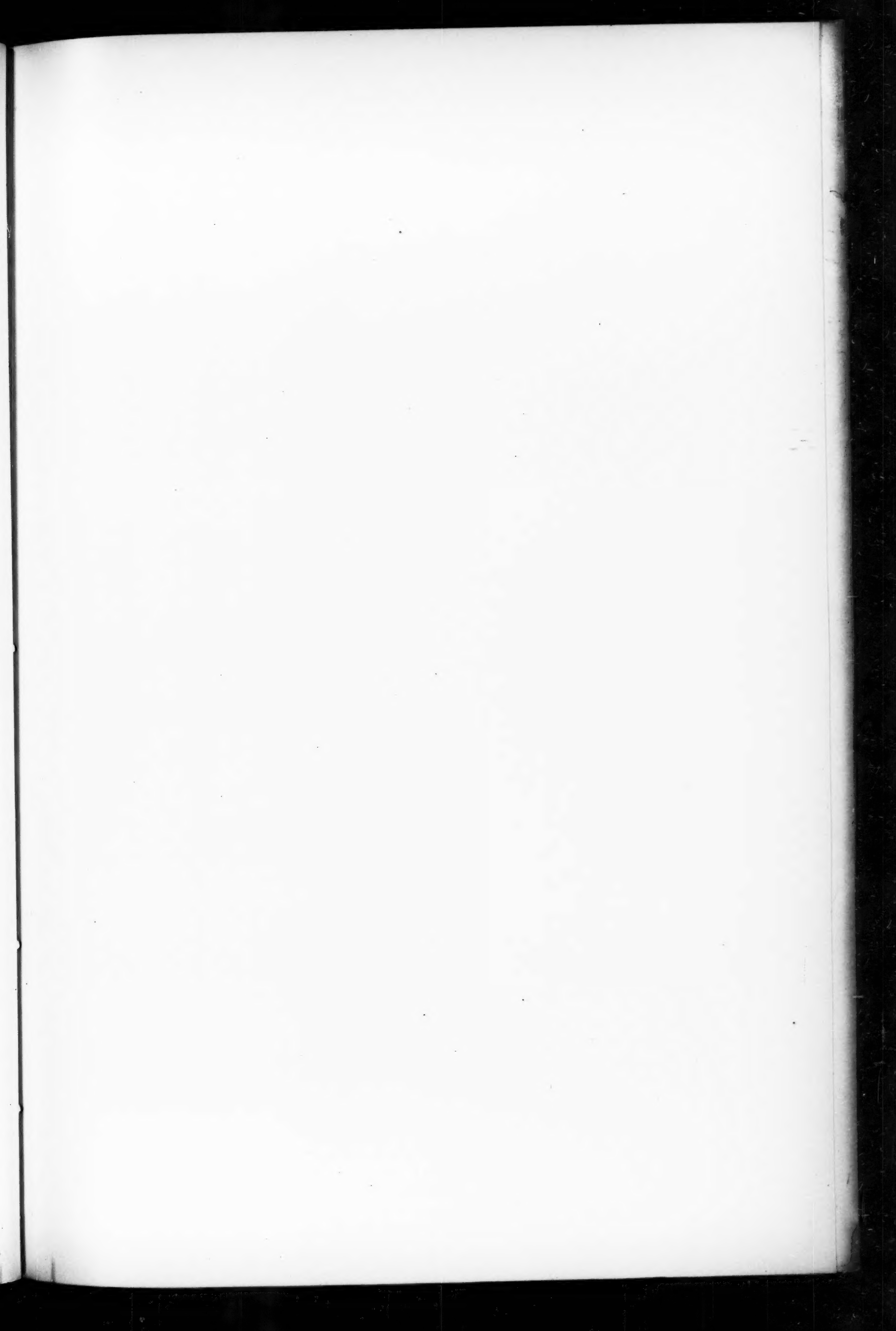


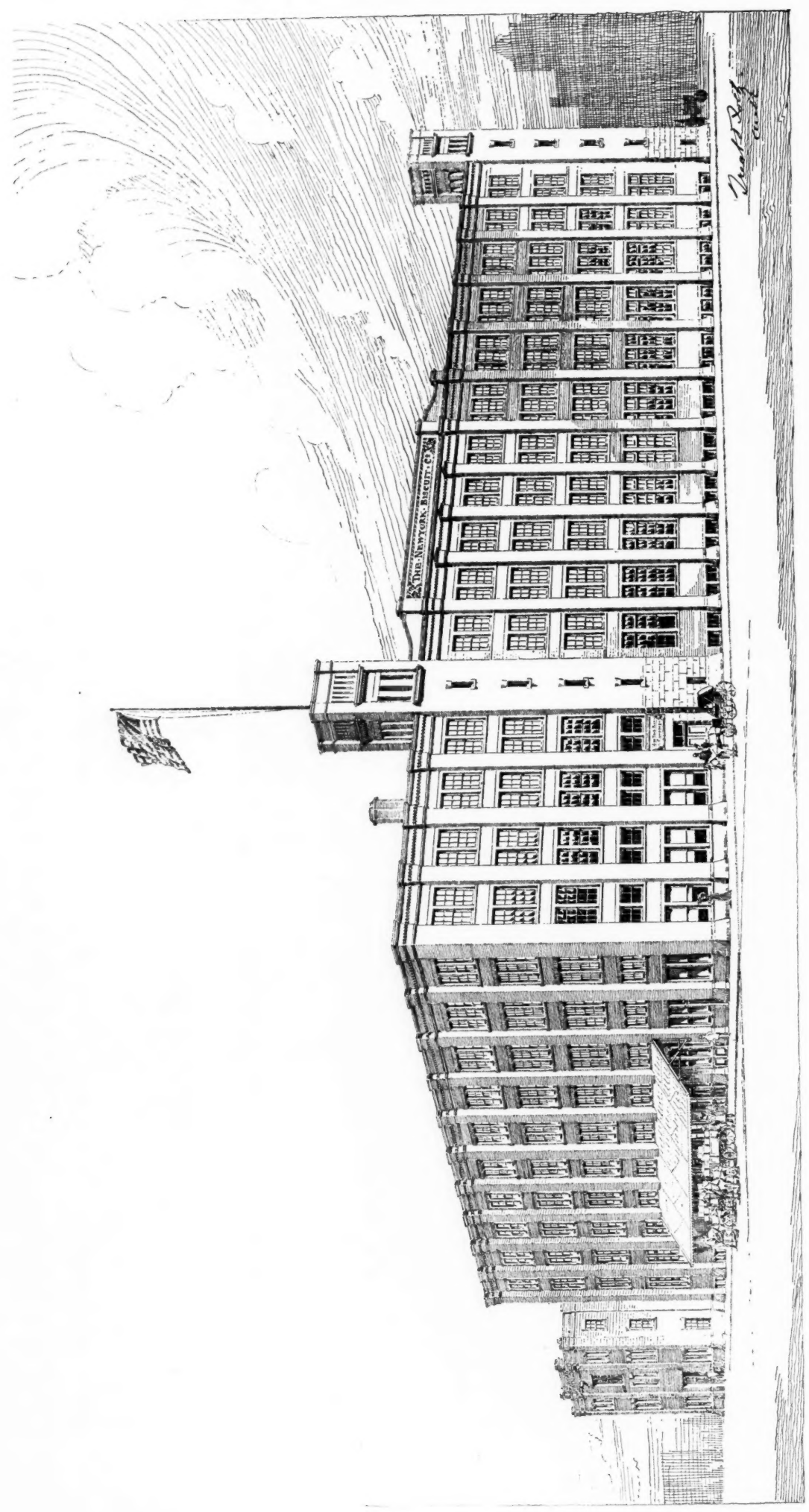




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