

THE INLAND ARCHITECT AND NEWS RECORD

Vol. XXIII.

MARCH, 1894.

No. 2



A Monthly Journal Devoted to
ARCHITECTURE,
CONSTRUCTION, DECORATION AND FURNISHING
IN THE WEST.

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

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TERMS: Regular number, \$5 a year; Photogravure edition, \$10 a year. Single copies, Regular number, 50c.; Photogravure edition (including 7 photogravures), \$1. Advance payment required.

The columns and illustration pages of **THE INLAND ARCHITECT** are open to all alike, merit and availability only determining what shall be published. Contributions appropriate to its pages are always desired.

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Eighth Annual Convention N. A. B.

The eighth annual convention of the National Association of Builders, which was held at Boston and a report of which occupies a large portion of the present number, was one of the most businesslike in the history of the association. The delegates who represented the building interest were all men of exceptional ability, and if these leaders in building affairs could receive the hearty support of the home exchanges in the measures they put forth the problem of how to live would be much nearer a solution. For these builders go beyond the mere details of their individual work and look into the economic causes and effects which underlie the entire labor problem. Their investigations extend into the immigration, the trade school and the apprenticeship questions. They study the principles of arbitration to secure equity among workmen, and the lien laws to protect themselves against the infringement of their rights by owners. All these questions are discussed in the annual meeting, the point of view taken from every part of the country, and the principles laid down through a consensus of opinion spreads to the local exchanges with the returning delegates. Than the National Association of Builders there is no other association in the country more active, energetic and productive of good to so large a part of the people.

Admirable Activity in Institute Directory.

Now that the officers and directors of the American Institute of Architects, under the active leadership of its president, have begun energetic work in the direction of inducing the secretary of the treasury to place in operation the law of 1893 regarding the designing of public buildings, a case in point has been found in the new Buffalo postoffice. The design for this proposed building appears as a frontispiece to the report of the supervising architect of the treasury for 1893. As a design it is neither better nor worse than those that have in the past emanated from the same source, and bears the stamp of the "ready made," but in this case, of a new incumbent. But the secretary of the treasury promised the representatives of the Institute a year ago that he would put the law in force with the next building to be designed, and the supervising architect, who is a director of the Institute, also signified his belief in the propriety of such action. Next comes this design and a vigorous protest from the architects and citizens of Buffalo. An interview between the executive committee and the acting secretary of the treasury developed such objections as "the plan as outlined by the law will cost the government more," "that congressmen demand the privilege of appointing the competing architects," and that "the people of Buffalo desire work to begin at once, so as to give relief to those out of work," etc. The Buffalo papers, both in their news columns and editorially, refute the latter assertion. The president of the Institute showed, by the supervising architect's report, that the government work of last year cost six per cent, without counting the sum for office expenses that it is usual to charge up against each job, and which is not included in this report. Thus the question has lost its general character and becomes

centered upon the question whether the secretary of the treasury will withdraw the design proposed by the supervising architect and place the designing in the hands of a limited number of architects or not. If he and the supervising architect are in earnest when they say they are anxious to see the law put in force they will do this, and at once. In order that the government be given every facility for such action and the law have a fair trial, the Institute proposes that ten members be selected to compete: six appointed by the Institute, three by the district congressmen and three by the Buffalo Chapter; and to further meet the seeming objection regarding expense, these ten architects shall do their work free of expense to the government except in the case of the successful architect, who shall be paid the regular fee as provided by the law. It is hardly probable that this effort on the part of the architectural profession can fail, since the day of the hackneyed type of government building has gone. The people are becoming elevated in art, and their greatest object lesson, that presented by the buildings of the Columbian Exposition, which were designed by private architects, in comparison with that designed by the supervising architect, has made it extremely improbable that the people will allow the continuance of a policy that has given to the country public buildings so mediocre in character.

**Necessity
of Collecting
World's Fair
Statuary.**

The persistent efforts of incendiaries to burn the buildings of the Columbian Exposition and the success with which they have operated thus far would indicate to the observer that it was only a question of time when all would be burned in whole or in part. There may not be collusion on the part of the park police, but there certainly is a laxness in administration by the park commissioners or the force there would be so augmented as to make these fires well-nigh impossible. But whatever may be the cause, the fact remains that all these beautiful models of architectural excellence will soon be destroyed. One of the main objects of the formation of the Columbian museum was to preserve complete examples of the best of the Exposition architecture. Sections were to be cut from the façade of each building. The statuary which adorned them was to be preserved likewise so that the educational influence of the Fair might be available to future students of art. None of this has been done, and the entire scheme is jeopardized each day while action is postponed. If it is too much to ask that sections of each cornice, architrave, capital and base be taken down, cannot the sculpture work be preserved? There are statues that represent the best work of their famous designers, and here and there one that is better than anything before produced by an American sculptor. In fact, from a patriotic standpoint it seems sacrilege to allow the only exposition of the American sculptor's talent ever made to go to ruin, thrown in an ash-heap, destroyed by people whose entire lives are not as valuable to the world as the pencil held in the hand of one of these great artists. The buildings belong to the state and are in the hands of the park commissioners. The Columbian museum stands ready to receive what these commissioners may give it. Cannot these two bodies work together for the preservation of this statuary, and if not, will not the art schools of the country come forward and demand that they be given permission to remove such objects as they

may value and will add to the educational force of their respective institutions? The people saw the Peristyle go down in ashes and sentimentally shed a tear at the loss of so much beauty. Cannot these same people be influenced to take the matter practically in hand and save what remains from destruction.

**Stable
Condition
of the Columbian
Art Building.**

Some time ago it was stated by fire underwriters and others that the Art building at the Fair was unsuitable as a storage place for the large collection of the Columbian Museum. It was said to be a firetrap and that the \$3,000,000 of exhibits collected there were in danger of destruction. It happens that such statements need little effort in refutation. Everyone knows the walls are solid brick, each main partition is of brick, and the only wood in the interior is in the stairways and galleries. It is possible for fire to break out among exhibits, and if the building is not guarded more carefully than the other buildings are at Jackson Park fire may be started at other points, but with ordinary precautions the exhibits are as safe as they could be in any building not especially constructed for resistance to fire. By the way, there does not seem to be as much activity on the part of the museum directory as was observed at the close of the Fair. Mr. Ayer, as president of the board, has the full confidence of the people that all the promises then made will be fulfilled, but we have not heard of any extensive movement on his part to secure an architectural exhibit, which can now be collected from the exteriors of the buildings at Jackson Park, and which bid fair to be soon transformed into a junk heap by the enterprising firebug.

**Echo of
the Milwaukee
Library
Competition.**

An echo of the competition for a public library and museum at Milwaukee will be found in the address printed in this number which was delivered by Architect N. S. Patton before the Illinois Chapter of the American Institute. While we do not agree with the writer in many points, there is truth and wisdom in his remarks outlining what the history of public competitions has proved, and this one emphasized. It is hard to make architects see that their best plan is to avoid competitions entirely if possible, and if drawn into them to make the best terms possible, and be satisfied, whatever may be the result. The observation of Mr. D. H. Burnham, as chairman of the committee on competitions of the Western Association of Architects, almost a decade ago, that "competitions are a necessary evil and must be recognized," was a piece of wisdom that has been growing in force each year since it was uttered. A code for the government of competitions was drawn up and indorsed, but has never been, to our knowledge, accepted without alteration. In the Milwaukee case it was with the utmost difficulty that the trustees were induced to employ an expert. Mr. Patton thinks that there should be three, which is an advance in method if it is practicable. The difficulty is not that architects cannot agree upon a code, but that public boards cannot be made to adopt their suggestions, and architects are foolish enough to go into the fight without the necessary protective armor, and after it is over they are inclined to talk, if defeated, about the corrupt methods of the administrators rather than their own indiscretion in entering a competition without the guarantee of an equitable code of practice by which their rights are secured.

EXPERT DECISIONS OF COMPETITIONS.*

BY N. S. PATTON, ARCHITECT.

THERE is no subject which more properly comes before an association of architects than that of competitions. When we are engaged each for our own clients, we are not much concerned about the manner in which other offices are run. We may derive mutual help from association with each other, but the work of each architect is built in plain sight, and we can all see what he is about without asking his leave, and the professional journals give more in the way of practical information than we are likely to imbibe at a meeting such as this. When, however, it comes to butting our heads together for the amusement of the building public, it becomes a fair question whether the illusive prospects of a prize fully repay us for our sore heads.

If we must engage in contests of strength, it is important to have some rules for the game to secure fair play; and it is most essential that the referee be competent and impartial. We usually engage in these architectural combats for the gratification of a committee who form the audience, and the prize is awarded by a vote of the spectators.

It has been the opinion of learned conventions of our profession, that the average committee is not competent to decide contests of so technical a nature; and therefore we have made a vigorous effort to secure the decision of architectural competitions by "experts." It ought therefore to be a matter of interest to examine into the workings of an expert decision in the case of a competition in which a number of members of this association engaged.

The city of Milwaukee proposed to erect a building to accommodate the Public Library and the Public Museum. This building was to occupy a prominent location, and cost half a million dollars. Architects were invited to present competition sketches in accordance with a programme in many ways attractive. The drawings were all to be a uniform scale, and perspectives in outline only. The programme was carefully prepared. The successful architect was guaranteed five per cent, and in addition four prizes of \$500 each were offered for the designs next in merit. This invitation attracted 74 designs, and the first item of interest is to note where the designs came from. There were 14 from Milwaukee; 17 from Chicago and vicinity; 5 from Michigan and Ohio; 21 from the eastern states, ranging from Boston to Baltimore and Washington; 2 from the South; 6 from St. Louis and Kansas City; 7 from Minnesota; 1 from Colorado and 1 from Canada. There were 26 from east of Milwaukee and Chicago, and 15 from west of these places. It is interesting to note next that these designs must have cost on an average \$500 apiece (many cost more than twice that sum), or a total of \$37,000 for sketches, while the total amount to be paid for architectural services, including prizes, is only \$27,000.

These designs after they were received were displayed for some days to the public. Many of the competing architects visited Milwaukee to see how their designs compared with their competitors. This led to friendly meetings among the competitors who examined each other's designs, and commented upon their excellencies. Each architect was naturally anxious to determine who were his most formidable rivals, and therefore scrutinized the various plans with this object in view. There was a general agreement among those who saw the plans, both architects and others, that the designs might be divided into three groups. First, a few designs in which the problem had been solved in a fairly satisfactory manner, any one of which if built would give both the library and the museum the accommodations desired, and be at the same time a creditable architectural monument adapted to its situation. In the second class were a few more designs, evidently by competent architects, but which did not solve the problem. The exterior might have handsome features, but it did not fit the location. The plans might show some fine rooms, but they were not arranged as called for in the programme, and would not answer the purpose of the library and museum. Then came the third class, much the largest, of designs which from a wild exterior or a still more untamed arrangement of plan, were so wide of the mark as to be unworthy of serious consideration.

When a number of architects work on the same problem, it is to be expected that, other things being equal, those who give the most study to the problem and have the best opportunities for getting information, will produce the best designs. Those who are in the neighborhood naturally feel the greatest interest, and are likely to give the subject the most attention; they also have the best opportunities for understanding the problem in all its bearings. For those reasons Chicago architects feared principally the competition of Milwaukee, and the Milwaukee architects feared most their Chicago competitors. When the plans were made public, it was the general opinion that there were at least two plans by Milwaukee architects that would rank among the first five. These were by H. C. Koch & Co. and Ferry & Clas. These firms had undoubtedly had the problem under consideration for a longer time than their more distant rivals. In contrast with these it appeared that, apparently without exception, every plan from a more distant point than Chicago had some serious defect arising from a careless or insufficient study of the programme, which should be sufficient to disqualify it for the highest rank.

After the public exhibition of the plans, the next move of the Library and Museum trustees was to engage the services of Prof. William R. Ware, of the School of Architecture of Columbia

College, New York, as an expert to select the prize designs. As far as we knew this was acceptable to the competitors. Professor Ware spent somewhat less than four days in Milwaukee in examining the plans, and then returned to New York, from which place he sent the report. When the names of the prize-winners were announced, there was with all who had examined the plans, surprise amounting to amazement. The two Milwaukee designs were safe, but those who had been counted their strongest rivals were nowhere. Everyone awaited with great interest the publication of the expert's report to know on what principle of selection the choice could have been made. This report from a professor of architecture, laying down the correct principles of design, should be of great value to the young men of the profession, many of whom tried their luck in this contest. It is this report that I propose to consider in the hope of extracting some suggestions for the aspirants to honor in future competitions. The report begins:

I have examined the seventy-four designs submitted in competition for the Milwaukee Public Library and Museum, and have carefully studied those among them, about twenty-five in number, which seemed to be of promise. Of these the five numbered 17, 50, 51, 53 and 74, seem to be, on the whole, the most acceptable, though none of these offer as they stand a perfectly satisfactory solution of the problem. Any of them, however, would, if subjected to certain obvious modifications, perfectly well answer the needs of the city and provide a handsome and convenient building.

The necessity of thus changing the designs, in order to adapt them to the requirements of the case, arises in the main not from lack of skill and judgment on the part of competitors, so much as from their having mistaken the meaning of some portions of the paper of instructions, as in the case of the museum, or attached undue importance to the requirements which it now proves to have been impossible strictly to follow without sacrificing other things more important, as in the case of the lecture room. This does not affect the merit of a design, as a solution of the problem presented, though it may make it unsuitable without alteration. This is especially the case in regard to the museum, which some of the competitors have supposed to be intended for pictures and statuary, and for miscellaneous works of art, when in fact it is in the main a museum of natural history.

Suggestion first: It is no detriment to a competitor if he misunderstands the programme. If an architect is called upon to plan a museum and he submits designs for an art gallery instead, he is perfectly excusable; he may not know the difference. The report continues:

The scheme best suited to such a museum seems to be a series of large rooms, occupying one over the other, the whole of the wing assigned for this purpose, with no entrance from the side street. But as this was not especially stated in the instructions, and as it was impossible for the competitors to have known this, especially for those living at a distance, it would be unjust to reject the designs that embody a different idea, simply because it happens to be a mistaken one.

If it was impossible for the competitors to have known this, or to learn it in four weeks, how did the professor find it out in four days? It would appear from this and other statements in the expert's report, that he has never read the "instructions" to which he refers; for these describe the rooms for the museum as follows. After mentioning various special rooms it says: "The remainder of the first story should be arranged for exhibition purposes. Second Story: This story shall contain one large hall. Third Story: This story shall be the same as the second, and contain a gallery." There is no side entrance called for, although every premiated design has this undesirable feature. Thus the printed instructions call for just what the professor says "it was impossible for the competitors to have known." Notice that those "living at a distance" must be cared for tenderly. Before engaging in a competition, it would be wise to move to a distance; your mistakes will then be overlooked. The report continues:

Moreover, it would not only be unjust to the competitors, it would be contrary to the interests of the city, which it is the first duty of the committee to protect. To deprive the city of a design, in other respects admirable, because in certain particulars, which can easily be altered, it requires alteration, would be contrary to public policy.

This is worth knowing; the first duty of a committee on a competition is not to give an unbiased decision between the competitors, but is to protect the interests of the city. Granted; but the expert was employed to select the designs that best fulfilled the demands of the instructions. Why did he not address himself to this task and leave the protection of the interests of the city to the committee?

Now, this particular alteration can easily be made in the plans which are herewith presented, that do not already show this arrangement. This being so, the question, Which design best accommodates the museum? ceases to be an important consideration in choosing among them. All can be made to furnish just the accommodation that is most preferred.

With what a masterly stroke of logic does our expert prove that with a museum the interior arrangement is of no consequence in judging between plans. The writer knows of at least one competition for a museum in which the architects thought it necessary to spend much study on the arrangement of the interior, and even visited distant cities to learn the best museum arrangement. The plan adopted was largely on account of its superior adaptation to museum uses; but then the committee were not "experts."

What has been said of the museum applies, though with less exactness, to the library. The trustees of the library know just what they want, but it was impossible for the competitors to know it with exactness. They had to work, for the most part, very much in the dark.

How did the professor find out that "the trustees of the library knew just what they want"? It is a rare thing for trustees to know what they want, but in this case they did know and told the competitors very plainly in the printed instructions what they wanted. Some trustees have learned that it is one thing to know what they want, and another thing to get it when an architect stands between them and this desirable object.

The professor says the architects had to work for the most part in the dark. No one had to work in the dark unless he was too lazy to turn on the light. The instructions were unusually explicit. We are calmly informed that "some have shown great skill but have avoided just what is, in fact, the desirable thing."

*Paper read before the Illinois Chapter of the American Institute of Architects, Chicago, February 19, 1894.

In what does skill consist if not in doing the desirable thing? But the professor adds "insult to injury" by remarking, "others have by hit or by wit done almost exactly what was wanted," the insinuation being evident that it was probably not by wit. The plain meaning of the above extracts is that in the mind of the expert, the arrangement of a good plan is a matter of accident, and he proposes to award the prizes not in accordance with the results before him, but on his estimate of the skill of the designers, as shown by their avoiding what is desirable. It would seem that the man of great ability, who is too lazy to read the programme with care, should suffer if he miss the mark; while the one, whoever he may be, who by "hit or wit," or more likely by skill, experience and hard work, does "almost exactly what is wanted," should have the prize. Indeed, the professor has some twinges of conscience on this point, for he adds by way of apology:

It is right that these again should have a distinct preference, and should not be set aside except for some paramount excellence, which other designs exhibit and they do not. This claim for consideration is stronger in the case of a good library plan than in the case of a good museum plan, the library problem being a more complicated and difficult one, and the prospect of satisfactorily altering an unsatisfactory scheme being much less promising.