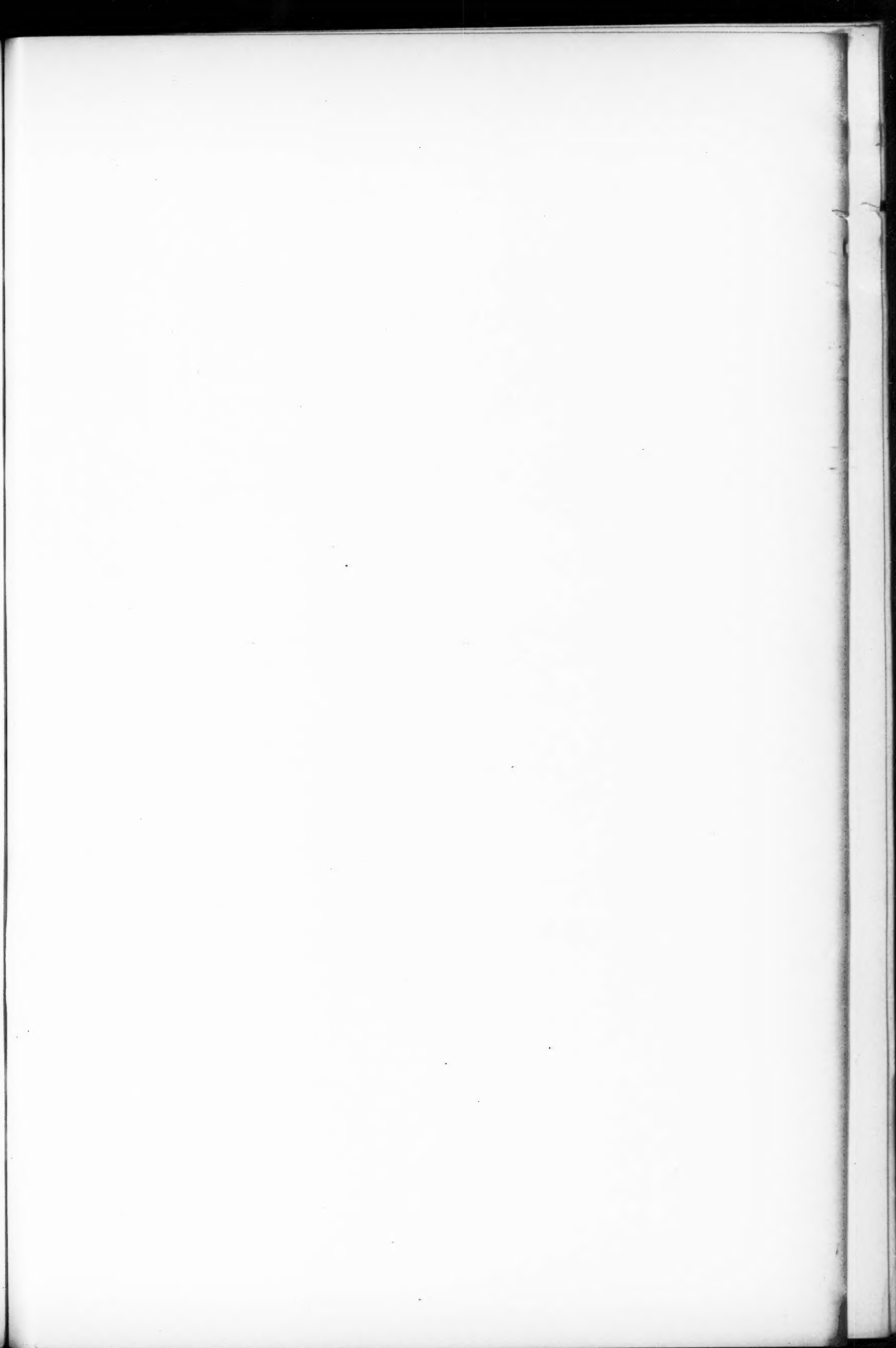
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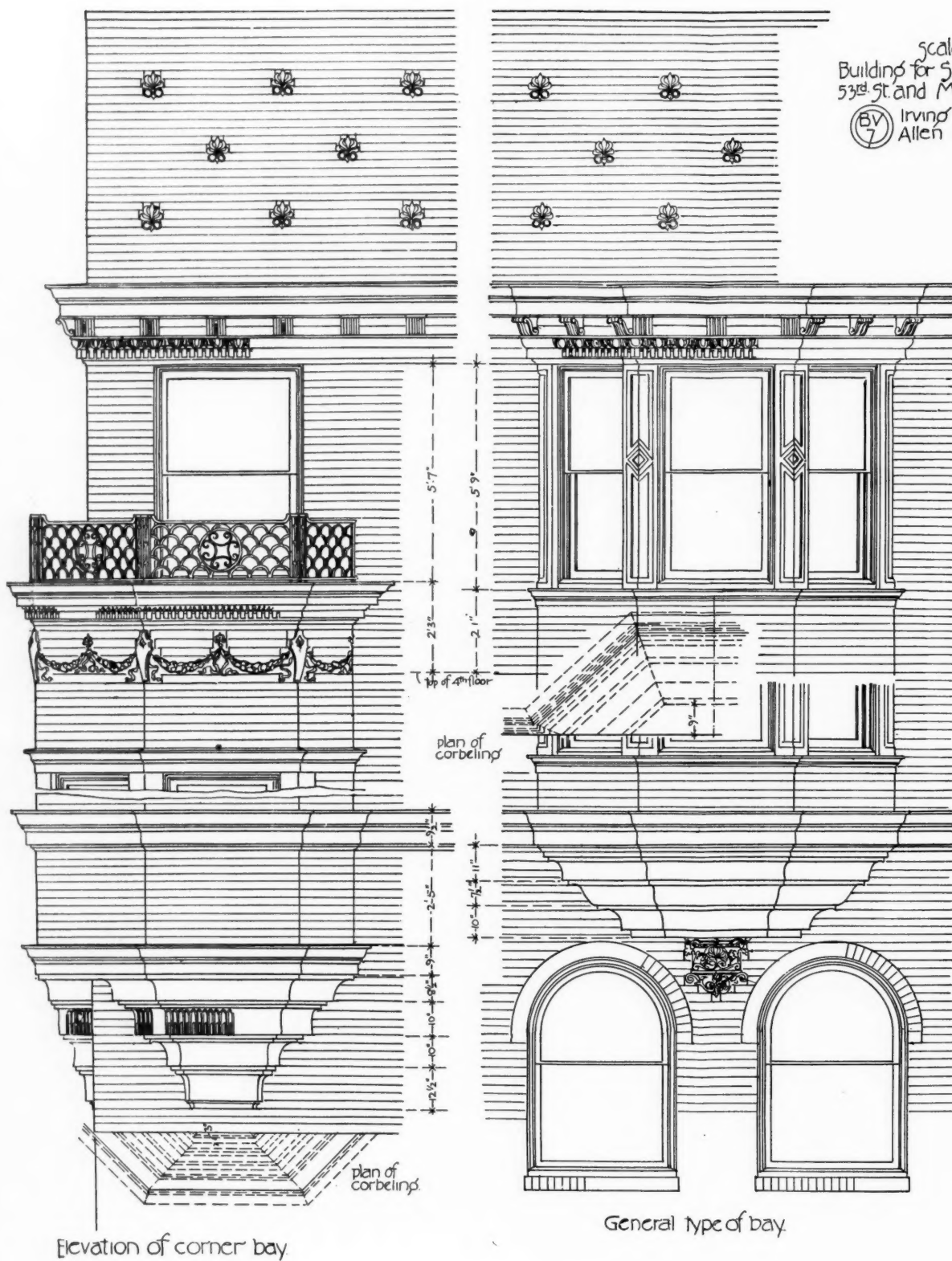


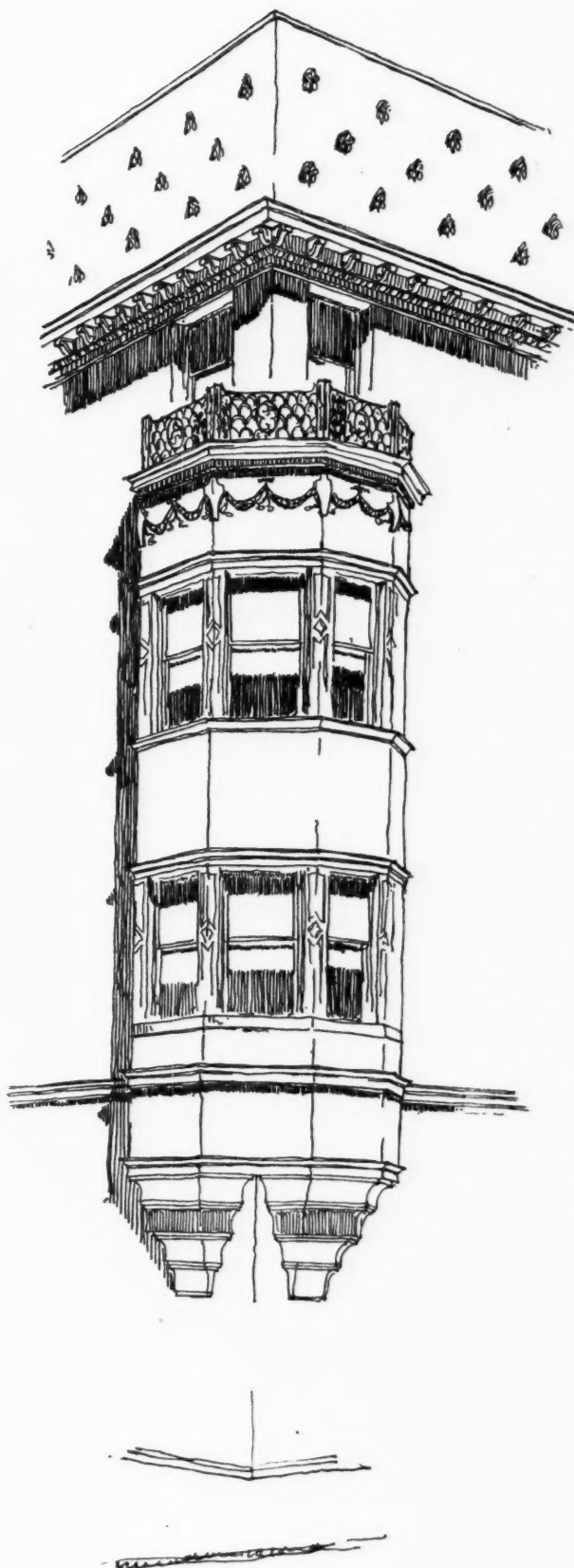
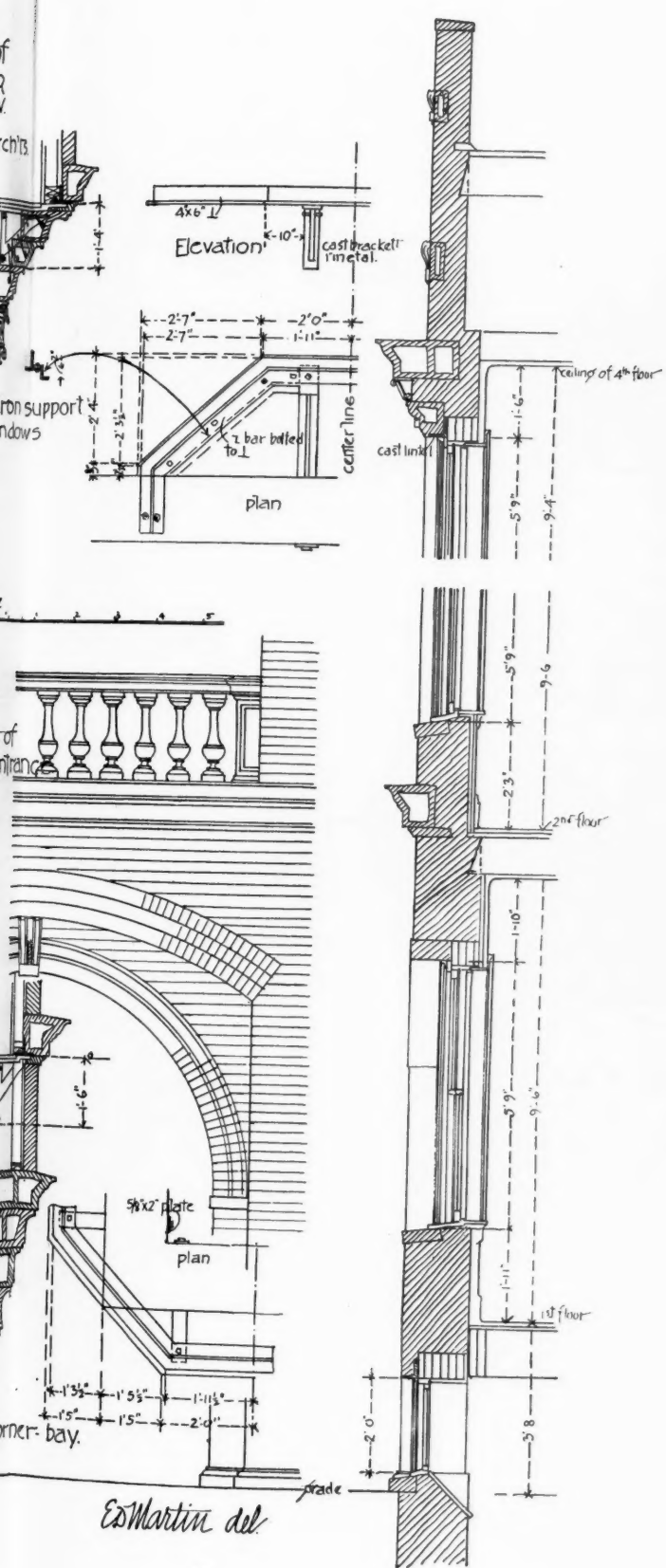


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