Next in the report is a reference to the lecture hall, which made trouble for nearly all the designers because it was stipulated to be on the first floor where it interfered with other more important rooms. The professor's remarks on this point are eminently fair toward all the competitors. The report then turns to the question of the design:

But the most important element in a design is its architectural character, and this element is not susceptible of such manipulation. In this respect the different designs must be judged as they stand. The architectural treatment without and within is not open to such modification as substitution. It is something individual and personal to the design and its author. The taste, skill, knowledge and judgment evinced by any one of these competitors cannot be transferred to another. In choosing among the designs submitted, this is, accordingly, a consideration of paramount importance. The object of a competition, indeed, is not only to secure a convenient and suitable building, but to secure evidence of the taste and skill of its designer. The exhibition of taste and skill, and of professional capacity and resource is, accordingly, a main consideration in choosing among the designs submitted. This cannot, of course, be transferred from one set of drawings to another. In a building like this, which is eminently a public monument, this consideration is of exceptional importance. This does not mean that there is no substantial ground of choice between these designs. It means that artistic considerations should, in such a building, have a certain precedence, since matters of practical convenience can always be secured with sufficient care and pains, while all the care and pains in the world will not change personal and professional qualities.

Here are several novel propositions which rest on no more substantial foundation than the mere statement of their author. In the first place is the assertion that, while the plan of a building can be radically modified, no such changes can be made in the design—a statement that is disproved by the experience of every architect, for it is not a common practice to prepare a plan and submit two or more designs of widely varying character for the exterior? Professor Ware is evidently of the opinion that it is a more difficult task to make a good exterior than a good plan. The falsity of this opinion is proved by this very competition, in which there were without question fewer good plans than good designs. The student of architecture learns the elements of design first; he only learns how to make a practical plan after years of experience. If the statement that "the taste, skill, knowledge and judgment evinced by any of these competitors cannot be transferred to another" holds true in the matter of the design, as the professor informs us, much less can they be transferred in the matters pertaining to good planning.

Suggestions for exterior design are much more accessible to architects than are interior arrangements. As will be illustrated later, it is often possible to draw inspiration for a façade from some European structure, but more difficult to find any plan that will fit the new conditions. The genius for good planning is as rare as that for good designing; but what is still more rare is the ability to unite a good plan and a good design so that the design shall express the plan. This element of design, that it shall be a grammatical expression of the main features of the plan, is entirely overlooked by the professor; probably because the designs selected by him are so lacking in this respect. They are masks that hide instead of expressing what is behind them.

The first plan mentioned, by Nettleton & Kahn, has end pavilions but no center pavilion, which might indicate the double nature of the building—library and museum; but an examination of the plan reveals the fact that there are no walls separating the pavilions from the central portion, the reference reading room being half in the pavilion and half out of it. Thus the divisions of the façade do not express the arrangement of the interior. The professor remarks about this plan:

As to the library, while the arrangement of the delivery room and the book-stack could remain substantially as shown, the position of the reference room and service rooms would probably have to be reversed. It would hardly be worth while to contemplate so much alteration if it were not for the admirable character of this design, both within and without.

The "so much alteration" means nothing less than a new plan for one-half the building. The location of the reference room in relation to the book-stack was one of the most important and at the same time most difficult problems of the design. A failure in this respect is radical, and is not one of the minor points that can be overlooked. The report criticises the narrow main entrance, but overlooks the still narrower communication with the book-stacks, which is entirely inadequate.

The next two designs, by H. C. Koch & Co. and Ferry & Clas, were, by general consent, placed among the best, and it was no surprise when they were so placed by the expert. The faults of planning are not radical, but the character of the elevation of the

Ferry & Clas design is a curious commentary of the professor's remarks about the architectural treatment being something individual and personal to the designer. He says: "The elevation is to my mind one of the best, if not the very best, of them all; elegant and sufficiently dignified and a great improvement upon the library at Leipsig, which it notably resembles. The central feature is much more to be commended." This small cut of the Leipsig library is sufficient to show that the Ferry & Clas design is almost a facsimile of it, the only essential modification being the addition of a dome to the center. A comparison with the Agricultural building of the World's Fair shows where design for this dome was found. This free and easy manner of obtaining designs is, according to Professor Ware, something individual and personal. Other members of the profession may well congratulate themselves that such architectural kleptomania is not a contagious disease; and, therefore, they need not fear that they will wake up some morning and discover that they have unconsciously assimilated another man's design by swallowing it whole. Undoubtedly Professor Ware will claim that such a combination of two designs with the modifications made is allowable in architectural practice, and is a proper method of producing a design. If we grant this argument, what ground is left for the claim that no other architect could have adapted the design of the Leipsig library to the plan of the Milwaukee building. The plans submitted by Ferry & Clas show much greater evidence of originality and skill than the elevations, and no doubt required the expenditure of more study. This method of making a design by borrowing it ready-made from another building has the unavoidable result that it does not fit the interior; this is shown in a striking manner by the second story plan, in which the museum is cut off from the front by two small rooms. The only rational treatment of a design in which each story of the museum is one large hall, occupying the whole of one wing of the building, is to bring this hall to the front and recognize it as a feature of the façade. Not one of the premiated designs adopts this treatment; either the museum is not brought to the front at all or it is not indicated on the façade. One would suppose that a professor of architecture would be thrown into a nervous paroxysm by such a plan as that of the second story of the Ferry & Clas design, in which the museum stops at one million of a triple window; but he passes it without a comment. The next design by Andrews, Jacques & Rantoul, is described as exhibiting almost more than any other the qualities of an elegant and scholarly arrangement that should characterize a building of this class. He says: "The reference room is ingeniously placed, one-half story above the main floor and the newspaper room one-half story below." This is one of the instances referred to in the report, in which great skill has been shown in doing what was not wanted; but the professor immediately apologizes by saying, "but this is not essential to the design and need not be seriously considered." Thus it was meant as a joke that the reference room was placed one-half story higher than the main floor, when the programme explicitly states that the convenience of bringing books from the stack to this reference room is an important consideration. When the attendants run up and down the stairs to the reference room, they will be reminded perpetually of this remarkable witticism of the architects. The space marked "delivery room" is, in fact, a public corridor; being the only means of access from the interior to the librarian's office, cataloguing room, general reference room and newspaper reading room. The book-stack is so arranged that some of the cases are without direct light, and there is only a single very narrow entrance; but, according to Professor Ware, the interior is of little consequence, and we turn our attention to the exterior of this design. To our great surprise we find the professor remarks that "the external aspect does not quite bear out the promise of the interior; but it is simple and dignified, and if treated with the elegance of detail that the handling of the problem seems to promise, will be handsome and satisfactory." That is to say, if money is lavished on the detail, our attention may be distracted from the ungainly aspect of the building as a whole. If this design, with its flat-topped ell placed against the end of the main building, is suitable and satisfactory, then all the other designs which show a symmetrical façade extending from street to street must be mistakes.

As the professor remarks, the interior of the reference room is not to be taken seriously, so the exterior must be meant as a joke. The architects in their own description of the plans state that this wing is given a separate treatment for the sake of "symmetry." The last of the premiated designs is that of Boring & Tilton. The professor has found very little to say in favor of this plan; and although he makes some criticisms, he has failed to notice that the book room is too wide to be lighted in the center.

This paper is not intended as a criticism of the premiated designs, but is a criticism of the principles laid down by Professor Ware in making up his decision. It is impossible to give a just criticism of the design when only one floor plan has been published; but this would not have troubled our expert, for only once does he even refer to the existence of more than one floor in the library portion; and then makes no comment upon it. The report is very superficial; in fact the professor might better have announced the prize designs without any report for he makes no comparison between them and the others. Perhaps he had in mind the anecdote of the old judge who advised the young one never to give any reason for his decision; otherwise he would certainly get himself into trouble. A proper report would at least have taken account of the twenty-five designs that he states were worthy of serious consideration, and have instituted comparisons between them to show in what particulars those selected were

superior. One is forced to the conclusion that this was not done because the examination of the plans was so superficial that the expert was unable to make a comparison. The report gives throughout evidence of hasty and incomplete examination. There were several intricate and difficult problems to be solved, especially in connection with the library. The arrangement of the stack room to give maximum floor area with the best lighting required much study on the part of the designer. No reference is made to the stack room in the criticism of any design except that of Ferry & Clas, where it stated that the form of the book-stack "is especially ingenious"; but we are not told in what this ingenuity consists or whether there is any benefit arising from such ingenuity. No reference is made to the lighting, or to the provision for heating and ventilation, and finally the limit of cost is ignored altogether in the awarding of prizes. The expert forgot about protecting the interests of the city. The report says "the final choice of the committee must probably be determined in large part by consideration of expense." It is a valuable point to remember in future competitions in which an expert is to be employed, that although the question of expense may be considered in choosing between the prize designs, it will not count in awarding the prizes. Under these conditions most architects will work to secure a prize and then take their chance with the committee. In this competition, many architects, recognizing the fact that the limit of cost was low for a building of such a size, conscientiously made their designs simple in character, avoiding such features as domes.

This case has brought expert decisions in architectural competitions into as ill repute as expert medical testimony in insanity cases. The courts are wiser than to decide on the evidence of any one so-called expert. The first lesson we can learn from this case is that we should not risk the decision of an important competition to the whim of any one man. It is difficult to draw further lessons unless we know whether the decision of this competition is exceptional in its character, or whether it is the best we may expect from an "expert."

In the first case we can only agree with the architect who remarked that it appeared as if the professor had done a cheap job in Milwaukee. If the second supposition be correct, then we may well doubt the qualification of a professor of architecture to decide a competition more serious than that between students.

EIGHTH ANNUAL CONVENTION OF THE NATIONAL ASSOCIATION OF BUILDERS.

THE eighth annual convention of the National Association of Builders of the United States of America was held in Boston, Massachusetts, on February 13, 14, 15 and 16. The convention was held in Cotillion Hall in the building of the Massachusetts Charitable Mechanics Association, and was attended by ninety-five delegates, representing twenty-six different exchanges and cities. The following is the roll of delegates:

Baltimore, Md.—E. L. Bartlett, John Trainor, A. J. Denson, E. D. Miller.

Boston, Mass.—James I. Wingate, Parker F. Soule, Isaac N. Tucker, William H. Mitchell, Cyrus T. Clark, Samuel Farquhar, John F. Burkell.

Buffalo, N. Y.—H. C. Harrower, George W. Carter, John A. Wolsley, John W. Henrick.

Chicago, Ill.—John Rawle, Charles W. Gindele, J. G. McCarthy, George Tapper, William H. Mortimer, R. S. Haldeman, William Grace, B. W. May, C. W. Daneier, E. S. Moss, Samuel I. Pope, Louis Berg, William Henny.

Cincinnati, Ohio.—L. B. Hancock, Henry E. Hallzinger, J. Milton Blair, G. F. Neiber.

Cleveland, Ohio.—Arthur McAllister, R. H. Jenks, George E. Heidenreich, G. G. Greiese.

Detroit, Mich.—Joseph Myles, Martin Scholl, Jr., Richard Helson.

Indianapolis, Ind.—William P. Jungclaus, Thomas J. Morse, Charles Wehking.

Lowell, Mass.—D. Moody Prescott, Charles P. Conant, Patrick Conlon.

Lynn, Mass.—Andrew J. Mace, P. S. Curry.

Milwaukee, Wis.—Henry Ferge, Garrett Dunck, H. J. Sullivan, R. J. Coogan.

Minneapolis, Minn.—L. S. Gillette, C. W. Brown.

New York, N. Y.—Stephen M. Wright, Isaac A. Hopper, George Moore Smith, Andrew J. Campbell, James Thompson, John J. Donovan, John L. Hamilton.

Omaha, Neb.—J. A. Vierling, Richard Smith.

Philadelphia, Pa.—Stacey Reeves, Franklin M. Harris, George Watson, John S. Stevens, William Harkness, James Hastings, F. A. Ballinger.

Portland, Me.—William H. Scott, J. H. O'Neil, Charles E. Snow.

Providence, R. I.—William W. Batchelder, John T. Maguire, M. Golrick.

Rochester, N. Y.—H. H. Edgerton, J. J. L. Frederich, John Luther.

St. Louis, Mo.—Charles B. McCormack, Thomas J. Ward, William J. Baker, Anthony Ittner, Thomas J. Kelly.

St. Paul, Minn.—John W. Makinson, William Rhodes.

Saginaw, Mich.—J. H. Quallman, M. Winkler.

Scranton, Pa.—No delegates.

Syracuse, N. Y.—Charles Merrick, Luther S. Merrick.

Wilmington, Del.—A. S. Reed, George H. McCall.

Worcester, Mass.—O. S. Kendall, O. W. Norcross, George H. Cutting.

Waco, Texas.—J. D. Browning.

The exchanges that have either severed connection with the national association, failed to send delegates, or have abandoned their exchanges are as follows: Charleston, S. C.; Brooklyn, N. Y.; Denver, Colo.; Grand Rapids, Mich.; Kansas City, Mo.; Louisville, Ky.; Newark, N. J.; New Haven, Conn.; San Diego, Cal.; San Francisco, Cal.; Sioux City, Iowa; Utica, N. Y.; Washington, D. C.

The convention was called to order by President Ira G. Hersey, of Boston. Secretary William H. Sayward was assisted by Messrs. Garney and Harkness. Secretary Sayward in the absence of Mr. E. Noyes Whitcomb, president of the Boston Exchange, made the address of welcome. He was followed by Mayor Mathews. President Hersey then addressed the convention as follows:

PRESIDENT'S ADDRESS.

Gentlemen of the Eighth Annual Convention:

The eighth convention of the National Association of Builders is one of peculiar significance, and may be said to mark the close of the experimental period of its existence. Its work from this out must consist largely in perfecting and adapting to general use principles already outlined in its former conventions.

These principles have stood the test of seven years' experience, and that they were founded on equity is amply proven in the improved conditions which surround us. Our work has been, and rightfully should be, an effort to create effectual recognition, by builders, of the immense value of maintaining all their business relations upon a just and uniform basis, instead of following in the old ruts of injustice and bad practice simply because of the sanction of long-established customs.

We lay down no law, and only ask that the builders of the country adopt for their own betterment the recommendations which are the result of the combined wisdom of all, as represented by the delegates to our yearly meetings.

We meet at the close of the most disastrous business year since our organization. The builders of the country, in common with those in all other lines of business, have felt the general depression, and while we may be seemingly hard hit at some points, I think it can be truthfully said that we have withstood the shock as well as those representing any interest of like magnitude. That we have here today so large and representative a body argues well for the strength and permanency of our association.

Your officers were confronted at the outset by the low stage of our treasury and the probability of a deficit at the end of the year. We were thus compelled, though with great reluctance, to dispense with the midyear meeting. Good work has been accomplished at these meetings, and it is to be hoped that we will soon find ourselves in condition to continue them.

We also felt obliged to reduce the appropriation for printing (by \$500) in the face of the knowledge that a much larger sum could be spent to advantage in this direction. With these omissions, and the practice of rigid economy in other directions, we have been able to keep within our means, as you will be informed later by the report of our treasurer.

It was with a deep sense of sorrow that we learned in July of the death of Col. Richard T. Auchmuty, the only honorary member of this association. His lifework, in connection with the trade schools in New York city, is familiar to all of us. No eulogy of mine can hope to express the love and gratitude felt for him by the building fraternity, which the magnitude of the work and the gentle greatness of the man so justly earned for him. He was a man who, though not strong in body, dedicated his life to the interests of the American boy. Let us be thankful that he was spared to see help come to the cause which he had so long upheld singlehanded, and to know that the spark cherished by him had kindled like impulses in another, thus placing his school upon a permanent basis—a fit monument for a noble man.

In September we were called upon to pay the last tribute of respect to our honored vice-president, Hugh Sisson, of Baltimore. Although by reason of the infirmities of age and personal affliction he was unable to be present at our conventions, he always entertained a deep interest in our work, constantly lending his aid and encouragement to all the efforts of the national as well as the local organization. His was a warm heart, ready and anxious to help those less fortunate than himself. No young mechanic, struggling to get a start in the world, was ever discouraged by a lack of confidence or unwillingness to give him an opportunity on the part of Hugh Sisson.

We also mourn the loss of two of our directors, N. B. Hussey, of Omaha, and James Boland, of Buffalo, earnest, conscientious workers in any organization of which they were members, giving much of their thought and best energies to the advancement of the building interests.

At the proper time you will be called upon to perform the sad duty of passing suitable resolutions to their memory.