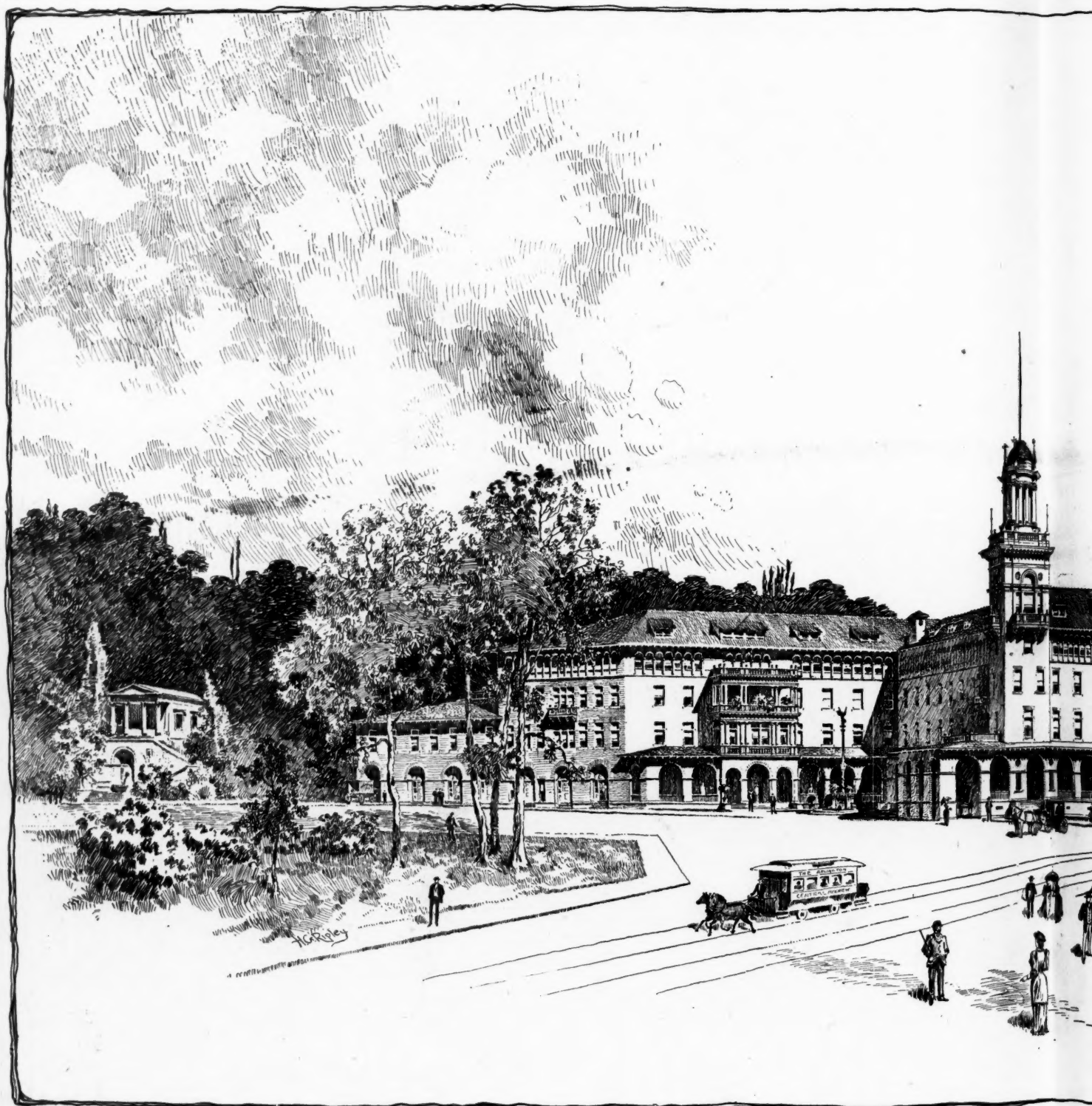
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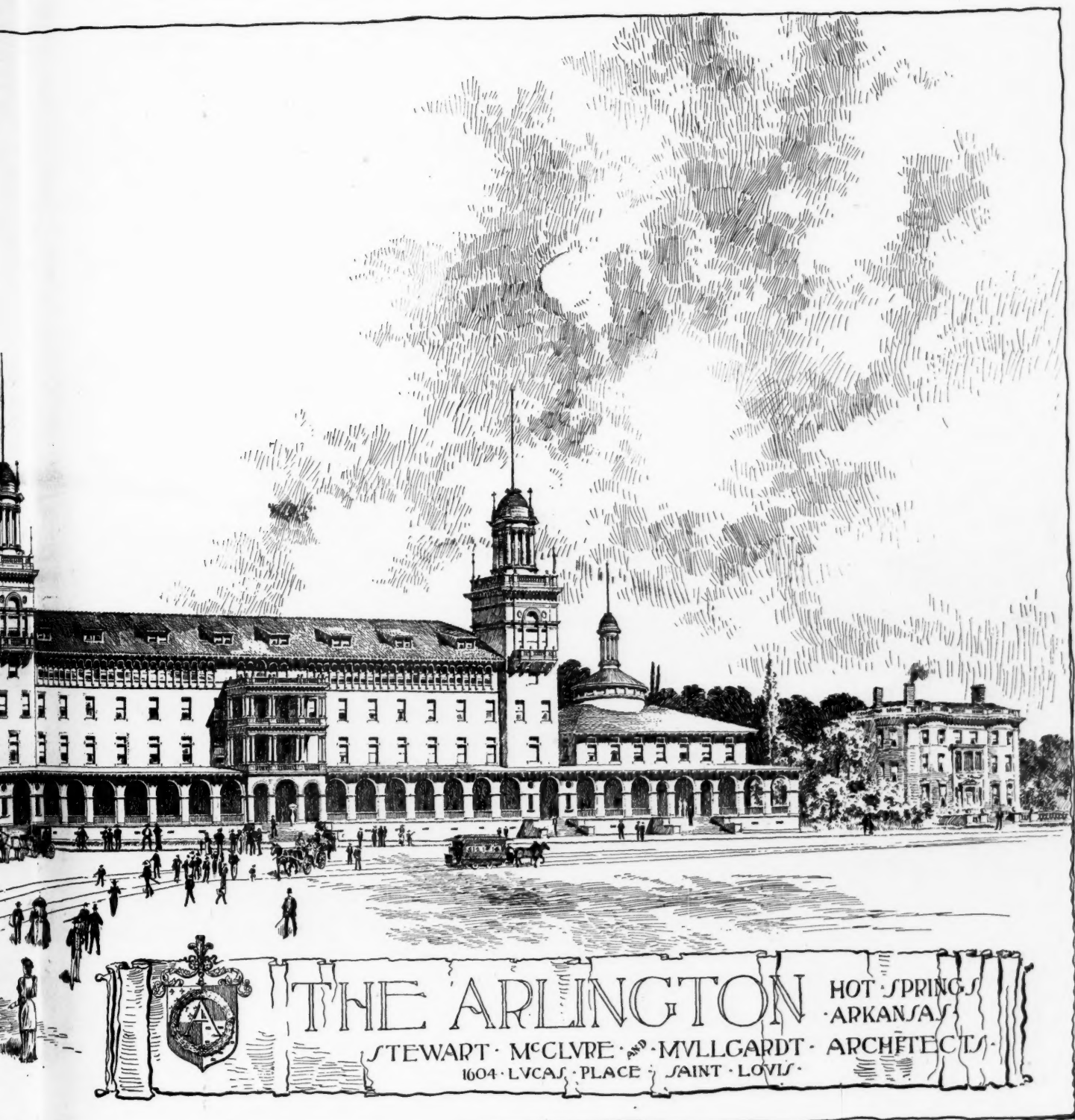




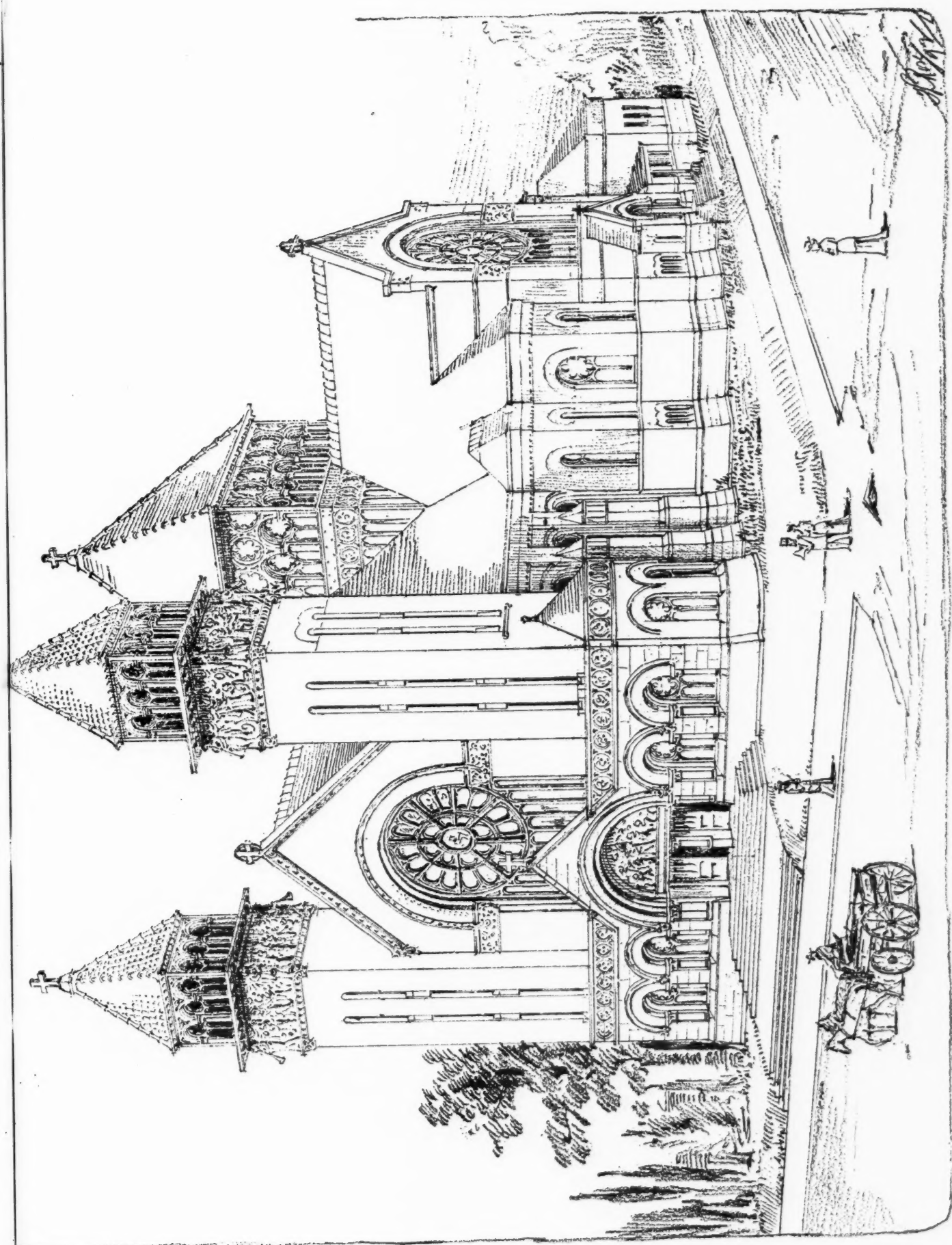


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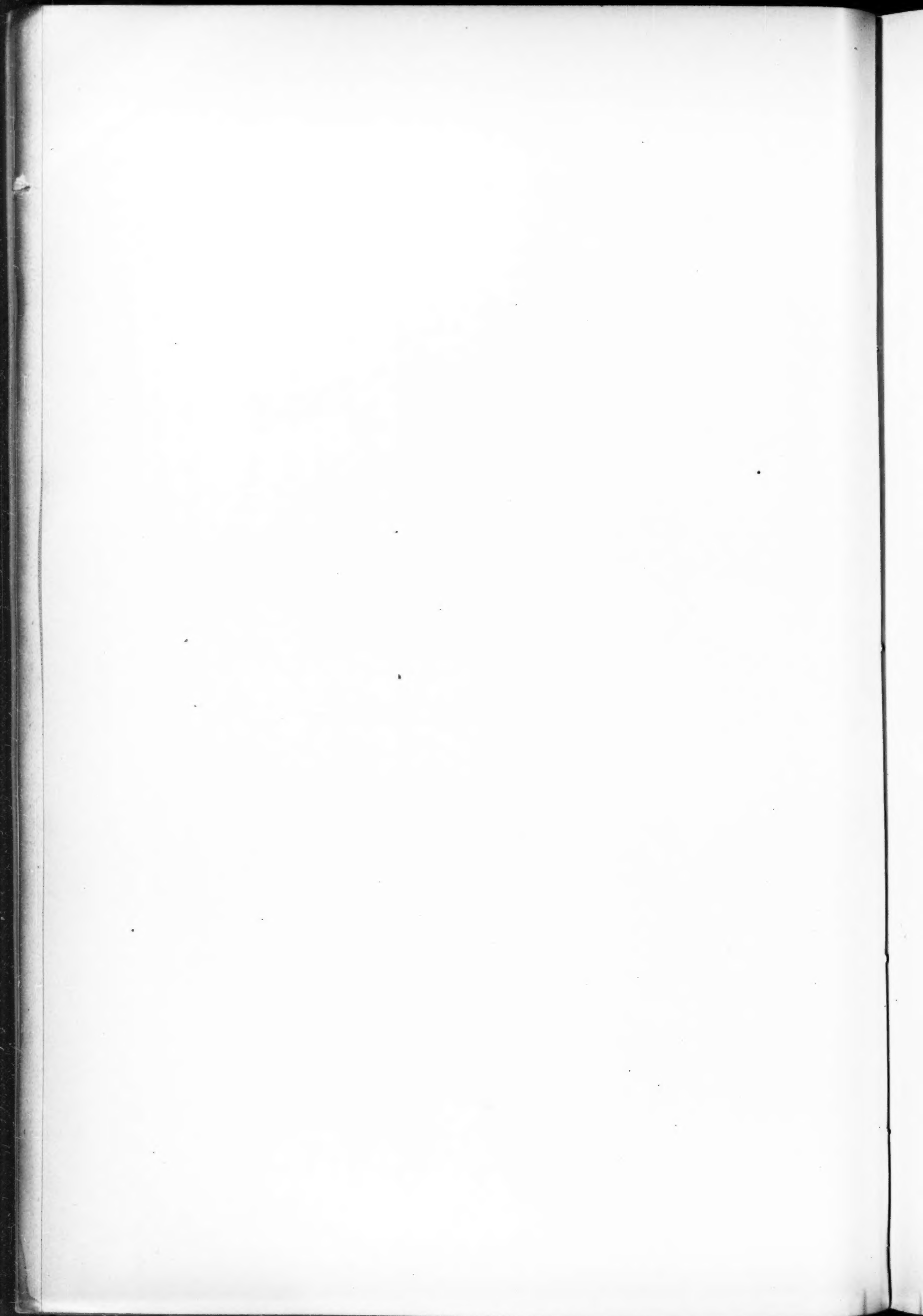


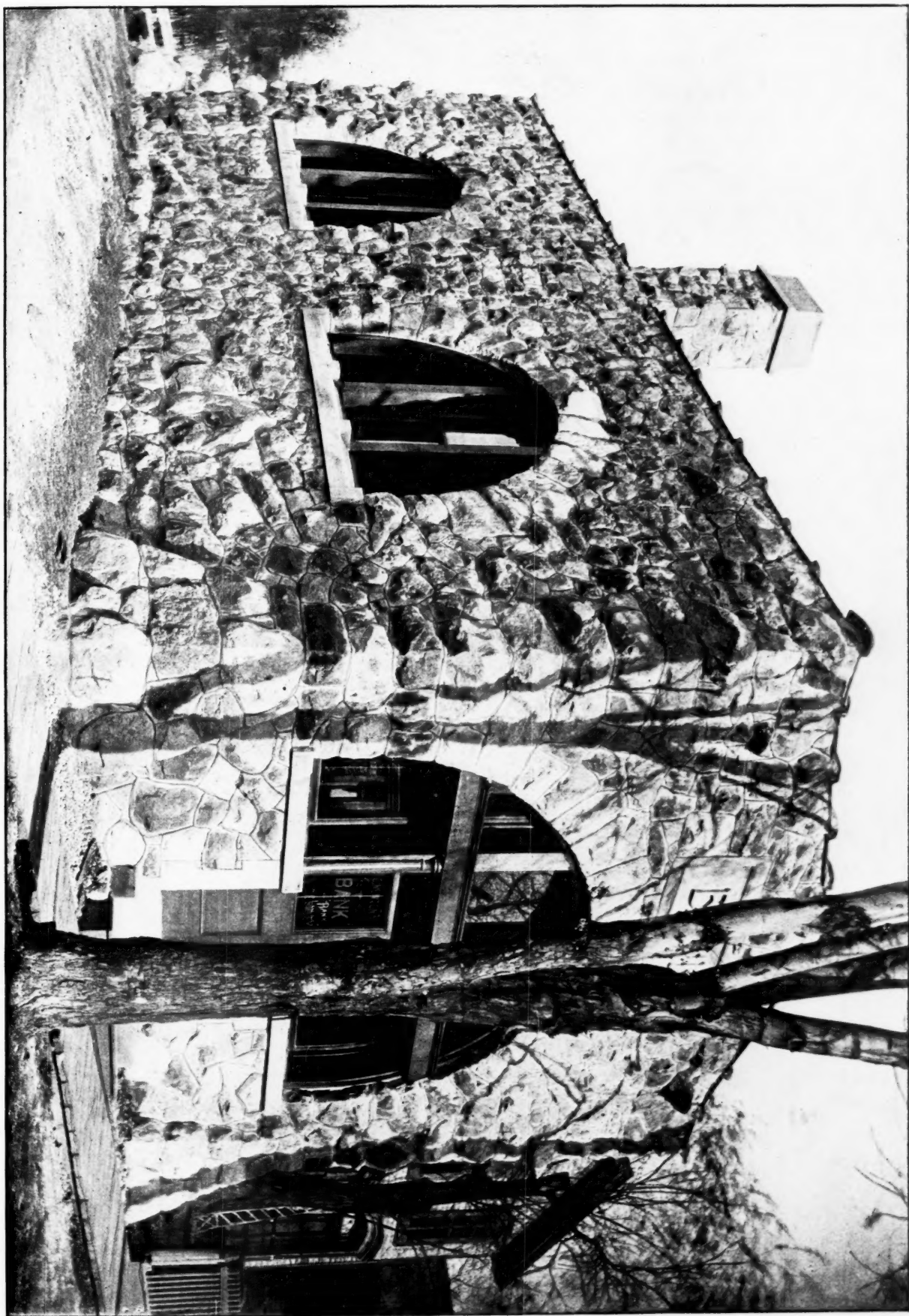