It is appropriate at this time to briefly review our course since we first met here in conference. At that time the builders' exchanges of the country, although representing perhaps the largest interest in it, were almost unknown to each other, and so lacking in organization even among themselves that it was well nigh impossible to get concerted action on any question. They were simply organizations, kept together for the convenience of having a general rendezvous, or called hurriedly to act in some special emergency without time for individual thought, general consultation, or that careful weighing of all conditions so needful if they were to arrive at wise decisions. Such was our condition at the birth of the National Association. From these small, almost unknown local bodies, we have been awakened, organized and strengthened, until today we have strong, effective exchanges in all of the larger cities; exchanges which have become acknowledged factors in their several localities; whose judgment and assistance in creating plans for the public advancement is more and more sought after as their willingness to cope with these questions is becoming apparent.

We have had during the year a most striking illustration of the benefits of organized effort—the World's Fair at Chicago. There surrounding so much that was grand and beautiful rose "the White City," itself the grandest triumph of modern art, whose beauties will be fresh in our minds long after the memory of the detail has faded away. How different would have been the result had each individual architect selected his own style without conferring with his fellows! This example should go a long way toward proving to those who think they can do as well alone that no individual, however talented, can hope to realize the same results as thorough organization makes possible.

Perhaps no better way of judging of the standing of organizations can be found than by comparing their homes and the facilities which they have acquired for the transaction of their business. It is a sure index of the importance attached to the body by its individual members.

In this particular we have made material progress, until today we find five exchanges occupying their own buildings—buildings which were especially designed for their accommodation, and equipped with every modern appliance which can be suggested for their needs and comfort.

There are besides these several other building enterprises well under way, which, when completed, will give the builders in seven of our cities homes of their own to the aggregate value of over three millions of dollars. These are sure signs of the increasing recognition, by the fraternity, of the plane upon which it should stand.

In no case have we greater cause for congratulation than in the indorsement and constantly increasing use of the Uniform Contract. Its benefits and advantages to both contractor and owner are so manifest that I feel it will not be necessary to adopt any aggressive measures to secure its universal use.

The two great drawbacks to the advancement of the mechanical and building trades are the decadence of the apprenticeship system and the unrestricted immigration of foreign labor. In regard to the first, we have, without doubt, in trade schools the correct solution of the problem. The public school system

in adopting manual training has gone as far as is advisable at present. We cannot look for help in this direction. All building exchanges should sanction and assist, in every way possible, the establishment of trade schools. To this end I would recommend that our standing committee be added to, by the appointment of a committee of five, who will be given this subject for their special work. Upon the settlement of the second problem, to my mind, rests largely the success or failure of the first. It is an indisputable fact that the flooding of our mechanical trades with the scum of other countries has a very demoralizing and degrading effect on the trades themselves. So much so, in fact, that tradesmen (who in many cases were themselves immigrants), show a reluctance to have their sons learn trades and thus be thrown in contact with these undesirable elements; elements which show a constantly increasing unwillingness to adopt American ideas or assimilate with the American people. Until these can be regulated, restricted or prohibited, and the American workman protected against this free trade in foreign labor, it will be impossible to enlist the American boy in mechanical callings. I submit this subject to your careful consideration, feeling that you should take a decided stand in the matter.

The method of arbitration recommended by this body is in more or less successful operation in several of our cities. The great obstacle to its universal adoption is the distrust that has been engendered by long lists of arbitrary acts. These are by no means confined to either side, but have been too commonly the weapons used as each in turn has felt they had the power to enforce their claims. In this respect there has undoubtedly been a steady growth of favorable opinion, until there is no fair-minded man who is not willing to accept the principle of arbitration as the fairest and wisest way of settling all misunderstandings. The wisdom of having these boards appointed in advance, before the heat of dispute has warped our judgment, is also, I think, unquestioned. But the benefit of having them in constant or frequent session is not so apparent, and has, in the absence of questions of importance to discuss, a tendency to magnify and distort minor issues until they become a disturbing influence and tend to defeat the very purpose for which the board was formed.

The recommendation for the formation of trade societies in the different cities should, it seems to me, have carried with it a more definite plan for their organization. They should owe allegiance to and be a part of the local exchanges, to the end that we work in unison, and not be humiliated by the spectacle of seeing the various trades, through their separate organizations, working at cross purposes, and the chaos which results from the adoption of different rules and regulations. I recommend that a special committee be appointed to formulate a plan which will insure the harmony of the whole.

The question of profit-sharing, which has been mentioned at some of our former conventions, presents so many obstacles that I doubt if it can ever be generally adopted under our present competitive system. It must depend for its successful accomplishment upon the acceptance of more socialistic ideas than have yet received the indorsement of public opinion.

Upon the other matters that have from time to time been considered by us, there is to be noted a steady, healthy tendency toward the adopting of higher aims and methods.

In closing, let me repeat what has been truthfully said many times before—that however thoroughly we may discuss these subjects in our conventions, and however wise our recommendations, they fall flat and will accomplish nothing if not supplemented by earnest, thoughtful and persistent effort in the filial bodies throughout the year.

The president appointed as Committee on Credentials, J. Milton Blair, of Cincinnati; John S. Stevens, of Philadelphia; John Rawle, of Chicago; A. McAllister, of Cleveland, and Charles B. McCormack, of St. Louis.

The president appointed as a committee to nominate officers and appoint a time and place for the next convention, Parker F. Soule, of Boston; E. D. Miller, of Baltimore; H. C. Harrower, of Buffalo; Joseph Myles, of Detroit, and Henry Ferge, of Milwaukee.

After the noon adjournment Secretary W. H. Sayward read his annual report, which was the most extensive both in volume of matter and in information presented of any in the history of the association. Space will not allow its publication in full, an extensive summary of rates of wages, etc., in different large cities and some minor details being omitted. It is as follows:

SECRETARY'S REPORT.

The eighth convention, celebrated as it is in the city where the idea of a National Association originated, fittingly suggests a review somewhat more comprehensive than that usually contained in the report of the secretary for the year just closing, and it is my purpose to make this, my seventh annual report, somewhat less exhaustive than usual in the description of what has been done in my department since the last convention, and while endeavoring to assign causes for existing conditions, during the year, to amplify the report more particularly along the lines of a general survey of the work undertaken and the results achieved since the organization started on its career eight years ago, and to discuss the needs and method of administration for the immediate future.

That part of my report which treats of conditions and occurrences of the past twelve months begins properly with

MEMBERSHIP.

At the last convention I reported thirty-two exchanges in affiliation. To this number two only have been added, Scranton, Pennsylvania, and Waco, Texas, while during the year six exchanges have failed to pay their per capita tax, and are, therefore, under the requirements of the by-laws, dropped from membership. The exchanges referred to are those of Butte City, Montana; Chattanooga, Tennessee; Denver, Colorado; Louisville, Kentucky; Peoria, Illinois, and San Antonio, Texas. The Louisville exchange was the only one of the six just named, besides Denver, which declared intention of withdrawal. Its letter conveying this intelligence gave no reasons whatever, and as correspondence from my office has failed to secure any statement as to cause for disaffiliation, we are left in doubt whether the withdrawal of this exchange is to be attributed to the fact that the National at its last convention did not see fit to adopt some rather radical measures proposed by the Louisville delegates, or whether its falling off be for other causes. The Denver exchange accompanied its notice of withdrawal with a reason based on general business depression.

The San Francisco exchange, after being in membership three years and having paid its dues for the current year, announces its intention of withdrawal, giving as its reasons, which I am sure will seem quite weighty although we may receive them with regret, that it is located at a great distance, which renders it very difficult for delegates to attend conventions, and also that the conditions under which the building business is carried on along the Pacific coast are very different from conditions in the East, which makes it impractical for that exchange to act in concert with us, and its members therefore receive no benefit from affiliation. I think I express the feelings of all when I say that it is with great regret that we part with the San Francisco exchange. Although but once represented in our conventions, it has always promptly paid its dues, and has manifested the greatest confidence in the good work we are doing, and even in withdrawing expresses its firm belief in the value of our organization for those bodies which are within reasonable range of each other.

This last withdrawal leaves us with but twenty-seven exchanges in affiliation. It is important to note that, with the exception of the San Francisco exchange and the Louisville exchange, the defections, as far as we can discover, are owing to the greatly weakened state of the exchanges in finances and general condition caused by the very depressed state which prevails in all branches of business throughout the country. While this disastrous state of things has affected builders very perceptibly everywhere, it is still encouraging to note that the balance of our affiliation seems to be sound and fairly prosperous under existing circumstances. It is, on the whole, rather remarkable that,

in such a period of distrust and disaster, so many of our filial bodies have been able to preserve their organizations and maintain their allegiance to the central body.

While referring to the withdrawal of exchanges from the National Association and incidentally recognizing that of the many local organizations of builders which have been formed under stimulus furnished by the National, but two have during the past year become supporters of our work, it is significant to note that exchanges which have withdrawn as well as exchanges which have never contributed to our support are constant seekers for information through the channels we have opened, and are participating in the benefits which have been gained through our associated effort, and which are made obtainable and effective through the continued existence of a central receiving and distributing body.

One example of this phase of our relations to all builders, whether they are connected with us or not and the benefit which may often directly accrue, although as often lost sight of when summing up the good the National Association accomplishes, will be sufficient to demonstrate that quiet, unobtrusive, everyday benefit follows from our labors although it be not constantly proclaimed from the housetops. The publicity given by the National Association to the McNeil case, wherein a contractor succeeded in maintaining in the courts a claim for damages because he was not awarded a contract, he being the lowest invited bidder, has resulted in a steady demand for the particulars of the case which we have broadly advertised as being ready to furnish. Builders from all parts of the country, being placed in similar positions, have been stimulated to enforce their claims and secure their rights on the basis of the information secured through us, and in regard to which they would have been ignorant had it not been for our instrumentality in bringing the facts to the notice of the building fraternity generally. The fact that members of exchanges that have dropped from affiliation, as well as members of bodies which have never been of us, have quite as frequently asked for and received this valuable information as our own members may well lead us to conclude that in their category of advantages to be gained through the National Association such commonplace but plainly valuable things are to be banished to the realm of "benefits forgot."

The very last instance where the National Association fulfilled its mission in this one respect of giving the full information in its possession in regard to the McNeil case was in response to an appeal from a member of the San Francisco exchange which has now announced its decision to withdraw from affiliation, and to that extent cripple and limit our power for good, because it is "located too far away from the rest of us to be able to realize any benefit from acting with us." Comment is hardly necessary, yet I am constrained to remark that the winning of this suit which the San Francisco brother was encouraged to bring on the strength of what he had seen of the McNeil case in our reports and publications would more than pay the dues of the San Francisco exchange to the National Association for twenty years, and yet that body withdraws because we are too far away to be of any service!

This is a remarkably good illustration of the failure of individuals to realize the indirect value springing from associated effort and which could not be gained to anything like the extent through individual effort. Individuals as individuals are exceedingly listless in their efforts for, or interests in, other individuals, and their scope of effective work is likewise narrow and restricted. It is only through that entity which we call organization, or, as I prefer to designate it, *associated effort*, that it becomes possible to make the experience of the individual largely available and so lift and benefit great numbers. The man, therefore, who is not willing to help his class, by and through such means, even at a little cost of time and money to himself, is narrowly blind to his own interests as well as selfishly unmindful of the good of others.

This one instance referred to is but one of many which might be cited in connection with the information disseminated, actual service rendered, and value secured by and through the McNeil case, as advertised and cited by the National Association, and if this be true of this one incident or act in our career of usefulness, then it can readily be comprehended that in our whole field of effort similar benefits have resulted a multitude of times, yet no one has kept or can keep the score.

This much I have thought wise to say under the general head of membership, for it is the failure to comprehend the true relation, import and value of our acts and services as a national or central body which militates against our usefulness when it reaches to the extent of lopping off one member after another until nothing remains.

Furthermore, I desire to call attention to the possibility that we may not have yet discovered the best and surest way to make it evident to all organized bodies of builders that if they wish to participate in benefits they must contribute proportionately in time and money and experience to the common fund from which we all draw again in some way or other, sooner or later, though we may often fail to note the time or way.

STATISTICS.

The record of organizations which are by nature more or less closely identified with the building interests shows a net increase of fifteen (15) in the United States and three (3) in Canada and other foreign English-speaking countries. The following statement shows the condition of the records at the close of the fiscal year, and includes many organizations which have not replied to our request for information as to the continuity of their existence during 1893. It should not be understood that this list covers all the organizations connected with building in the country, for there are doubtless many of which no knowledge has yet been obtained.

In every case represented by the increase of eleven in builders' associations, preliminary steps in organization have been taken after correspondence with the National Secretary, and the organizations have been established upon the general lines advocated by the National Association.

The schedule is as follows:

	National, State, Sectional.	Local.	Total.	Total in 1893.	De- crease.	In- crease.
Builders' Associations.	1	138	139	128	.....	11
Masons " "	1	32	33	31	.....	2
Carpenters' " "	.....	28	28	27	.....	1
Plumbers' " "	7	90	97	105	8	.....
Painters' " "	14	51	65	57	.....	8
Plasterers' " "	1	6	7	8	1	.....
Roofers' " "	3	10	13	16	3	.....
Steam and Hot-Water Fitters' Ass'n's	8	20	28	26	.....	2
Stone Contractors' As- sociations	4	12	16	17	1	.....
Quarrymen's Ass'n's..	2	2	4	6	2	.....
Lumber Man'fr's and Dealers' Ass'n's.....	43	47	90	94	4	.....
Brick Makers' Ass'n's.	5	11	16	14	.....	2
Iron Makers' " "	1	7	8	6	.....	2
Marble and Granite Dealers' Ass'n's.....	9	3	12	7	.....	5
Architects' Ass'n's....	20	42	62	60	.....	2
Engineers' " ".....	27	24	51	45	.....	6
Electrical " ".....	4	7	11	11	.....	.....
Miscellaneous " "....	17	32	49	56	7	.....
Trade Schools.....	.....	4	4	3	.....	1
Building Exhibits.....	.....	3	3	4	1	.....
Total	167	569	736	721	27	42
Gross Total in 1893.	.....	.....	721	.....	.....	27
Net Increase .....	.....	.....	15	.....	.....	15

SUMMARY.

	Total.	Total in 1893.	Increase.
National, State, and Sectional Ass'ns.	167	166	1
Local Associations	569	555	14
Total	736	721	
Less Total in 1893	721		
Net Increase	15		15

Foreign Associations listed, 85; an increase of 2.
Canadian Associations listed, 47; an increase of 1.
Following out the instructions of the Committee on Statistics, reports of wages paid, hours worked, and the method of settlement of strikes or lockouts that may have occurred in all cities represented in the National Association have been secured; they will, however, be printed in the official report.*

CONDITION OF FILIAL BODIES.

The reports from filial bodies which are this year presented in print will give in detail, if they follow the lines indicated in my requests for their preparation, all that has encouraged or discouraged the membership, or which has been promising or unpromising in its experience during the past year, together with suggestions for more perfect administration of exchange affairs, which all may profit by. It may be well, however, for a few words to be said in a general way from the standpoint of an observer, who is keen to notice any hopeful indications and yet not blind to failures and mistakes.

My observation compels me to state that there appears to have been, among the affiliated bodies during the past year, a greater proneness than usual to let matters take their own course and to make no effort to correct abuses or live up to the higher ideals and precepts formulated by the National body. Although I cannot fairly declare that any of the exchanges have drifted back into a state as bad, or as meaningless, as perhaps they were in before the National Association stimulated them to better things, by the comparison it made possible and the new ideas it suggested, I do state, and with emphasis, that there has apparently been less done than ever in the direction of applying and putting in practice the doctrines which we have formulated with so much care on the basis of the concurrent testimony and experience of those whom our National Association has brought together in council. The wisest of recommendations are practically useless unless those for whose benefit they are prepared take pains to put them into operation, and thus test their efficacy, and no one has a right to declare the National Association is "no good," if its precepts, which are the essence of the best judgment of many minds from many quarters, are ignored by the very organizations they were prepared to advantage, which organizations are the only agencies through and by which these precepts can be operated and their value demonstrated.

The National Association lives and acts only for the good of its constituent bodies; it has no life of its own to cultivate as a separate existence. It is but the piece of machinery needful to keep up the tone and poise of the many parts that center on it to get a common impulse and a uniform movement. The mistake is often made in thinking of such central bodies, of concluding that its existence is of some consequence to itself, and considering that whatever is done by its constituent or filial bodies for its support is a contribution to its personal and peculiar benefit and advantage. Nothing was ever farther from the truth, for such bodies as our National Association exist but to produce a better state of things for their various parts and have no axes of their own to grind, no purpose but the betterment of the individual members of their various families. Yet it is only as the whole is fed and nourished that the individuals can be benefited, for unless the reservoir in which are collected, from many sources, the thousand rills of experience, be furnished with the means to filter and distill the knowledge that flows to it, and provided with ways and methods and power of distribution, then no good can come to the individuals who have with so much labor constructed the dams and created the storage chambers. I can think of no better simile of the National Association than to speak of it as a great settling basin in which many streams pour their waters, there to be preserved, treated, purified, so that the flood may be returned in a state more fit and safe for use for the very individuals who have turned the waters to a certain spot for the purpose of refining it and getting the best out of it. In all the processes which lead up to this final good the basin itself receives no benefit, expects no benefit; it was not built for that purpose; it was only prepared that it might help and protect and strengthen those who contribute to its wise design and permanent establishment. But what would we say of a people who, after having created a reservoir and filled it with water, and opened out from it conduits that it approved of as safe and healthful should then persistently refuse to profit by the work done, and continue on in the old ways, drinking and using the contaminated waters, letting the pure streams run to waste unnoticed and uncared for? yet that to me seems to be too much the record among the constituent bodies of this National Association. The need for consulting together with the end in view of devising safe and proper methods which all might follow to secure relief from harassing and injurious conditions was at the outset declared, and is still fully conceded, but it is quite as needful, nay, it is imperative, that the various parts should carry out their share of the programme, else the whole is a labor lost. For any constituent body to exclaim, as is too apt to be the case, that the National Association is no good, that it has not secured the reforms which it declared for, when the real default is in the constituent body itself, because it never applies the remedies or carries out the regimen recommended, is unfair, unreasonable and untrue. It is as absurd as to summon a physician to prescribe for a patient, and then after neglecting to carry out the directions he gives declare the doctor to be no good because the patient either fails to improve or grows steadily worse.