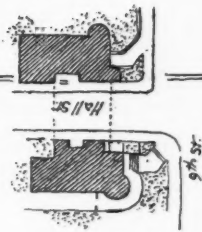
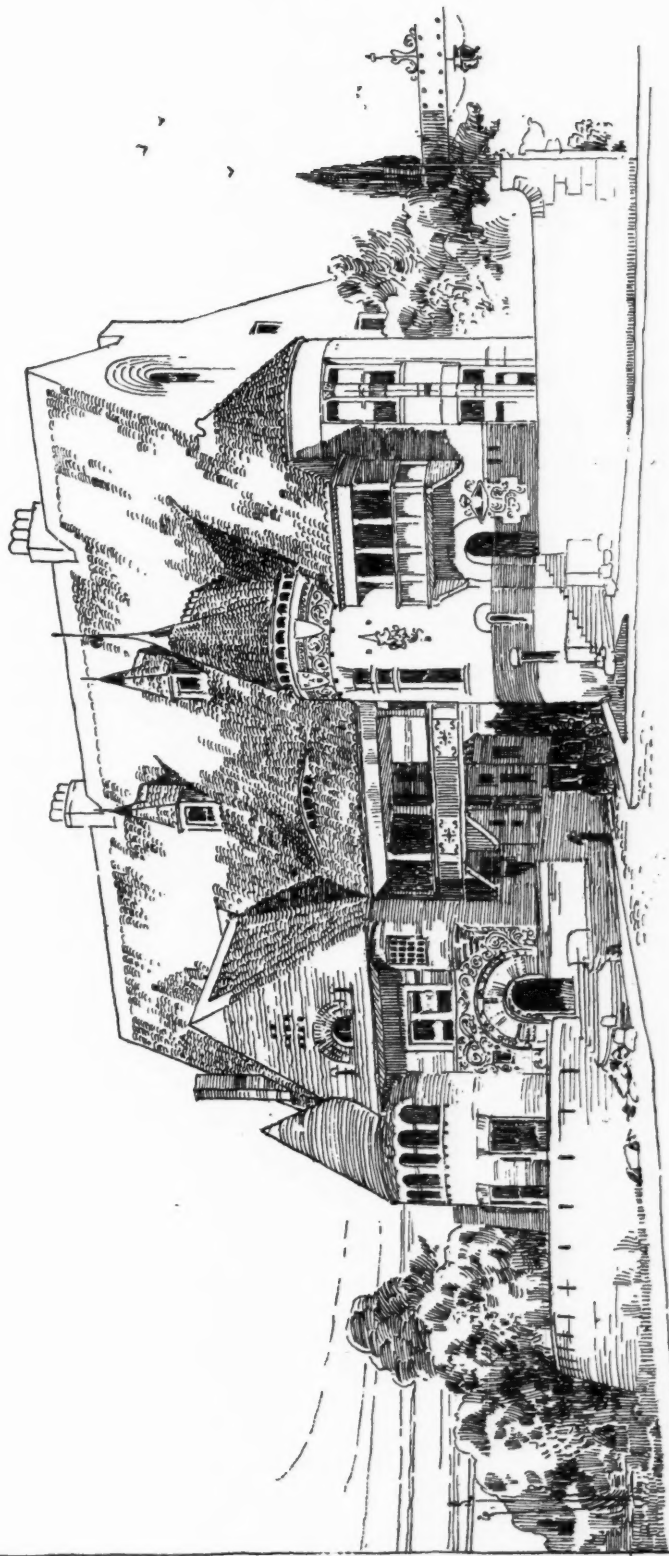


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