The National Association might again be likened to a grand consultation of physicians who diagnose the case laid before them, deliberate upon the best method of treatment, and then leave the patient in the charge of nurses to carry out the treatment. If the nurses pay no attention to their instructions, give none of the medicine, omit the applications, make no effort to do what they have been recommended to do, but perhaps do just the opposite, and the patient does not recover—who is to blame, the doctors or the nurses?

I do not wish to appear as judging too harshly, or as condemning too freely the inaction which I see prevailing among the constituent bodies, but while I have infinite patience and know that progress can only be made by slow stages and am willing to accept that necessary condition, I must resist the tendency (which is made manifest so often) to declaim against the value of the National Association's work and do my best to place the blame where it properly belongs. While some portion of this laxity in the direction of putting into practical operation the recommendations of the National Association may be traceable to the fact that business has been terribly depressed during a large

part of the year, I am still of the opinion that but little weight should be given to that condition as an excuse or a reason, for if business has been slack then there should have been all the more leisure for development of the ideas and methods suggested and advised by the central body.

One feature of the condition of many of the filial bodies is the low state of their finances, which has led in some cases almost to the abandonment of the associations themselves. This is invariably reported to me as the result of the "hard times," and I suppose it is perhaps directly and immediately traceable thereto, but it seems to me if we go a little deeper we will find that the true cause of depleted treasuries of local bodies lies in the neglect of that policy which has been so persistently urged by me ever since I have been placed in a position where I have been expected to give advice as to the best methods of administration of local bodies. The policy to which I refer is that of having the yearly dues reasonably high instead of unreasonably low. Those exchanges which so administer their affairs, so furnish and equip their apartments, so arrange for the convenience, comfort, and benefit of their members that they can properly assess a sum for yearly dues that shall have some significance and dignity, will never find their finances in such a condition that they will have to seriously consider the abandonment of their association because a year's bad business may to some extent and temporarily reduce the number of their members. It is the plain duty of exchanges to so order their affairs in the matter of yearly dues that their treasuries shall always be in a condition to successfully resist the fluctuations which are sure to come every few years, for there is no time when business men need so much to be in close touch with each other as in times of business depression, no time when they need so much the cheer and strengthening of associated effort as when "times" are hard and their sharp pinch threatens to dull the mind to the finer conceptions of honorable practice and truer methods in the conduct of business, which we are striving to attain to, and which we cannot afford to have put at hazard by temporary disasters or depression in business. In hard times the exchanges should be the rallying ground of those who are in its membership; here, if anywhere, they may expect to get strength for the daily need, here they should gather for mutual help, and, if some fall by the way, as may be expected, then the ranks should close up until shoulder to shoulder again the line is unbroken.

It may be too hopeful a view, but I look forward to the day when exchanges shall be so helpful in their administration that it shall be a recognized principle to hold each other up in times of depression, so that there shall be no gaps to close when hard times press a little more closely on one than another. Mutual consideration and practical help to preserve the individual from failure will maintain an integrity of the association itself which will tend to vastly increase its value to the individual and its importance to the community. I believe that in this thought lies the germ of a possibility worthy of future development. I repeat, therefore, that it is a duty for all exchanges to maintain a high grade of administration for which they may make proportionate charges, to the end that when the times are hard for the individual the association shall be beyond distress, and will thus furnish sure and safe harborage for its members.

I note still further in the condition of the filial bodies the continued prevalence of gathering into the membership everybody and everything which sees fit to attempt to conduct the building business of any branch of it. The newly formed exchanges invariably open their correspondence with the statement that they intend to have everyone in the town who is connected with building in the association, and this idea has to be at once combated, often-times to the great astonishment of those who are starting off so enthusiastically to establish an organization which shall be strong enough to correct all the ills that the building business is heir to. Local bodies have still a great deal to learn in this direction, and it will be necessary, I conceive, for a long time to come, to "hammer away" at the truism "it is quality and not quantity which makes for the good, the strength and permanency of all associations."

I think if there is one principle more necessary than any other to the wellbeing, the value, the permanency, the effectiveness of builders' exchanges, it is this of selection in membership. So much has been said in the past upon this point that it seems tiresome to repeat it, but I am bound to place before you with perhaps considerable unwelcome reiteration those things which still prevail and threaten the best life of your local bodies, and I consider this principle of selection in membership the foundation stone which determines the strength of the whole structure. "As it is impossible to build a building from the top down, so it is impossible to build a social or economic structure from the top down."

You cannot get good results out of your exchanges unless you use the best materials available in the construction and unflinchingly throw aside that which is unworthy and undesirable, for you cannot hope to be able to establish correct methods, honorable practices, and true and high ideals unless you have members who are equal to understanding the ideas in the first place, and then capable of living somewhere within gunshot of them.

Among the minor conditions which I notice as existing, almost without exception, is the failure of members to act when they know that a breach of rules or a violation of some written or unwritten law of practice has taken place. The exchange cannot become aware of infringement of rules or cases of dishonorable action unless it be brought to its attention. Its officers are not everywhere present, are not Argus-eyed, so that nothing escapes them. Officials will be ready enough to carry out the principles which govern the body if they are only furnished with the proper facts from which to proceed; and the only ones who can furnish the facts are the members who are cognizant of them. The offenders certainly are not likely to present charges against themselves, and if their fellow-members who are aware of defections say nothing about them, then they themselves become guilty as accessory to the fact, and to that extent injure the association of which they are a part. But it is almost invariably the case that those members who declaim the loudest against the efficiency of the associations are the very men who are possessed of facts and refrain from bringing them to the attention of the officials of the association so that action may be taken. One might as well build a fine steam-engine and, refusing to furnish water or fuel, grumble because it does not move.

It is the plain duty, too, of members of an exchange to note sins of omission as well as sins of commission, and bring them unreservedly before the authorized representatives of the body, in order that discipline may be preserved and the association be thereby strengthened. In short, every member must contribute out of his knowledge and his power in every direction to sustain the good name of the association, else the best hope of the body is lost, for as the members are so will the whole be.

I have perhaps dwelt long enough upon the condition of the filial bodies, long enough at all events to demonstrate that they have plenty of work on hand to put in practice the many recommendations of the National body.

THE UNIFORM CONTRACT.

This form may safely be considered as the standard form of the country. Through our efforts it is widely known and its use is growing year by year. Many who frowned upon it at first have adopted it, finding that the principles upon which it is framed are true and safe, even though some of its provisions may not exactly please.

The attack made upon it by the Boston Society of Architects, to which I made extended reference in my report last year, failed to create any diversion from the form, and indeed there has been during the year a very encouraging increase in the use of the document by Boston architects, showing that the attack upon it may have opened the eyes of some to its virtues. That the form is perfect is not claimed; in fact, the committee itself admits that there are certain weaknesses which have not yet been remedied; but on the whole it is such a great advance over preëxisting forms, and its increasing use is such a complete recognition of the claim we have always made, that uniformity in building contracts would be a great protection to the interests of owner as well as builder, that we may well be gratified with the position it has already gained and may safely wait while the committee in charge patiently, carefully and considerably proceeds to remedy such defects as remain.

It has been thought wise at this convention to receive, in open discussion, suggestions looking toward the improvement of the form. In the earlier conventions it was not thought wise to proceed in this manner, for the reason that the very principles of its establishment might be jeopardized by vigorous

*As a summary of the exhaustive reports from the several cities in which were tabulated wages, hours of work, and many other particulars regarding the different cities, which space will not allow to be printed here, an abstract will give the information in brief:

Chicago, Ill.; Milwaukee, Wis.; Omaha, Neb., and St. Louis, Mo., the building trades work eight hours.
Cleveland, Ohio; Detroit, Mich.; Lynn, Mass.; Portland, Maine, and Providence, R. I., nine hours.
Baltimore, Md.; Boston, Mass.; Cincinnati, Ohio, and New York city, eight and nine hours.
Buffalo, N. Y.; Lowell, Mass.; Rochester, N. Y.; Saginaw, Mich.; Wilmington, Del., and Worcester, Mass., nine and ten hours.
Minneapolis, Minn., eight and nine hours.
Philadelphia, Pa., and St. Paul, Minn., eight, nine and ten hours.
Wages are paid by the hour in most cities and trades, ranging from \$2.50 to \$4 per day. It is noticed that carpenters as a rule receive the lowest, and brick masons the highest wages.

attacks upon it, before the virtue of the idea itself became firmly fixed; but now that it has become an accepted fact, and the method by which its modification may be reached is so fully understood, it will be advantageous to hear from one and another such ideas as they may have as to defects existing and points upon which the form may be improved. It will have to be borne in mind when we reach the discussion of the contract that this association cannot by its own action alone change the form in the least degree. The power to do this is necessarily vested in the Joint Committee which represents both interests. We can discuss to any extent the defects or shortcomings of the document; but we cannot take action condemning the principle of its establishment, neither can we do more than recommend our delegates to the Joint Committee to urge certain modifications. To discuss in a temperate fashion this valuable work of the National Association, for it is our work, will undoubtedly be beneficial, but we must be careful to proceed without in any way prejudicing the benefits already gained through its establishment.

In closing my report there is much I might repeat of what I have said in previous years, but it is not fair to ask you to listen to such repetitions at such a time as this, however much I may think there still is in them of value.

I may, however, state briefly that my opinion has not changed on the points I have so often urged. I still believe that exchanges can only prosper by employing able secretaries to do the work peculiar to the administration of such bodies, which the busy builder cannot spare time for and does not have opportunity to understand. I still believe that there is large opportunity for local bodies to be of benefit to their members by devoting more time to putting into practice the precepts of the National Association. I still believe there are a multitude of ways yet unexplored, by and through which the active operation of the associate power comprehended in our exchanges may be wielded for good if we keep up our principle of hammering away, regardless of disappointment and discouragement.

It is an admirable trait not to be discouraged, and I remember a striking example of it exhibited by one of our Boston builders many years ago, which will serve to point a moral. It was during the great September gale of twenty-five years ago, that this builder engaged upon a very large structure which was completely ruined by the storm. It was indeed a wreck; the heavy iron beams were bent so that they resembled hairpins, and bricks and timbers were heaped in an apparently inextricable mass. But the builder was undaunted, and bright and early on the following morning was on the ruins with a doubled gang of men, starting on the work of reconstruction. His courage and energy, which did not wait to make a bargain as to who should bear the loss before starting on the work, so gratified the building committee that that very day they voted to meet all the cost of putting the building back where it was when the gale struck it. I have never been discouraged by any failures of the filial bodies to advance along the lines of improvement and safety which the National Association has marked out. I have never lost faith in the ultimate advancement of the building fraternity of this country by virtue of the investigations we have made, and the policies we have urged, as the means by which the individual shall be regenerated and the mass shall be purified.

Standing at the close of one epoch in our history, and at the opening of another, surrounded by the evidences that our labors have produced already the noble result of cementing in bonds of social friendship and business amity thousands of builders from one end of the country to the other, furnishing thus a stable foundation on which to proceed with the superstructure which needs careful study and slow progress to perfect its details, we may well say that although we cannot hope to see the completion of the building, that though our eyes may never rest upon the glittering pinnacles that some day will crown the finished work, we still may dwell with satisfaction on the thought that our patient effort was not without some reward, and that upon our care and devotion, our willingness to proceed slowly and not expect too much for ourselves, the safety and beauty, the harmony and the permanency of the structure depended.

"O builders of the world's great temples,
Seek not to grasp the full, completed prize;
He builds as well who lays the deep foundation,
As he who caps the turret in the skies."

The report of Treasurer George Tapper, of Chicago, showed receipts, \$9,889.01; expenditures, \$8,511.62; balance, \$1,377.39; the balance being in excess of that of the previous year.

John S. Stevens, of Philadelphia, chairman of the Committee on Uniform Contract, reported an increase in the use of the contract since 1892.

The Committee on Lien Laws reported through C. A. Gindele, of Chicago, recommending the abolition of all mechanics' lien laws. This report was evenly opposed by delegates, and discussion ended by the discharge of the committee.

The second day's session of the convention opened with the presentation of resolutions upon the death of the late Col. Richard T. Auchmuty, by George Watson, of Philadelphia, as follows:

WHEREAS, The National Association of Builders mourns the death of Richard T. Auchmuty with a depth and sincerity which no words could hope to express; and

WHEREAS, In the founding and maintaining of the New York Trade Schools and in endowing others, Richard T. Auchmuty has conferred upon all young men who desire to follow mechanical pursuits incalculable benefits of precept and example, pointing out the way for others who may follow; and

WHEREAS, It is the earnest desire of every member of the filial bodies to offer some tribute to his life and work; to make some sign which shall indicate the deep sense of appreciation of his life-long, self-sacrificing and fruitful effort in the cause of education for the "American boy"; to extol, with earnest hearts, the true and consistent greatness of the man, the gentle simplicity of his nature; the tenderness and magnitude of his love for the boys of our country, which knew no limitations, and which gathered all to its shelter and encouragement to share with him his life and his possessions; and

WHEREAS, He has conferred distinction upon us by accepting an honorary membership in this association; therefore,

Resolved, That the National Association of Builders, assembled in the eighth convention, offer this preamble and resolutions, inadequate though they may be, as a tribute to Richard T. Auchmuty, and as an expression of the great and enduring sense of loss which his death has inflicted, and as a mark of fervent gratitude to his memory, to his character, and to his work; and be it further

Resolved, That these resolutions become a part of the records of this convention; that a memorial page in the official report be set apart in his honor, and that they be sent to his family as expressing respectful sympathy at their irreparable loss.

The resolution was adopted by a rising vote.

Resolutions upon the death of Hugh Sisson, of Baltimore, first vice-president of the Association; James Bolan, of Buffalo; N. B. Hussey, of Omaha, and B. D. Whitcomb, of Boston, were adopted.

The afternoon session was largely occupied by the delegates listening to an address by the Hon. Carroll D. Wright upon "The Relations of Employer and Workman."

Discussion upon the subject of arbitration occupied the remainder of the session.

The opening session of the third day of the convention was largely given to the discussion of the Uniform Contract.

The convention was called to order at 10:30 A.M., President Hersey in the chair.

Mr. C. W. Gindele, of the Chicago delegation, presented the following resolution:

The Chicago delegation recommends that the report of all committees (excepting the Committee on Resolutions and the Auditing Committee), of the National Association, be sent to all affiliating bodies (in printed form), at least thirty days before the meeting of the annual convention.

CHARLES W. GINDELE, Chairman.

The resolution was referred to the Committee on Resolutions.

Mr. George Watson, of Philadelphia: Mr. President, this is a resolution which was handed me by the Committee on Revision of Constitution and By-Laws, and was recommended in your address and relates to the appointment of a trade school committee. The committee has decided that it should come under one of the standing committees, and I offer the following resolution:

WHEREAS, The president in his annual report has recommended that this body take such action as shall result in the appointment of a regular standing committee on mechanical trade schools; therefore

Resolved, That the incoming president and his successors in office shall be empowered and instructed to appoint from among the members of the several exchanges affiliating with this body a standing committee, consisting of five, to take and recommend to this body such action relating to trade schools, as they shall deem proper.

The resolution was referred to the Committee on Resolutions.

Mr. James I. Wingate, of Boston: Mr. President, I wish to offer the following resolution, and I move its reference to the Committee on Resolutions:

WHEREAS, It is an indisputable fact, that the flooding of our mechanical trades with workmen from foreign countries accustomed to the social and financial conditions of the old country, has a very demoralizing and degrading effect upon the building trades of this country, and that mechanics who are in many cases themselves immigrants, show a reluctance to have their sons learn trades and thus be thrown in contact with these undesirable elements which show a constantly increasing unwillingness to adopt American ideas.

WHEREAS, Unless the character and quantity of immigration can be regulated, restricted or prohibited and the American workman protected against this free trade in foreign labor, it will be impossible to enlist the "American boy" in mechanical pursuits; therefore

Resolved, That the National Association of Builders appoint a committee of five, whose duty it shall be to consider the question of immigration as existing under the protection of our present laws, as affecting the building trades of this country through the workmen engaged therein, and that this committee be instructed to report at the next convention, presenting their conclusions as to the best solution of the question.

Mr. Anthony Ittner, of St. Louis, presented the following resolution:

Resolved, That this Association recommends to filial bodies of the Association that, in the establishment of trades schools in the future, they obligate themselves by such act to give the young man who graduates from that school a finished trade, in case he is prevented by the proscription of existing trades unions from receiving a finished trade in the usual way.