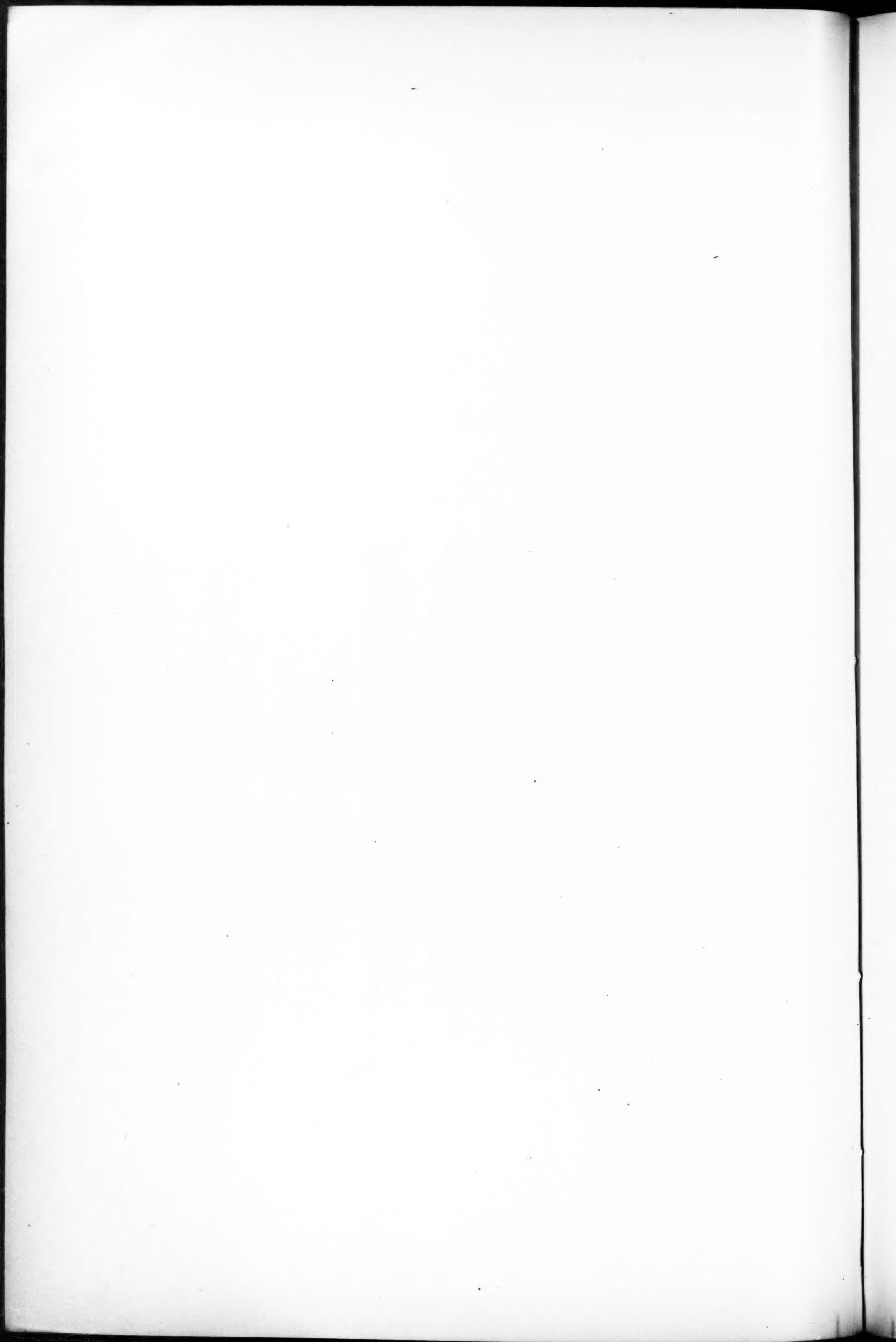




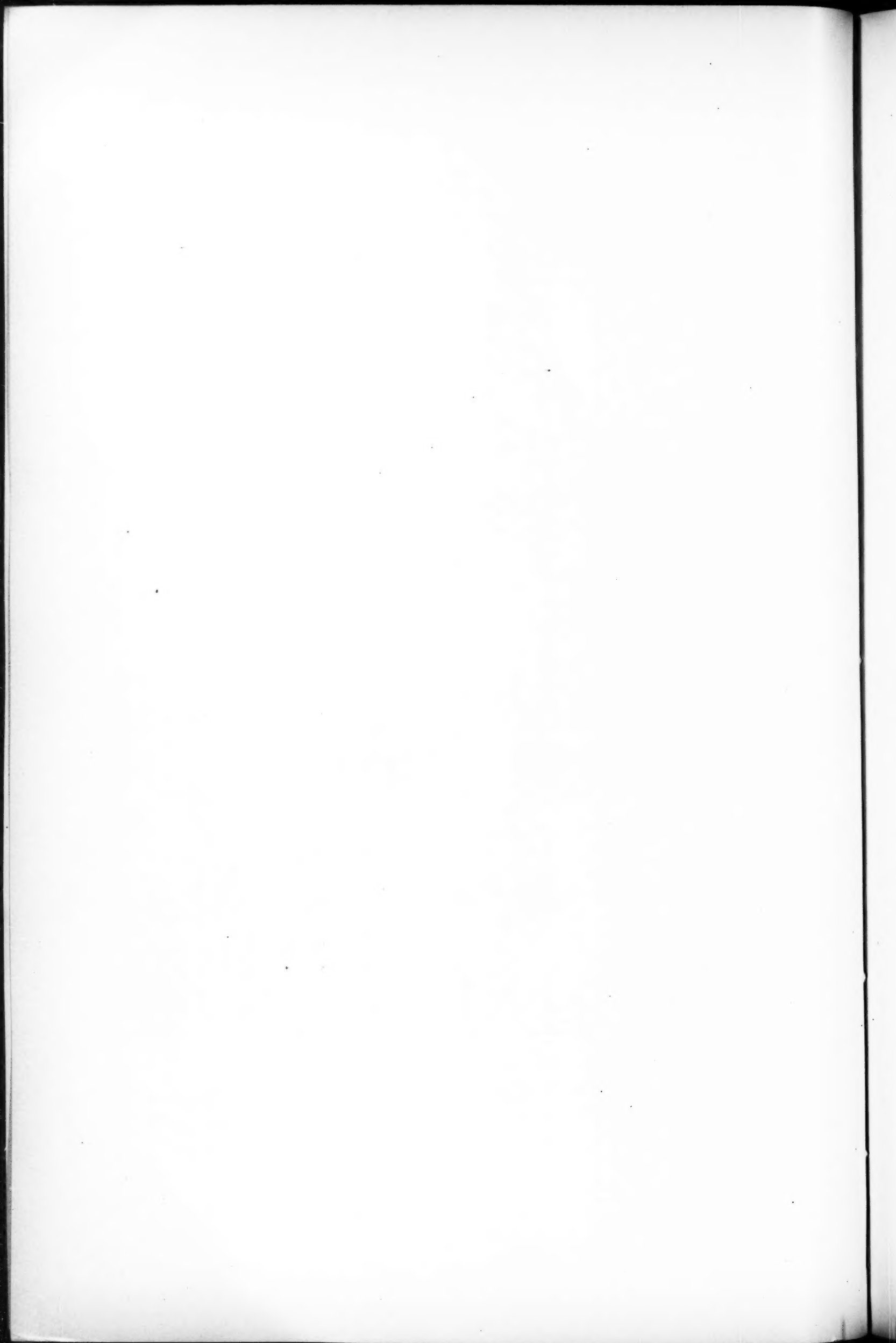
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