President Hersey: If the secretary has nothing further, the discussion of the Uniform Contract will now be in order, and I will call the attention of those of you who have the programme to the statement which is contained there, which is, briefly, that we must be a little guarded in our discussion of this subject, or rather that we are limited in what we can do; the only way it is possible for us to dispose of it is in the form of a recommendation to the board already established, consisting of this body and the architects.

Mr. John S. Stevens, of Philadelphia: Mr. President and Gentlemen,—As one of your committee on this subject of the Uniform Contract, I have to express a personal regret, that no doubt is shared by all the members of our convention, that the chairman of that committee, Mr. Prussing, is not with us on this occasion. He is perfectly familiar with this subject, having made a great study of it, and it is mainly through his efforts that the concessions that we have obtained from the architects have been secured. I wish to say that during the past year we have discovered one or two slight defects. As we state in our report, we do not profess that this contract is all that we want or all that we hope to make it, but it is the best we could get at this time. In each of our sessions with the Committee of Architects, we have gained concessions, but there is one that we gained that appears to have lost its force from a case that came up in Philadelphia not long since. You remember that it was the universal custom, and is still the custom among some architects, to have inserted a clause in their contract that in case of a dispute the decision of the architect shall be final and binding. That was the one feature of the old contracts that we were most opposed to, and that we felt was the most unjust to the contractor, and in outlining our business with the first committee we laid down as a principle that the architect was the agent of the owner. We labored a long, long while, before we could impress upon the architects that that was a fact; we let everything else stand and bent all our efforts toward proving to them conclusively that the architect was the agent of the owner, and we had a vote on that subject, and it was agreed to. We felt then that we had some ground to stand upon, for as soon as it was settled that the architect was the agent of the owner, it wasn't much trouble for us to prove the manifest injustice of asking the agent of one party to decide differences between the two; our point was gained, and we were able to introduce this clause of arbitration. If you remember, in our contract it is stated that, in case arbitration be asked for, each party shall select one, and the two thus selected shall select a third, and their decision shall be binding. Now, we had a case in the city of Philadelphia not long since, where this contract was used, and there were some matters in dispute. One of the parties wished to have arbitration, and the other did not, while it was there expressly in the contract; and strange to say he learned that he had a right to it—no moral right, but legally he had a right to do that even after signing an agreement of that kind. Mr. Meyers, one of the members of our exchange, referred the matter to his attorney, and he reported to him that it was all right and that the man had a right to refuse. We got a regular written opinion from him, and then submitted it

to our own counsel, Mr. John G. Johnson, and they both agreed that according to the decisions of the Supreme Court of Pennsylvania, unless the names of the arbitrators were inserted before the document was signed, the parties were not bound to submit to arbitration. Well, if we had only had one opinion, I should have thought it was because the lawyer didn't know anything, although he gave us decision after decision, but then I came to the conclusion, of course, that the judges of the Supreme Court didn't know much, and yet there is the fact staring us in the face. Now, this matter will be brought to the attention of your committee, whoever they may be, that is appointed on this matter of Uniform Contract. That is one little matter of change that will have to be inserted, and if my memory serves me, somebody told me that in Chicago they had a case of similar import. Was it of a like nature?

Mr. J. G. McCarthy, of Chicago: Yes, sir; somewhat similar.

Mr. Stevens: I would like to make a general motion that all corrections that may be suggested or amendments that may be offered in regard to the new contract be referred to the incoming Committee on Uniform Contract for their consideration.

Mr. William Grace, of Chicago: I have in my hand the Uniform Contract. I find that nearly everybody in active business agrees with me that the Uniform Contract has not come into such general use as we would like. I know I have one contract from a firm of architects in Chicago, one of whom is chairman of the local association of architects; they don't use the uniform form of contract. I have another one from D. H. Burnham, of Burnham & Root, who was the architect of the Fair, practically, and he does not use it; and there was a case with one of our members the other day in Mr. Burnham's office, where he refused to sign a contract offered him on account of a certain clause, and he threatened to put the other man in, and he finally signed it under protest, though it was not the Uniform Contract. The point I wish to make is that the Uniform Contract is not in use as it ought to be, and that we are not taking the proper steps to insist upon its use, if we find that it is good. Another point is that the Uniform Contract has provided for no arbitration except as to certain differences. As I understand it, Mr. Stevens, you are one of the members of that committee. Article III provides that where the architect and contractor disagree as to the prices of extra work or deductions, it shall be referred to arbitration. In Articles VIII and IX it is provided that where the work is delayed by either one party or the other, that shall also be referred to arbitration as provided in Article III, but my experience in business is that we do not disagree as to prices as much as we do on many other things. I find that I get a set of plans with a line of cornice, say, shown on them, and I frequently find that there is nothing in my specifications or plans to tell me whether it is iron, stone, metal, or what it is. I frequently find that in an elevator shaft walls are shown without any foundation plans shown for them. Now, my experience is that my disagreements arise not so much on variation as to price, but as to the work to be done. It frequently happens, and it has happened to me many times, that I refuse to do work under a contract, and the architect claims, under the specifications that take in almost everything in God's world, that it is in my contract, and I have got to do it. Now, what I claim is that the Uniform Contract has provided for no means of arbitration except upon two points: First, as to the price of extra work, and second, as to the damages for delay. I have today a disagreement on a contract where I have a few thousand dollars coming to me, and the architect, although I have got a Uniform Contract in that case, absolutely refuses to arbitrate, or the owner refuses to arbitrate, and I do not know of any means of making him. Now, of course, we all agree that it is very essential and that it is very fair and proper that we should have some clause of arbitration. I have in mind one case I have tried to arbitrate where I have \$15,000 or \$16,000 involved. That building has been occupied since March last, and it will take me, I presume, at least three years to get any action on that at all; in other words, I am kept out of my money by arbitration longer than it would take me to get it before a court. Of course, there is something monumentally unfair about that. I am told that there is a way under the statutes of Illinois of correcting this, and afterward my friend McCarthy will suggest it, as we have got some legal opinions on it, and that we can make this binding. We have already in the state of Illinois a statute covering arbitration, but it must be voluntarily; in other words, I cannot arbitrate unless the other fellow will agree with me to arbitrate, so that at present the clause for arbitration in our Uniform Contract is of no service whatever in our state.

Mr. Stevens: I suppose that, as I was mainly addressed, I ought to reply to these little remarks as they come along. Mr. Grace spoke first of the line that represented a cornice, and he didn't know whether it was iron, or copper, or wood, or what it might be. I don't know what there is in our contract in regard to that, but it strikes me that it would come under the head of decorative plans and specifications, and if your different exchanges would insist on the use of the code of practice that was adopted by this National Association, I don't think you would have any trouble about that. If my memory serves me, that code calls for and insists on scale drawings of not less than three-quarters of an inch for all details, and all other drawings not less than one-eighth to the ground level. I believe that that would come previous to the signing of the contract; in fact, it would come previous to making out the estimate, because if a man don't know whether it is a copper or an iron or a stone cornice before he estimates, it strikes me it would be very difficult for him to make an intelligent bid on the work. I hardly think that we could introduce a clause

in our contract to that effect, to say that if the general contractor or architect thought so we should have arbitration or anything else on the subject; I think the contractor ought to know before he makes up his estimate. So much for that. Now, in regard to these changes. I think that your committee is fully alive to what is desirable in this matter. We would like to have a contract that we consider fair for both parties. We don't want a contract, and I wouldn't be a party to the making of a contract that was all one-sided, whether it was for the contractor or whether it was for the owner. I believe in a fair and just contract. Now, I know that there are many things in this contract still that in a measure are unfair to the contractor; I know that, but when I compare this contract with some of the contracts that you gentlemen sign, I think it is by far the best. We want to give you a contract as good as we can get, and if this is to be decided by the architects and by the builders in their joint committee, we must come to an agreement on these points. We try to get for you every concession possible, and where we can't get a concession, why we have to yield, on the ground that we are losing nothing by yielding that, but we are getting a great deal if we can get something else that we want. I am very glad that Mr. Grace has said just what he has about this thing. He says there are a dozen things, more or less, that he would suggest. I do hope that Mr. Grace and every other gentleman who is a member of this Association or of any of our affiliated bodies, will put in writing just what he would like to have in regard to each one of these articles or any of them. If each member was to give us what he considered was a correct form of contract from his standpoint, we would be very happy to have it. We are trying to get from this joint committee all the concessions possible, but impossible things cannot be obtained; there are two parties to the signing of a contract, and in this case there are two parties to the framing of it.

Mr. Andrew J. Campbell, of New York: Mr. President and Gentlemen,—Relative to contracts, and after listening to the debate on the Uniform Contract, I wish to say that I have had some experience on several occasions of a nature that I have not heard referred to in these debates at all, and I doubt not that there are many gentlemen here who have had the same experience. I have had it three times within the last eight months. After bidding upon work and getting the contract, I have been summoned to the architect's office for the purpose of closing the contract. We proceed along until we come to the last point, and then the architect very suavely informs me that there is another feature, and that is the feature of a forfeit. This job is to be done at such a time under a forfeiture of so much per day. I have always combated that proposition; I have never submitted to it; I have told architects and owners to take their work elsewhere, because I wouldn't sign a contract that bore a penalty clause, that I had some reputation for doing my work promptly, that I had earned that reputation without penalty clauses and that I didn't propose to submit to it at that time in my life, and I have always, in taking that ground, won. My principal argument has been this: that it is not fair, it is not proper, it is decidedly wrong, for the reason that you did not state in your specification that there would be a penalty clause in the contract; you did not put any bidder on his guard, and there may be and there is reason why if a man takes that additional burden on him he should be compensated; there should be something in view. I said, in a recent case, "You have no right at this stage of the proceeding, after receiving my bid and my obtaining the job under the specifications and plans as presented, to now inject a new principle, a new condition, into the contract; I will not submit. There is reciprocity in all things where two come together, and if you will make a premium as well as a penalty, I will sign the contract. It is not from fear that I will not get the work done that I decline; I decline it upon principle; it is not correct; you have no right to inject a new proposition at this time." Then in the particular case that I speak of a premium was fixed; apparently, the architect seemed to feel the force of my argument, and a premium was fixed upon. I went along, and he made use of this argument: He said, "Carpenter so and so, you know him, he is a reputable man, he has signed that contract; and the mason, you know him, he is a reputable man, he has signed the contract with that penalty." "Very well, those gentlemen do business for themselves, not for me; they do business according to their own views, and if they are willing to do that sort of thing, all right, I will not do it"; and the result was that a premium was fixed between the owner and the architect, his agent. All these men, after the contract was signed and we went along and did the work, and they found that we were going to get done—that is the beauty of this thing—put obstructions in the way and we couldn't get it done, and I didn't get the premium.

Mr. J. G. McCarthy, of Chicago: Mr. President, I don't desire to make any speech on the contract, but I just simply want to read to the convention the exact circumstances under which we discovered that the arbitration clause in this contract was of no avail. This is from a firm of attorneys in Chicago who are well known there and have a first-class standing in the legal world, and are attorneys for most of our members. This letter was written to me since I came to Boston about this matter, and in it they say:

A difference had arisen between the owner, the architect and the contractor, and under your Uniform Contract Mr. Campbell wished to enforce an arbitration of the controversy. You will notice that, under the Uniform Contract, there is a provision for the arbitration of such controversies, but it is a useless provision in this, that it leaves all the parties to the contract with the option of refusing arbitration—a right that exists in every person, having the requisite legal capacity, whether a party to the contract or not. In this city, and in many of the large cities of the country, the courts are far

behind their work, and in this city especially it is almost impossible to reach the first trial of the cause in the *nisi prius* court inside of two to two and one-half years; and if a trial is forced in its regular order, there is still open to the litigants the Appellate Court and then the Supreme Court of the state. It is practically a denial of justice to wait upon the slow turn of the legal wheel. It is quite necessary, therefore, in order to guard the best interests of the parties concerned, to establish an independent court, so to speak, for the adjudication of these matters that are liable to come up between the parties to a builders' contract. In this state the legislature has, therefore, seen fit to make the following statute:

"In Matters Not in Suit. All persons having a requisite legal capacity may, by an instrument in writing, to be signed and sealed by them, submit to one or more arbitrators any controversy existing between them, not in suit; and may, in such submission, agree that a judgment of any court of record, competent to have jurisdiction of the subject matter to be named in such instrument, shall be rendered upon the award made pursuant to such submission."

Under this statute we prepared Article IX of your contract. * * *

Mr. Stevens: It is not our Uniform Contract.

Mr. McCarthy: No, sir; it is a combination of that and something else.

Mr. McCarthy read Article IX from his contract, and then continued the reading of the letter from his lawyers, as follows:

You will notice that this is changed slightly from the printed form in this, that it makes the *nisi prius* court the final court of adjudication. Hence, in four or five weeks, or as soon as the testimony can be heard after the five-day notice to appoint arbitrators, the controversy will be disposed of, and if the award of the arbitrators is not paid within five days it can be made a judgment from which there is no appeal and from which no writ of error can be sued out. It seems to us that this proceeding would be just and fair to all parties concerned. It is absolutely and unconditionally binding upon the parties thereto, and neither party is limited in any manner from presenting his whole case to this court of arbitrators. If arbitration means anything in your contract, it must give to the parties the right to enforce the arbitration, or it is a useless publication of the rights of the parties, which exist outside of the contract.

It states where no statute provides for the enforcement of an arbitration by agreement of the parties, it is our judgment that the clause as prepared, modifying the reference to the statutes of Illinois, will limit the trial of the merits of the case to the newly established court of arbitrators, and if the award of the arbitrators is not paid, then you can sue upon the award as you could upon a note, and thereby simplify the court proceedings very much. It is a difficult matter to keep track of a score of witnesses for two or three years in order that they can give testimony on the merits of a case that may be tried at that time and may not be tried for a year or two later; but where the suit would be limited to the award, these witnesses are not necessary, the evidence being limited to the award of the arbitrators and the submission of the parties to the contract.

In our judgment, it is a very just and reasonable clause and one that will be conducive to good results if made a part of your agreement.

Mr. Stevens: I hope that Mr. McCarthy will place that letter on the secretary's desk so that it can go to the committee. Now, we have also gotten a substitute for Article III, which is as follows:

ART. III.—Alterations may be made by the architects in the work shown or described in the drawings or specification, but no charge or deduction shall be made therefor unless the alterations are ordered in writing. When so ordered the value of the work added or omitted shall be obtained in the first instance by the architects and the amount so ascertained shall be added to or deducted from the contract price. In case of a dissent from such amount by either party hereto, the valuation of the work added or omitted shall be decided by * * * and * * * and the decision of any two of them shall be final and binding. If it be claimed by either party that there has been a waiver of any of the provisions of this contract so as to require an addition to or deduction from the contract price, that question also shall in all cases be referred to said arbitrators for decision, and their decision shall be final and binding. If they find the fact of such waiver, whether of a material or minor character, they shall determine the amount to be added or deducted, and such determination shall be final and binding. Each of the parties hereto agree that no suit shall be brought until the amount due is thus ascertained, and for that amount only, and that no defense shall be interposed to the amount when thus ascertained. Each party hereto shall pay one-half of the costs of any arbitration hereunder.

Mr. Stevens: One of the objects that we have always had in view has been to make the Uniform Contract brief but comprehensive; we did not want a contract as thick as a law book; we wanted a brief, concise, binding, legal document that all of us could read and understand and know something about. Now there is another clause that has been suggested to us at the end of Article X:

ART. X.—It is further mutually agreed between the parties hereto that no certificate given or payment made under this contract, except the final certificate or final payment, shall be conclusive evidence of the performance of this contract, either wholly or in part, and that no payment shall be construed to be an acceptance of defective work or improper materials.

We thought we had this fixed just right, so that after the owner and architect had accepted the property and had made the final payment, we were all done with it; but some captious person takes up this clause that "No payment shall be construed to be an acceptance of defective work or improper material," and concludes that for five or six or ten years afterward they could come on the poor contractor and say, "This work isn't right," and you have got to tear it all down and build it over again. Now, to overcome that it has been suggested to add the following at the end of Article X:

But any claim that work is defective or materials improper must be made within six months after the delivery of the building; otherwise it shall be deemed too late, and no action shall be brought by reason thereof.

Secretary Sayward: I want to say just a word about this question of the arbitrators, because it seems to me to be a very important suggestion. This contract which Mr. McCarthy referred to with Campbell's firm, was sent to me some month or two ago by Mr. Campbell, asking me to look over it and see what I thought of it; and I wrote him, as I say now, that it seemed to me to be first-rate, and covered partially one of the weaknesses which the Joint Committee, or which our members of the Joint Committee, have found in the contract, but I wrote to him also that it seemed to me as if it did not go quite far enough, and I think the committee should take this further point into consideration, and that is, if I am not mistaken, and I think that what Mr. Stevens read here, which he calls a still better suggestion, does not reach that point; that it does not make it imperative that the third party, the referee between the two arbitrators in case of disagreement, should be selected the first thing. I had to go to Chicago two or three

or four months ago, to act as referee in a case involving something like \$75,000 or \$80,000, for one of our Boston contractors. He was working under a contract prepared not, I think, by the same legal gentleman to whom you referred, but another one who stands very high there, indeed, in conjunction with the lawyers for the builder, and the contract left the thing in exactly the same shape that Mr. Campbell's document does, that is, it did not make it imperative that that third referee should be chosen at once. The result of it was that we could not get the owner's lawyer to consent to appointing the referee at once; he said we must go ahead until we came to a disagreement, and when we came to a disagreement as to amount, then we might get into a fight as to appointing a third referee. The result was that after staying there two weeks and making two different trips to Chicago, we came to a deadlock on the matter, and there was no way of settling it, because there was not a third referee, and the whole thing had to be abandoned, although it was drawn up by two of the best attorneys in Chicago. I don't remember their names now; I can't recall them at this moment. It seems to me as if we should recommend to our committee on this Uniform Contract that, when they consider this question of perfecting the arbitration clause they should try to get in a requirement that the third party, the referee in between the two arbitrators, who is quite as essential as the arbitrators themselves, should be selected within a certain number of days after the two arbitrators have been decided upon. I understand that Mr. Campbell's contract, if I remember it right, provides that the dissent from the architect's award must be made in a certain number of days. I think you will all see, gentlemen, those of you who have had anything to do with arbitration, that the time to have the third man selected is before you enter into the matter at all, because if you enter into the matter and get perhaps a good deal warmed up in the presentation of the case and come to a disagreement, then you are in a tangle about the man. The third man should be selected at once; so I wish that the committee would make a memorandum of this also.

Mr. Stevens: And he must be named in it at the same time. Our attorney takes the ground that this is null and void unless the names of the parties are inserted before the agreement is signed; Mr. Jones' name on the part of the general contractor and Mr. Smith on the part of the owner, and they agree that Mr. Brown shall be third party. It is all agreed upon there and then. The two arbitrators do not select the third one; the two parties to the contract select the three arbitrators before the thing is signed. That is the way I understand this opinion that I have from the lawyer and the proposition, in order to make the thing legal.

Mr. C. W. Brown, of Minneapolis: The Committee on Uniform Contract, appointed by the Minneapolis Exchange, instructs the delegates to make the following recommendations to this convention: Referring to Article VII, the words "or water" should be inserted after the word "fire"; this is a contingency that often happens in the northwestern country. In Article XI, the following addition should be made:

If any disagreement arises between a contractor and architect in any of the above matters, the same shall be settled by arbitration in the manner provided for in Article III.

This, I think, is intended more particularly to refer to any trouble about insurance, and instead of resulting in litigation to have it referred to arbitration instead of taking a more expensive course.

Mr. Stevens: I might say that the question of water was discussed, and very thoroughly discussed, by the joint committee, and that we thought that somebody might leave a hydrant turned on upstairs and cause a great deal of damage, which would not be an act of God, but the carelessness of man, and that the contractor would have to make that good. I don't know how you can get that in there. You might use the word "flood," but if it is a mere matter of water and you have your roof off, you ought to repair damage of that kind, or if somebody turns on the water upstairs when it ought not to be on and causes it to overflow and cause damage, you ought to make that right. You know I am only representing to you some of the things that they said to us, and there is justice in them.

Mr. A. J. Vierling, of Omaha: I wish to call the attention of the chairman to Article I of the Uniform Contract: "The contractor, under the direction and to the satisfaction of the owner and architect, must complete the work." That is a very broad phrase, and unfortunately one of our very best contractors has been doing some work for an architect who was theoretical but not practical, and there is no way to overcome the stumbling block. In other words, Mr. Chairman, the contractor had taken a contract to introduce steam heat. Radiators were painted and put into the building, and after they were set in place they were gilded, and of course the painter could not gild in between the pipes. The architect said it was not to his satisfaction, and the owner got out of paying the money because he was hard up and said it was not to his satisfaction; the thing is in *statu quo* today and the contractor is without his pay, and they are holding back a thousand dollars for a settlement.

Mr. Stevens: Did you submit it to arbitration?

Mr. Vierling: He says arbitration does not come under that head; there is no provision for that, he says.

Mr. Stevens: Then he did not sign the contract that was drawn up.

Mr. Vierling: He signed the Uniform Contract.

Mr. Stevens: I wonder if it would not be better for the builder if he could have a contract drawn up in this form; let it read something like this: That Mr. Grace, of Chicago, agrees to erect a building for John Jones according to the plans of Robert Smith,

architect, and that the price therefor shall be submitted to arbitration of three disinterested parties, and neither of them shall know what they are going to get or what they are going to pay for it. Now, gentlemen, you must have something specific; we cannot go to these architects and ask for unreasonable things. I can no longer serve you on your committee if you expect us to get a one-sided contract. We don't want it. (Applause.) I want a just contract. We don't want to play any sharp practices on the architect. We want to do what is right, and we can't leave this whole thing to arbitration, for you might as well have no contract. We simply ask you to make your suggestions, and if there is anything at all that is practical in them (and don't make them unless you think there is—don't ask from another man what you are not willing to grant to him), we will endeavor to carry out the suggestions. That is a good golden rule, and if we try to live up to contract as well as conscience, in doing work, we will come pretty near to doing right. Now, on that principle, anything that you think is reasonable ask your committee, and they will urge the architects to grant it, but don't ask us to urge them to grant anything that is unreasonable, because it only makes our ground for reasonable things just that much more untenable.

Mr. A. S. Reed, of Wilmington: The only opposition I have found to the use of the Uniform Contract with us is the clause relating to insurance. I had quite a little controversy with an architect not very long ago about the matter of insurance; it was an architect whom I had persuaded to use the contract. He did not think it was just, and I made my point so strong that he accepted it, but it was a question in my mind afterward whether I had done it justly.

Mr. Gindele: May I ask the secretary when the committee is expected to meet again?

Secretary Sayward: The committee has no regularly appointed meeting, but when it appears that there is a sufficient accumulation of recommendations for amendment they will be called together; they have no regular time for meeting.

The discussion occupied the entire morning session and the main points and arguments presented as given showed a disposition toward a just and equitable contract. The discussion was entirely for the benefit of the Committee on Uniform Contract, and therefore no action was taken other than the chair instructing the delegates to place all suggestions in writing and present them to the Joint Committee for consideration.

The last session of the convention opened with discussion of the per capita tax upon a resolution to reduce it from \$5 to \$2. The resolution was lost by a vote of 41 to 44.

The report of the Committee upon Nominations was adopted as follows: Time and place of next convention—Baltimore, October, 1895. Officers—President, Noble H. Cregier, of Baltimore; first vice-president, Charles A. Rupp, of Buffalo; second vice-president, James Meathe, of Detroit.

Board of Directors appointed by each delegation—Baltimore, Md., E. L. Bartlett; Boston, Mass., E. Noyes Whitcomb; Buffalo, N. Y., W. D. Collingwood; Chicago, Ill., William McAllister; Cincinnati, Ohio, G. F. Neiber; Cleveland, Ohio, Arthur McAllister; Detroit, Mich., Alexander Chapoton; Indianapolis, Ind., G. W. Stanley; Lowell, Mass., E. S. Foss; Lynn, Mass., J. S. Pool; Milwaukee, Wis., H. J. Sullivan; Minneapolis, Minn., not appointed; New York, Stephen M. Wright; Omaha, Neb., J. Walter Phelps; Philadelphia, Pa., Stacey Reeves; Portland, Me., William H. Scott; Providence, R. I., Thomas B. Ross; Rochester, N. Y., H. H. Edgerton; St. Louis, Mo., William J. Baker; St. Paul, Minn., George J. Grant; Saginaw, Mich., not appointed; Scranton, Pa., no delegates; Syracuse, N. Y., Luther S. Merrick; Wilmington, Del., A. S. Reed; Worcester, Mass., Charles A. Vaughn; Waco, Texas, not appointed.

The special committee on revision of the by-laws submitted the following amendments to be voted upon at the next convention of the Association:

Amend paragraph of Article III by inserting after the word "exchange" in the second line, the words "possessing an actual membership of not less than twenty."

Amend Article IV by adding to the second paragraph the following: "And they shall meet at least once in each calendar year, such meeting to be upon a call issued by the Executive Committee."

Amend the sixth paragraph of Article V by making it read as follows: "The president shall appoint the following committees from the members in good standing in any filial body." Add to Article V the following new paragraphs: "In the event of failure of any member of these committees to be elected a delegate to the convention held during his term of office the said member shall be entitled to a seat in such convention and shall be recognized and privileged to discuss any subjects referred to the committee of which he may be a member. Such member shall, in his capacity of committeeman, be debarred from speaking in convention upon other than the subjects mentioned, except upon invitation of the chair, and shall in any case have no vote. The first named person on each committee appointed shall be its chairman until otherwise directed by said committee."

Amend Article VII by striking out the word "annual" in the first paragraph and inserting after the word "held" the word "biennial." Add to Article VII a new paragraph, as follows: "No filial body shall be entitled to representation in excess of membership upon which the pro rata assessment has been paid."

Amend the second paragraph of Article IX so as to read as follows: "This assessment will be due on the first day of January of each year and must be paid within sixty days thereafter."

In concluding its report, the committee desires to remind the delegates that any discussion of the amendments which they recommend must be entirely tentative, as no action can be taken until the next convention, inasmuch as the constitution now requires that all amendments must be presented to each filial body sixty days before the convention which considers them.

STEPHEN A. WRIGHT,	A. S. REED,
JOSEPH MYLES,	O. S. KENDALL,
JOHN RAWLE,	H. C. HARROWER,
STACEY REEVES,	

The convention, after one of the most successful meetings in its history, adjourned to meet at Baltimore in October, 1895.

ASSOCIATION NOTES.

AMERICAN INSTITUTE OF ARCHITECTS.

The following notice has been issued from the office of the secretary of the American Institute of Architects:

To the *Inland Architect*, Chicago, Ill.: PROVIDENCE, February 12, 1894.
At the January meeting of the directors of the American Institute of Architects, a committee, consisting of E. H. Kendall, 150 Fifth avenue, New York, N. Y.; R. W. Gibson, 18 Wall street, New York, N. Y.; E. A. Kent, White building, Buffalo, N. Y.; James W. McLaughlin, 46 Johnston building, Cincinnati, Ohio, and W. L. B. Jenney, 1120 Home Insurance building, Chicago, Ill., was appointed "to report as to the relation of the Chapters to the Institute and to recommend such changes in the by-laws as they may deem expedient." The committee desires to know as early as possible the views of the practicing architects of the country, both members and those who are not members of the Institute, as to the relationship of the Chapters to the Institute, as it is well known that there are many persons desirous of becoming members of the Institute whose residence makes it impracticable to become members of any Chapter of the Institute, and at the same time it is well recognized that persons living where they can become members of Chapters should affiliate themselves with such Chapters as a precedent condition of becoming members of the Institute. The committee therefore solicit communications upon the subject from all persons interested, which communications can be sent to any member of the committee or to the secretary of the Institute.

ALFRED STONE, Secretary.

The Executive Committee for 1894 appointed by the president at the meeting of the directors January 8 is as follows: D. H. Burnham, Alfred Stone, S. A. Treat, C. F. McKim, W. W. Clay, R. W. Gibson, Edward H. Kendall.

The following letter from the recently appointed Committee on Competitions is received:

Editors *Inland Architect*:
At the annual meeting of the Board of Directors of the American Institute of Architects, held in New York on February 8, we, the undersigned, were appointed a committee of three, to report to the Board of Directors, before the next annual convention, suggestions embodying rules to govern competitions. We were also requested to make this statement to the different professional journals—inviting architects to submit suggestions for our consideration.

(Signed)

GEORGE B. POST,
JAMES W. McLAUGHLIN,
THOMAS HASTINGS.

CHICAGO ARCHITECTURAL SKETCH CLUB.

The regular monthly meeting of the club, on February 26, was an exceedingly busy one, it being the first important regular business meeting of the year. Arthur Heun presided, and the secretary was Mr. Schlesinger who took the place of Mr. E. G. Garden upon his removal to St. Louis last month. The project for a consolidation of interests by the club in conjunction with the Illinois Chapter of the Institute and the Society of Artists was discussed and approved. The executive committee announce the following classes free to members: Water color, under Mr. W. B. Mundie, on Sunday mornings at 10 o'clock; pen and ink, under Mr. Elmer C. Jensen, Thursday evenings at 8 o'clock; clay modeling, under Mr. Annibale Guerini, sculptor, every Wednesday and Friday evenings at 8 o'clock.

BROOKLYN INSTITUTE OF ARTS AND SCIENCES.

The Department of Architecture of the Brooklyn Institute of Arts and Sciences will give its third annual exhibition of architectural and decorative drawings at the Brooklyn Art Association galleries, beginning on March 30 and ending April 21. The private and press view will be given March 30; private reception and collation, March 31; public reception and awarding of prizes, April 2; public exhibition, April 2 to 21 inclusive.

The exhibition will comprise: architectural designs embodied in plans, elevations, sections or perspectives; designs for decoration, furniture and interiors; cartoons for stained glass, decorations, ornaments and the like; models of executed or proposed work; carvings in stone, wood or other material; wrought iron, mosaics, glass or stuffs; drawings, sketches or paintings of architectural or decorative subjects; photographs of executed work. The time for receiving exhibits is from March 19 to 26. William H. Ingersoll, 174 Montague street, is the secretary.

ILLINOIS CHAPTER, A. I. A.

The regular monthly dinner and meeting of the Illinois Chapter of the American Institute of Architects, was held at the Institute of Building Arts, Monday evening, February 18. The following members were present: Messrs. W. W. Clay, J. M. Van Osdel, H. W. Hill, T. O. Fraenkel, N. S. Patton, J. N. Emmons, Fred Alschlager, Robert Berlin, A. Smith, Greg. Vigeant, Thos. Hawkes, O. J. Pierce, S. Linderth, Jules de Horvath, F. Baumann, E. H. Turnock, J. C. Morrison, J. M. Hoskins, S. M. Randolph, D. Cleveland, Henri Adams, S. V. Shipman, M. L. Beers, C. L. Stiles, George Beaumont, F. W. Perkins and P. B. Wight.

President W. W. Clay was in the chair. Secretary Perkins made a verbal report on the action taken pursuant to a resolution passed at the previous meeting anent the communication of the Board of Directors of the Institute to the Secretary of the Treasury relating to the design that had been prepared by the Supervising Architect of the Treasury for a public building at Buffalo, New York. Mr. Perkins gave the substance of a letter that he had addressed to the Secretary of the Treasury, which was more moderate in tone than that sent by the Board of Directors, and in substance stated that it was the greatest desire of the Chapter, and as he believed also of all who are interested in architecture, that the opportunity should be given to architects to compete for government work under the provisions of the Act of Congress that was passed February 20, 1893. He read a reply that had been written by the Supervising Architect at the instance of the Secretary of the Treasury, which was more respectful in tone than that addressed to the members of the Board of Directors of the Institute.

who had signed the letter that had been forwarded from New York. In his reply the Supervising Architect coincided with the views of the Chapter, but thought that some additional legislation would be necessary before putting the act in force.

President Clay, for the information of the Chapter, recited the experiences of himself and Mr. Treat, of the Chicago Chapter, who were the sub-committee of the Institute directors that laid the directors' communication before the Secretary of the Treasury, and described the circumstances of a second interview with the Assistant Secretary of the Treasury at Washington, by D. H. Burnham, president of the Institute, and a committee he had selected, of which Mr. Clay was a member. The suggestions offered by the Assistant Secretary, especially that the Institute should recommend a code by which the competitions may be conducted, had been answered at length by Mr. Burnham in a way that would be likely to convince the government that it would be greatly to its interests to have competitions for government work, and employ architects in private practice. He said that the Institute was ready to assume the whole responsibility and expense of the first competition, and especially would guarantee that the ablest practitioners would compete.

A communication from Mr. E. H. Kendall, chairman of the Committee on Amendments to the By-Laws of the Institute, on the relation of Chapters to the Institute, was referred to the Executive Committee.

Mr. P. B. Wight moved that a committee of three be appointed to prepare a memorial of the late Augustus Bauer, one of the ex-presidents of the Chapter, to be placed on the Chapter records, and a copy of which to be presented to the family of deceased. The motion was supplemented by reminiscences of Mr. Bauer's early experiences after he came to America, and illustrations of his devotion to his profession and his generous and even self-sacrificing benevolence toward younger members of the profession. The resolution was adopted and Messrs. Wight, Baumann and Adler were appointed on the committee.

The amendments to the Chapter By-Laws defining more clearly the status of members and their relation to the Institute, due notice of which had been given by the Executive Committee, were adopted with slight modification.

Mr. Norman S. Patton read a paper with illustrations, on the experience of expert advice in competitions, especially with reference to the recent competition for a public library and museum at Milwaukee.

MOSAICS.

MR. HOBART A. WALKER has opened an office at 149 Broadway, New York, in connection with the office of Mr. William A. Bates.

BROMPTON & LAWSON, architects, have established themselves at 119 La Salle street, Chicago. Mr. Brompton has had a business experience of twenty-three years. Mr. Lawson for the past three years has been architect in the Chicago department of public works.