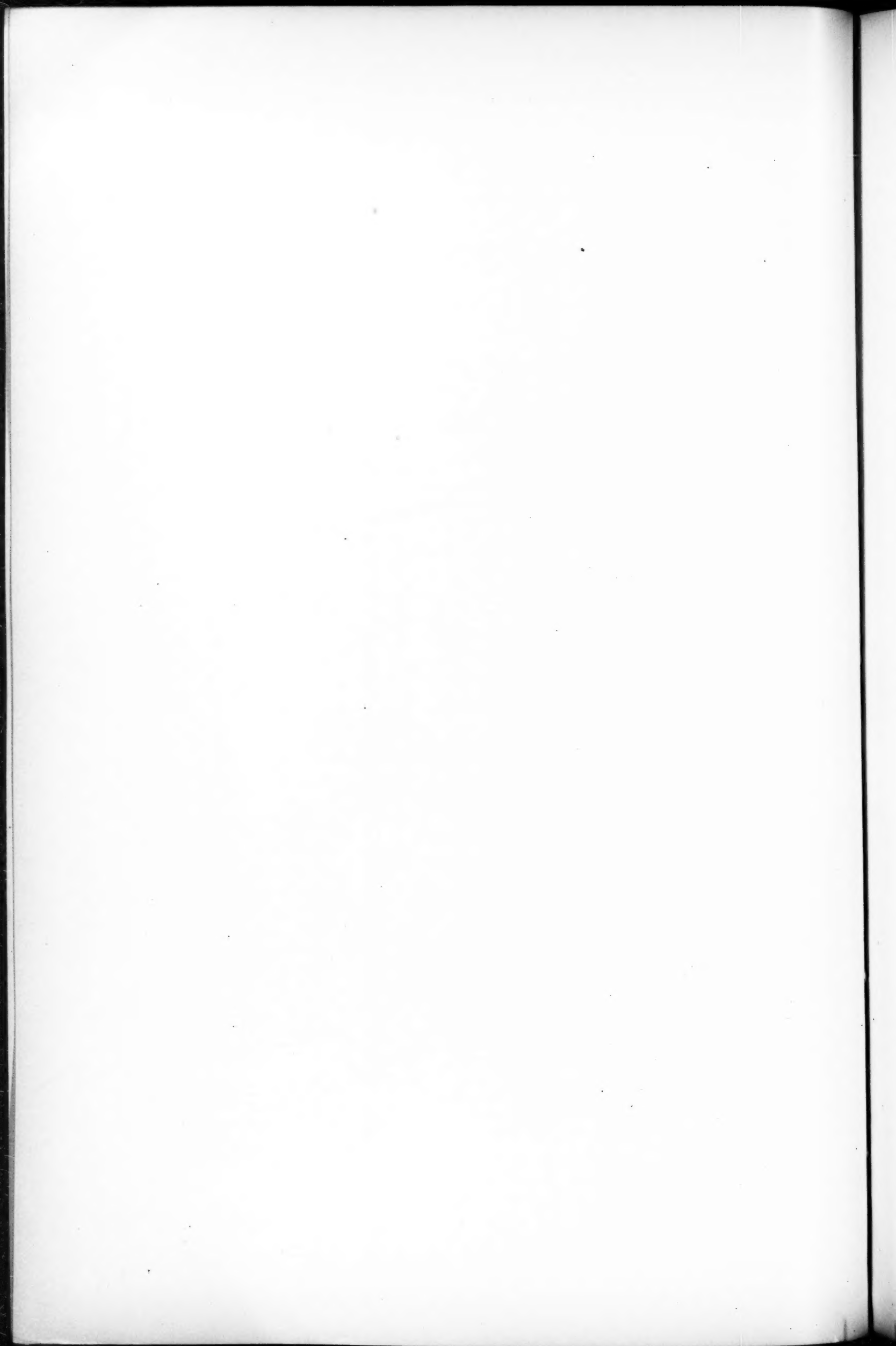


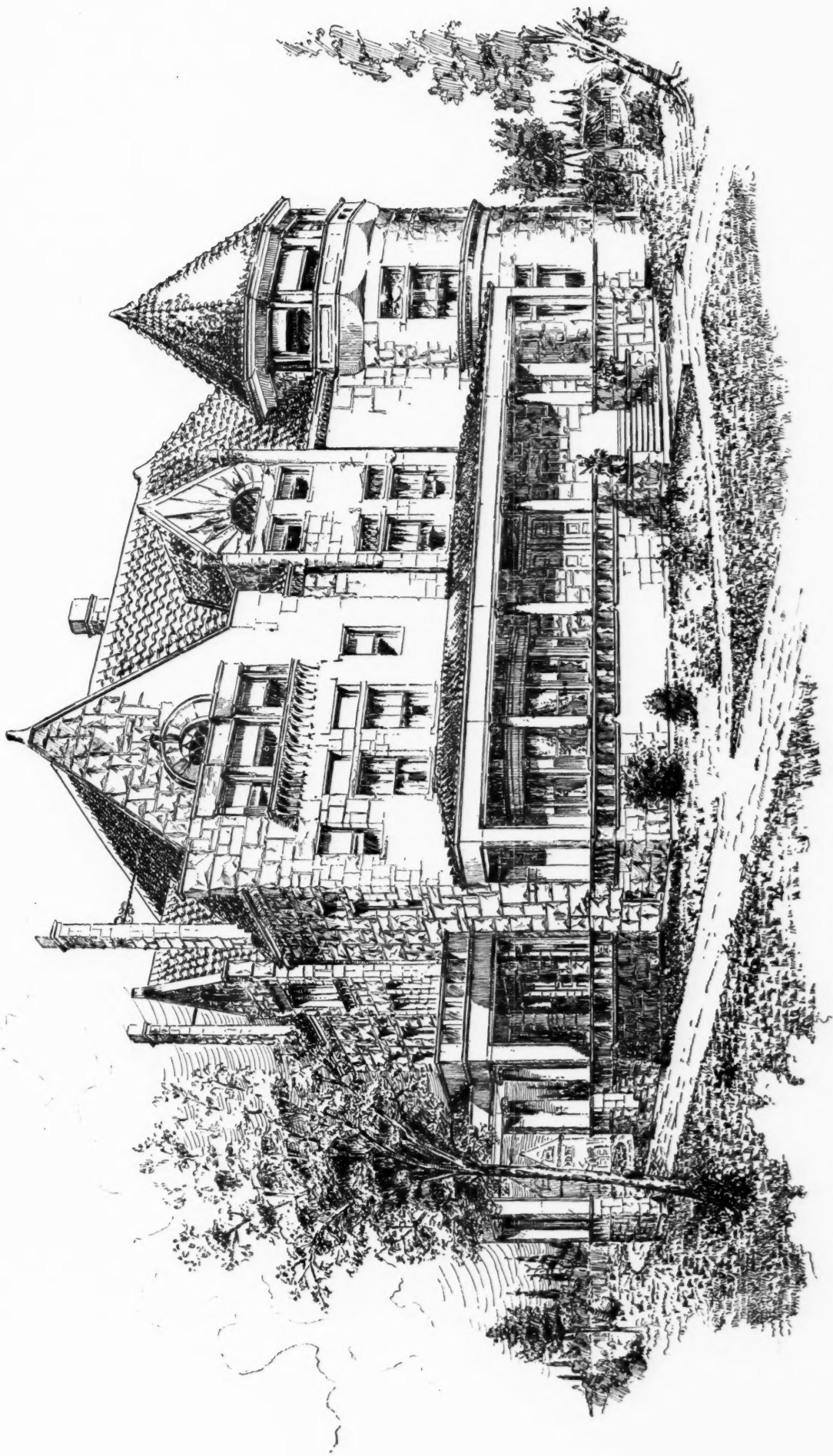




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