MR. H. F. J. PORTER, who was First Assistant Mechanical Engineer at the Columbian Exposition during its period of construction, and afterward Assistant Chief of the Machinery Department, has formed a partnership with Mr. Albert Fisher, formerly Chicago representative of the "Ball," "Watertown" and "Green" Engine Company, and together they have opened an office at 1025 Monadnock Block, where, under the name of Fisher & Porter, they will carry on a contracting engineering business in the line of complete equipment of steam plants, giving especial attention to large work. They have been made Western Representatives of the Providence Steam Engine Company, sole builders of the "Improved Green Engine," and of the Altoona Manufacturing Company, builders of the "H. A. Green Engine." Thus handling engines of the very highest grade of both the slow and high speed types, they are prepared to meet any demand for first-class work in that direction. They are making arrangements with other Eastern manufacturers as agents.

MUCH of the architectural and artistic detail shown at the World's Fair will be lost in the decay of the buildings themselves unless preserved in the form of photographs and photo-engravings. The larger views with which the public is familiar take in too much, as a rule, and therefore fail to give clearly and distinctly those details which are of interest to the architect and draftsman. To fill this want a set of fifty 6 by 8 plates has been published by Robert W. Wood, of Chicago, from negatives taken especially for the purpose. The views comprise portions of buildings, doors, arches, towers, windows, capitals, decorative panels, etc., taken at short range and showing very clearly a large amount of the wonderful detail of the Fair. The Transportation building is treated very completely, and some of the best features of the Agricultural building are given in a commendable manner. Many of the state and foreign buildings also are shown. Altogether these photo-gravures will be of excellent service to the architect and draftsman in promoting a closer acquaintance with World's Fair detail.

THE tower of Madison Square Garden, says Mrs. Van Rensselaer, in the *March Century*, like the rest of the garden, has not escaped the fate which dogs all conspicuous people and things in this criticising world. But I think no one denies its beauty; what some people deny is merely that its builders deserve much credit for its beauty. It is not an "original" piece of work, they lament; it is a copy. And must not an architectural copy be ranked as low as a copied picture? At the best, can it have any more value than

a cast from an interesting statue? Such words exasperate those who know how difficult it is to build, in any way, after any pattern, a tower as beautiful as Diana's; and still more those who have really compared Diana's tower with its prototype. In the first place, an architectural copy is not a thing which can be executed mechanically, without artistic skill; in the second place, this tower is not a copy—it is an adaptation; and again, while even a very free adaptation, like a very close imitation, may be good or bad, this one is extremely clever and extremely good.

A NOVEL ventilating device for steam valve wheel handles has been invented by W. F. Greene, of Troy, New York. The periphery of the wheel is surrounded by a coiled wire spring which not only insures a cool handle under all circumstances but also gives an excellent "hold" on a valve in case it sticks. The body of the wheel is made of malleable iron and with the coiled wire edge it is strong and light. The whole is nickel-plated and clean, and presents an appearance quite in contrast to the greasy wooden handles so often seen. This is one of those little inventions at which one wonders on seeing it why it had not been thought of before, but it is none the less useful and ornamental.

OUR ILLUSTRATIONS.

House at Evanston, Illinois.
Residence, St. Louis, Missouri.
Residence, Toronto, Canada. Knox & Elliot, architects.
Residence at Boston, Massachusetts. Two views are shown.
Residence of J. P. Marsh, Chicago. H. P. Harned, architect.
Greylock Apartment Building, Chicago. W. M. Walter, architect.
Bagley Building, Detroit, Michigan. Donaldson & Meier, architects.
Residence, St. Louis, Missouri. Peabody, Stearns & Furber, architects.
Residence of Thomas Neidring, St. Louis, Missouri. Beincke & Wees, architects.
Stone Porch, Residence at Buffalo, New York. Marling & Burdette, architects.
Entrance, Seattle National Bank. John Parkinson, architect, Seattle, Washington.
Residence of H. L. Newman, St. Louis, Missouri. Peabody, Stearns & Furber, architects.
Equitable Life Insurance Building, Baltimore. J. E. Sperry and Charles L. Carson, architects.
Interior View in Clubhouse, Pittsburgh, Pennsylvania. Longfellow, Alden & Harlow, architects.
Third Presbyterian Church, Rochester, New York. Orlando K. Foote, architect. A plate showing detail of an entrance is also given.
Photogravure Plate. Residence for S. Brandt Walker, Chicago. Charles S. Frost, architect.

PHOTOGRAVURE PLATES.

Issued only with the Photogravure edition.

Detail of Entrance, Philadelphia. Cope & Stewardson, architects.
Interior View, Residence in Philadelphia. Wilson Eyre, Jr., architect.
Cass Avenue M. E. Church, Detroit, Michigan. Malcomson & Higginbotham, architects.
View in Library, Residence of C. L. Stevens, Detroit, Michigan. Mason & Rice, architects.
The Detroit Club, Detroit, Michigan. Wilson Eyre, Jr., and John Scott & Co., joint architects.
Front View, Residence of John W. Pepper, Jenkintown, Pennsylvania. Wilson Eyre, Jr., architect, Philadelphia. A plate of rear view is also given.

NEW PUBLICATIONS.

INDOORS. By Samuel How. New York: Warren, Fuller & Co.

This volume, of some thirty-eight pages, profusely illustrated with as many full-page plates, is a welcome addition to the literature of interior decoration. The author first presents a strong plea for the truly artistic in decoration, in contradistinction to the merely vulgar, original or unique without regard to established methods. To obtain classic forms it is absolutely necessary to resort to the models of the old world. Not that there is any intrinsic excellence in a style that is foreign because it is foreign, but because from very force of their study of the best periods of classic times the foreign, especially the French, instinct is keener than our own, and they are, therefore, perforce leaders of fashion.

Wall papers have been universally chosen for wall decorations because there is yet to be found an effect or design which cannot readily be produced on paper. Then, the design once completed, the mechanical methods of production place the best decorations within the means of the humblest citizen. But how is the average purchaser to select the proper design? Much depends on circumstances; the character of the furnishings of his rooms; the exterior conditions, such as light and surroundings; the walls themselves, whether high or low, roomy or contracted. The best, in fact the only safe course is to secure the assistance of some practical man in the wall paper business, who will guide the selection

in every detail. What is true of walls, is also true of ceilings, floors and woodwork. The advice of a practical artist is well-nigh indispensable. Messrs. Warren, Fuller & Co. not only design and manufacture wall decorations, for which they received the highest possible award at the World's Fair, but they also fully cover all the other allied features of house decoration and furnishing.

BUILDING OUTLOOK.

OFFICE OF THE INLAND ARCHITECT,
March 10, 1894.

All of the statistics relating to trade industry and railroad traffic for the past sixty days indicate a falling off in the volume of business as compared to same time last year of about twenty-five per cent. Selling prices for staple products and raw materials have all declined, some as much as twenty-five per cent. The rate of wages has also declined and compensation in nearly all lines has suffered a serious though in the long run profitable depreciation. Measured by what money will buy, the country is not as bad off as it imagines itself to be. Society is readjusting itself to new conditions. Trade is shaping itself to fit new environments. Financial and commercial management is recognizing that new problems and new conditions and new exigencies are to be met. Hence the commotion, depression, suffering and reorganization. No this or that is responsible for things as they are. The recuperative agencies are within the body politic, and they will in due time assert themselves. Already there is a better feeling in trade and manufacturing circles, and the improvement will probably continue. The restriction of production has not been an unmixed evil; values have been readjusted. The necessity of some positive, fixed, and, within certain limits, unchangeable policy by the government with reference to our industries has been sadly emphasized. Whether the country is to get to understand itself is another thing. Politicians must have their fun and their material for fighting; but if the people could have their way they would put some sort of a stop to this ceaseless and profitless disruption of business and business interests. Manufacturing and building prospects continue to improve. One very important factor in the situation is the introduction of trolley lines. Real estate agents and builders in many large cities have lately expressed the belief that there will be a pronounced and permanent impulse given to suburban and rural building operations by this factor. In some respects it will be a stronger incentive than steam roads. Already, even in the present abnormal condition of things, real estate has advanced in some cities, and certain it is that extensive building operations are being matured, based upon the building of trolley lines. But apart from this there are many healthful influences at work, but very few anticipate a sweeping revival of business. All lines of activity will be extended slowly. Speculative ventures will be largely eliminated. Capital awaits call. Cost of material, labor and transportation have been reduced. Conditions are favorable for greater activity, but people must see their pathway pretty well cleared of footfalls and uncertainties. In the building trades preparations are being very widely and industriously made for an early opening of the spring trade, and it is hardly probable that there will be a disappointment.

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.

Chicago, Ill.—Architect H. M. Hansen: For Jacob Levy, on the northeast corner of Sedgewick and Schiller streets, a four-story store and flat building; 66½ by 90 feet in size; to have two fronts of pressed brick with stone trimmings, interior work to be done in oak and clear pine, have the modern sanitary plumbing, mantels, electric and gas fixtures, etc.; cost about \$40,000. For Tony Bruggestadt, at 47 Florimond street, a three-story and basement apartment house, 25 by 82 feet in size; to be of blue Bedford stone front; every second course tooled finish; the interior will be finished in oak, have first-class plumbing fixtures, gas and electric fixtures, mantels, etc.; cost \$15,000.

Architect Theodor Karls: For K. G. Schmidt, at the corner of Austin and Rees streets, a three-story store and flat building, 101 feet front and 47 feet deep; to be of pressed brick and stone on two fronts; have all the modern sanitary improvements; cost about \$20,000.

Architect Julius H. Huber: For J. Moerschbecker, at 311 Rush street, a three-story flat building, 24 by 60 feet in size; to be of stone front, have modern plumbing, mantels, gas fixtures, etc. For Charles E. Pain, at Burling street, a three-story flat building; 24 by 60 feet in size; to be of stone front, have hardwood finish, mantels, etc.

Architect George Grussing: For P. O'Mahara, on Monroe and West Forty-second streets, a two-story flat building, 22 by 58 feet in size; to be of pressed brick and stone front, have the modern plumbing, mantels, gas fixtures, bells, speaking tubes, etc. For Mrs. D. Fitzgibbon, on the corner of Twelfth street and Albany avenue, a three-story hall building, 42 by 90 feet in size; to have two fronts of stone and pressed brick, gas fixtures, etc. For Oscar Engwall, at 1934 Walnut street, a two-story flat building, 24 by 70 feet in size; to be of stone front, have hardwood finish and mantels, gas fixtures, bells, tubes, etc.

For Eugene King, on Turner avenue near Twelfth street, a two-story flat building, 24 by 56 feet in size; to have a stone front, all improvements, interior in hardwood, etc. For Conrad Knoche, at 16 Whipple street, a three-story and basement flat building, 24 by 58 feet in size; to be of stone front, have all the modern and sanitary improvements.

Architect Joseph Bettinghofer: For Mrs. Mary Faber, at 156 Hudson avenue, a three-story and basement flat building, 22 by 54 feet in size; to be of pressed brick and stone front, have all the sanitary improvements, brick bays, mantels, gas fixtures, etc.; cost \$5,500.

Architect W. L. Klewer: For John O'Connor, a three-story residence, 25 by 67 feet in size; to have a handsomely designed stone front, hardwood interior finish and mantels, the modern sanitary improvements, etc. For Thomas Cummings, on Berton street near Perry, a two-story residence, 26 by 46 feet in size; to be of frame with stone basement, have hardwood interior finish and mantels, gas and electric fixtures, etc. For R. W. Gronow, at Ravenswood, a two-story frame house with brick basement, hardwood finish, the sanitary plumbing, mantels, gas and electric fixtures, etc.

Architect W. J. Van Keuren: For H. B. Waterman, at Oak Park, a two-story frame residence, 27 by 52 feet in size; to have a stone basement, the sanitary plumbing, electric light, hardwood interior, mantels, etc. For Davis & Johnson, at Oak Park, a two-story residence and a two-story and basement store and flat building, 50 by 75 feet in size; to be of pressed brick and stone fronts, have hardwood interior finish and mantels, all the modern plumbing, fixtures and electric light.

Architects Marston & Hotchkiss: Will begin work very soon on a three-story apartment house, 57 by 66 feet in size, to be built on Wabash avenue near Fifty-third street, for Thomas Gaynor; it will have a pressed brick and stone

front, oak interior finish, mantels, all the modern sanitary conveniences. For S. B. Barchard, at Kankakee, a two-story residence; to be of frame with stone basement, have hardwood finish and mantels, the best of plumbing, heating, etc. Also ready to start work on the three-story apartment house, 50 by 65 feet in size, to be erected at Fifty-fifth street boulevard, for Jerome P. Bowes; it will have a pressed brick and stone front, all the modern plumbing fixtures, electric light, steam heating, etc.

Architect J. W. Ackerman: For A. Levy, at 5156 Wabash avenue, a three-story flat building, 25 by 73 feet in size; to be of stone front, have mantels, gas fixtures, modern plumbing, etc.

Architect H. D. Deam: For Edward Flynn, at 3422 Wallace street, a three-story flat building, 22 by 46 feet in size; to be of pressed brick and stone front, have plumbing, mantels, gas fixtures, etc.

Architects Kleinpell & Borst: For W. C. Foley, on the southeast corner of Grand boulevard and Boulevard place, a three-story and basement residence, 34 by 75 feet in size; to have a front of stone and pressed brick, hardwood interior finish and mantels, the best of sanitary improvements, electric light, hot-water heating, etc.

Architect R. B. Powell: For S. M. Bloss & Co., eight two-story frame houses, to be erected at Melrose Park; they will have stone basements, modern plumbing, etc.

Architect Arthur Foster: For C. M. Cook, at 4444 St. Lawrence avenue, a three-story and basement flat building, 24 by 82 feet in size; to have a stone front, hardwood interior finish and mantels, all improvements.

Architects Bosworth & Hunt: Made plans for the one-story building, 63 by 32 feet in size, to be erected at Garfield Park; it will be of ornamental design, stone construction with tile roof, hardwood interior finish, etc. Also made plans for four two-story residences, to be erected at Riverside, for W. A. Havemeyer; to be of frame with stone foundations, have hardwood interiors, mantels, the modern sanitary appliances, electric light, etc.

Architect E. E. Snyder: For Alex McMullan, a three-story store and flat building, 25 by 107 feet in size; to be erected at Kedzie avenue near Lexington; the front will be of pressed brick and stone, the interior have hardwood finish and mantels, all the modern plumbing, gas fixtures, bells, speaking tubes, laundries, etc.

Architect W. A. Youmans: For P. H. Menecey, at Sixty-first and May streets, a two-story flat building, 125 feet front and 30 feet deep; to be of pressed brick and stone front, have hardwood finish, mantels, all the sanitary improvements, gas and electric fixtures, etc. For Charles H. Henry, at Chicago Lawn, three two-story frame flats; to have brick basements, plumbing, mantels, etc. For J. G. Thomas, at 737 Sixty-third street, a two-story store and flat building, 25 by 68 feet in size; to be of pressed brick and stone front, have all the sanitary plumbing, mantels, gas fixtures, etc. For the same owner, on La Salle street near Fifty-ninth street, a two-story flat, 32 by 68 feet in size; to be of frame with brick basement, have plumbing, gas fixtures, mantels.

Architect Thomas McCall: For A. B. Phelps, a two-story, basement and attic residence; to be erected at Evanston; it will be of pressed brick and stone front, have hardwood interior finish and mantels, modern plumbing, etc. For A. F. Wilson, at Morgan Park, a two-story, basement and attic residence; to have a stone front, hardwood interior finish, etc. For J. Downs, at Twenty-ninth and Wallace streets, a four-story store and building, 25 by 90 feet in size; to have a stone front.

Architects Ostling Bros.: For F. E. Kaer, at Wilson and Wolcott streets, Ravenswood, a two-story, basement and attic residence, 31 by 40 feet in size; to be of pressed brick and stone front, have slate roof, etc. Also a two-story, basement and attic double residence, 42 by 42 feet in size; to have a front of pressed brick and stone, hardwood interior finish and mantels, all the sanitary improvements, electric and gas fixtures, bells, speaking tubes, laundries, furnaces. For Gus Sampson, on Melrose street between Evanston avenue and Halsted street, a three-story and cellar flat building, 27 by 76 feet in size; to have a stone front, hardwood finish, mantels, gas fixtures, the sanitary plumbing, steam heating, etc. For James O'Toole, on Racine avenue between Center street and Garfield avenue, a three-story and basement flat building, 23 by 56 feet in size; to be of pressed brick and stone front, have all the sanitary improvements, gas fixtures, mantels, etc.

Architects Fry & Cunningham: For Eugene Brown, at Calumet avenue and Forty-fifth street, a three-story and basement double flat building, 50 by 70 feet in size; to have a handsome stone front, hardwood finish and mantels, all the sanitary improvements, laundries, bells, speaking tubes, steam heating, electric light; the foundations are now being put in. For A. B. Camp, three two-story residences, to be erected at Champlain avenue and Sixty-fifth street; the fronts will be of pressed brick and stone, the interiors to be finished in hardwoods and have mantels, gas fixtures, all the modern plumbing, etc.; also made plans for a three-story apartment house, 50 by 75 feet in size; to be erected on Indiana avenue and Forty-fourth street; the front will be of stone and pressed brick, the interior to be finished in hardwood, have mantels, gas fixtures, electric wiring, etc.

Architects Kley & Lang: For John Birst, on Hoyne avenue near Jane street, a two-story flat building, 22 by 52 feet in size; to be of pressed brick and stone front, have all the sanitary improvements, mantels, etc. For F. Kaufmann, on Center avenue near Milwaukee avenue; a two-story flat building, 22 by 52 feet in size; to be of pressed brick and stone front, have plumbing, mantels, etc. For Otto F. Scheunemann, on Belmont avenue and State court; a two-story basement and attic residence, 30 by 67 feet in size; to have a stone front, hardwood interior finish and mantels, the modern plumbing, etc.

Architect A. G. Ferree: For N. De Long, a three-story store and flat building, 54 by 57 feet in size; to be erected at Sixty-ninth street near Stewart avenue; it will have a front of pressed brick with stone trimmings, hardwood finish and mantels, all the modern sanitary arrangements, gas fixtures, etc. For John Schram, a three-story store and flat building, to be of pressed brick and stone front, have all the modern improvements, mantels, bells, tubes, heating, etc. For Louis Maurer, on Wright street between Seventy-first and Seventy-second streets, a two-story house, to have a front of pressed brick with stone trimmings; bathrooms, closets, washbowls, mantels, gas fixtures, furnaces, laundries.

Architect E. D. Robbins: For T. E. Gunn, a three-story flat building, 25 by 64 feet in size; to be erected at Fulton street near Homan avenue; it will have a blue Bedford stone front, hardwood interior finish and mantels, all the modern sanitary plumbing, gas fixtures, laundries, furnaces, etc.

Architect Swen Linderoth: For T. Boldenweck, at 724 Sixtieth street, a two-story, basement and attic residence, 28 by 48 feet in size; to have a buff Bedford stone front, hardwood interior finish and mantels, gas fixtures, laundry fixtures, stained glass, cement basement, etc.

Architect Jules De Horvath: For A. Loeb, a three-story store and flat building, 55 by 75 feet in size; to be erected at the corner of Canal street and Archer avenue; it will have a very handsomely designed front of stone and pressed brick; ordinary interior finish, water closets, sinks, boilers for kitchens; cost \$25,000. Same architect has just sent out plans for seven two-story basement and attic residences, to be erected at Cleveland, for C. Davis; they will be of very neat and attractive designs and have stone fronts, hardwood interior finish and mantels, the best of modern plumbing, electric fixtures, all the laundry fixtures, heating, etc.; they will cost about \$5,000 each.

Architects Handy & Cady: For Mrs. Johanna Anderson, a two-story store and flat building, fronting 188 feet on Indiana avenue, 40 feet on Twenty-second street, and 210 feet on Cottage Grove avenue; to be of pressed brick and stone, have hardwood interior finish, mantels, all the modern plumbing arrangements, etc.

Architects Hallstrom & Peterson: For W. C. Rogers, corner of Halsted street and Wrightwood avenue, a three-story store and flat building, 28 by 50 feet in size; to have a front of pressed brick and stone, the modern sanitary improvements, hardwood interior finish, and mantels, gas fixtures, laundry fixtures, furnaces, bells, speaking tubes, electric wiring. For Alfred Holt, at 1467 Roscoe street, a three-story and basement flat building, 22 by 56 feet in size; to be of pressed brick and stone front, have all the modern plumbing, hardwood interior and mantels, gas fixtures, etc.

Architect George S. Schubert: For Messrs. Feist & Schulhoff, a four-story and basement store and flat building, to be erected at the corner of Lincoln avenue and George street; it will be of pressed brick and stone on both streets, having 50 feet frontage on each; the interior will be finished up in pretty good shape, and have mantels, gas fixtures, the modern open plumbing, etc.; the

foundations are now being put in, and the building will be ready for May renting. For John Buehl, a three-story and basement flat building, 24 by 56 feet in size; to have a front of pressed brick with buff Bedford stone trimmings; the interior to have the modern finish, mantels, gas fixtures, bells, tubes, furnaces, etc. For W. C. Rubie & Bro., a one-story warehouse addition, 75 by 112 feet in size, and a four-story building, 25 by 112 feet in size; to be erected at Sheffield avenue facing Lill avenue; it will be of pressed brick and stone front, and have all the modern interior conveniences. For Dr. Massman, a two-story, basement and attic residence, 28 by 34 feet in size; to be of frame construction, have stone basement, hardwood interior finish, mantels, the modern plumbing, electric and gas fixtures, laundry arrangements, hot-water heating, etc.

Architects Newman & Demoney: For W. H. Rife, a three-story double flat building, 50 by 70 feet in size; to be erected at Seventy-first and Honore streets; it will be of pressed brick and stone front, have all the sanitary plumbing, hardwood interior finish and mantels, electric and gas fixtures, laundry fixtures, etc. For Mrs. G. Nicolas, a three-story flat building, 50 by 90 feet in size; to be erected at Evanston avenue and Francis street; to be of pressed brick and terra cotta front, have gas fixtures, steam heating, electric wiring, mantels, hardwood finish, laundries, etc. For J. P. Hurter, at Edgewater, a two-story flat building, 25 by 60 feet in size; of very pretty design; to be of frame construction, with stone basement, have electric and gas fixtures, mantels, laundry fixtures, hardwood finish, cement basement, etc. For J. W. Rawlings, at Riverside, a two-story, basement and attic residence, 25 by 52 feet in size; to be of frame construction with stone basement, have all the sanitary open plumbing, mantels, electric fixtures, furnace, etc.

Architect Joseph P. Hettinger: For William Morgan, at the corner of Sheffield avenue and Garfield avenue, a double apartment house, 52 by 55 feet in size; four stories and basement; to have a handsome front of stone and pressed brick, all the modern sanitary improvements, mantels, steam heating, gas fixtures, hardwood finish, laundries. Also made plans for a three-story and basement flat building, 23 by 55 feet in size; to be erected at Newport avenue near Clark street; to be of light colored pressed brick, with buff Bedford stone trimmings, have all the modern sanitary plumbing, mantels, electric and gas fixtures, laundries, hardwood finish. Also got out drawings for a three-story flat building, 22 by 55 feet in size; to be erected at Burling street near Fullerton avenue; to be of pressed brick and stone front, have all the sanitary appliances, mantels, gas fixtures, etc.; the foundations are now being put in. Also made plans for a two-story frame residence, 23 by 64 feet in size; to be erected at Dunning street near Sheffield avenue; to be of stone basement, have all the necessary plumbing, mantels, gas and electric fixtures, laundry fixtures, furnaces, etc.

Architects Dixon & Brookes: For J. P. and A. S. Thomas, a two-story store; L shape; 25 by 100 and 30 by 75 feet in size; to be of iron, glass and common brick; to be erected on the southeast corner of Fifth avenue and Thirty-first street.

Architect Julius Speyer: For Frederick Latham, a five-story warehouse, 50 by 125 feet in size; to be of pressed brick and stone front; to be erected on 42 to 44 North Peoria street.

Architect J. M. Hoskins: For G. H. Whidden, a five-story and basement apartment house, 66 by 104 feet in size; to be erected at Dearborn street, near Nineteenth street; to be of pressed brick, stone and terra cotta front, have hardwood finish, all the modern plumbing, gas and electric fixtures, steam heating, etc.

Architect C. M. H. Vail: For R. J. Bennett, a two-story flat building, 54 by 60 feet in size; to be erected on Bertan street near Paulina street; to be of pressed brick and stone front with copper bays; the interior to be finished in oak, have hardwood mantels, gas fixtures, laundry fixtures, all the sanitary plumbing, heating, etc. For Mrs. De Pue, at Summerdale, a two-story frame flat building, 35 by 70 feet in size; to have a stone basement, the sanitary improvements, oak interior finish, mantels, gas fixtures, etc. For D. G. Fuller, a two-story basement and attic residence, to be erected on Leland avenue near Wright street; to be constructed of common brick with stone trimmings, have oak finish, mantels, gas and electric fixtures, etc. For T. A. Lawson, a two-story, basement and attic frame residence, 32 by 46 feet in size; to be erected at Rogers Park; to have a stone basement, oak interior finish, all the sanitary plumbing, gas fixtures, etc. Also making plans for two two-story houses and two two-story flat buildings, to be erected at Evanston; to be of frame with stone basements.

Architect Frederick Fochringer: For Joseph Teufel, a four-story store and flat building, 25 by 70 feet in size; to be erected on Wells street near North avenue; to be of stone front, have hardwood finish, all the sanitary plumbing, gas fixtures, mantels, furnaces, etc.

Architect C. S. Corwin: For H. G. Mitchell, at Racine, Wisconsin, a two-story basement and attic residence, 50 by 50 feet in size; to be of stone basement and first story, have the interior finished in oak, birch and maple; will put in electric light, hot-water heating, the modern plumbing, etc.

H. L. Wheatley will build on the southwest corner of Commercial avenue and Addison street, a three-story flat building, 25 by 75 feet in size; to be of pressed brick and stone front, have the modern plumbing, mantels, gas fixtures.

Architect F. L. Wright: For F. R. Bagley, at Hinsdale, Illinois, a two-story, basement and attic residence, 42 by 40 feet in size; to be of frame with stone basement, have hardwood interior finish, the modern plumbing, gas fixtures, etc. Also for George W. Blossom, a summer cottage, to be built at Manitou.

Architect Theodore Lewandowski: For O. Bauer, on Oakdale avenue, a three-story flat building, 25 by 70 feet in size; to have a stone front, all the modern sanitary plumbing, gas fixtures, etc. For J. P. Behrens, a three-story residence, 30 by 70 feet in size; to be erected on Oakdale avenue near the lake; it will have a handsomely designed stone front, hardwood interior and mantels, all the modern improvements, electric light, steam heating, etc. For Louis Hummel, a three-story flat building, 22 by 64 feet in size; to be erected at Wellington avenue; to be of stone front, have all the improvements, gas fixtures, steam heating.

Architect Ira C. Sax: For D. W. Richardson, a three-story flat building, 22 by 50 feet in size; to be erected on Baxter street near Noble avenue; to be of pressed brick and stone front, have all the plumbing improvements, mantels, gas fixtures, laundry fixtures, etc. For John M. Secrist, a two-story flat building, 37 by 43 feet in size; to be erected on Seventy-second street near the Illinois Central Railroad; to be of pressed brick and stone front, have the plumbing improvements, mantels, etc. Also made plans for a four-story and basement flat building, 43 by 50 feet in size; to be erected on Fifty-second street; to be of pressed brick and stone front, have mantels, gas fixtures, hardwood finish, heating, laundry fixtures, etc. Also made plans for a two-story double flat building, 52 by 50 feet in size; to be erected on Washington boulevard; to be of pressed brick and stone front, have all improvements, electric light, steam heating.

Architects Shipley & Jones: For Mrs. Tillie M. Carver, a three-story flat building, 48 by 60 feet in size; to be erected on Burling street near Wrightwood avenue; it will have a front of brownstone and pressed brick, all the sanitary improvements, mantels, gas fixtures, furnaces.

Architect George Beaumont: For Messrs. Parsons & Meyers, on the southwest corner Emerald avenue and Forty-fifth street, a three-story and basement flat building, 100 by 70 feet in size; to be of pressed brick and stone front, have all the modern plumbing arrangements, mantels, gas fixtures, electric wiring, steam heating.

Architect Paul S. Lietz: For Patrick Ryan, at 491 North Clark street, a four-story and basement store and flat building, 25 by 54 feet in size; to be of brick and stone.

Architects J. P. & J. P. Doerr: For John Peters, a three-story and basement flat building, 22 by 68 feet in size; to be erected at Wabash avenue between Forty-second and Forty-third streets; to be of stone front, have hardwood finish, gas fixtures, mantels, furnaces, etc.

Architect Perley Hale: For R. H. Jones, a four-story and basement warehouse, 48 by 100 feet in size; to be erected at 64 Swift place; to be of pressed brick and stone front. For H. B. Elliott, two three-story and basement residences, 50 by 47 feet in size; to have stone front, hardwood finish, all the modern sanitary plumbing, gas fixtures, steam heating; to be erected on the corner of Forty-first street and Vincennes avenue. For F. W. Traynor, at 5400 Dearborn street, a three-story flat building, 42 by 58 feet in size; to be of stone and pressed brick front, have all the modern plumbing, mantels, etc.

Cincinnati, Ohio.—Reported by Lawrence Mendenhall. There is nothing new in the way of business to report this month. As expressing my own personal opinion as to the outlook, I would predict a reasonably busy season. Money that has been hidden away in the toe of some old stocking, or perhaps placed in the bureau drawer, is beginning to circulate again. Prices of material are lower than last season in many lines, and my advice, given for what it is worth to owners, is to build this season and save money. Not only would they save money, but also keep many hands and much capital employed. Our building inspector is much pleased over his January and February reports on the building operations.

Architect W. W. Franklin: Has drawn plans for a residence for H. M. Rossiter (Overmann Carriage Company), Cincinnati; materials: frame, shingle roof, furnace, grates, mantels, blinds, stained glass, gas, plumbing, etc. Also, a similar dwelling for H. C. Lounsbury; cost \$5,000.

Architects Gianinni & Moorman report as follows: Plans for a flat building for E. M. Costello, Vine street near Sixth, Cincinnati; materials: pressed brick, stone trimmings, blinds, grates, mantels, gas, plumbing, etc.; cost \$12,000. Also, for H. C. Rosenbaum, Race street opposite George, a store and office building, five stories high; materials: iron, copper, plate glass, elevator, gas, plumbing, tin roof, etc.; cost \$20,000.

Architect H. E. Siter: Is busy on plans for an apartment house, and also a large office building; owner and cost not stated.

Architect William Martin Fischer: Has drawn plans for Henry Imorde, 891 West Sixth street, for a store and dwelling; materials: brick, stone, tin roof, grates, mantels, blinds, gas, plumbing; cost \$7,000.

Architect A. J. Bast: Has drawn plans for a large cold storage building for J. & F. Schroth; materials: brick, stone, tin roof; steam, etc.; it will be fitted with all modern conveniences and cost \$10,000.

Architect Jacob Reuckert: Has prepared plans for a store and flat building for Mrs. C. Nindisch, 176 West Liberty street; materials: pressed brick, iron, stone, gas, plumbing, blinds, grates, mantels, elevator, etc.; cost \$35,000.

Cleveland, Ohio.—Architects Lehman & Schmitt report: A brick and stone addition to the county courthouse of Cuyahoga county; to cost \$9,000.

Architect J. B. Shengle reports: A frame residence, 32 by 45 feet in size, for J. C. Rowland; slate roof, furnace, modern improvements; cost \$4,000. For E. L. Graves, a shingle roof and sides frame dwelling; first story plaster, furnace, grates, mantels, electric bells, and all modern improvements; cost \$5,000. For Charles Body, six one-story frame stores, at the corner of Payne and Willson avenues; gravel roof, plate glass fronts, 65 by 105 feet in size; cost \$5,000.

Architect George Steffens reports: A frame block of stores and apartments at the corner of East Prospect and Watkins streets, for F. C. Emde, 40 by 65 feet in size; three stories, slate roof, furnace, plumbing; cost \$6,000. For Dr. B. C. Duckwitz, a three-story brick store and apartment building, 30 by 80 feet in size, at the corner of Cedar avenue and Sago street; cost \$7,500.

Architect J. W. Russell reports: A new residence for William M. Lottridge on Bolton avenue; frame, 36 by 60 feet in size, slate roof, hardwood, furnace; cost \$3,500.

Architect W. M. Hall reports: An \$8,000 two-story brick block at the corner of Lorain street and Clark avenue, for F. C. Goodman; 60 by 90 feet in size; four stores and four tenements, with separate plumbing, gravel roof, furnaces; stock brick.

Detroit, Mich.—Architects M. L. Smith & Son: For Robert H. Brown, a two-story brick residence, on Second avenue near Alexandria avenue; cost \$8,000. For Mary A. Darrow, a two-story double brick residence, on High street near Park street; to cost \$6,500.

Architect Julius Hess: For Home of Feeble Minded, Lapen, Michigan, a brick building; cost \$50,000.

Architect E. C. Van Leven: For Charles Troester, two-story brick stores and residence flats; cost \$7,000.

Architect R. E. Raseman: For B. Armstrong, a two-story brick residence; cost \$8,500.

Architect T. C. Faulkinbaugh: For M. E. Church Society, Lapen, Michigan, a brick and stone church building; cost \$8,500.

Architect William Joy: For C. H. Michen, brick stores and residence flats; cost \$30,000. Also for the same, a two-story brick and stone residence, corner Woodward and Melbourne avenues; to cost \$20,000. For Mrs. Adda C. King, a two and one-half brick and stone residence, on Garfield and Woodward avenues; cost \$10,000. For Bennett Brothers, of Plymouth, Michigan, remodeling and addition to six-story building, corner Grand River avenue and Griswold street; cost \$20,000. For Robert J. Wilson, a four-story apartment building, brownstone and pressed brick; size 110 by 140 feet; cost \$75,000.

Architects Malcombson & Higginbotham: For School Board, a twelve-room brick and stone public school building, two stories; size 130 by 85 feet; on Military and Regular avenues; cost \$35,000. For the Detroit Museum of Art, a three-story brick addition to museum; cost \$20,000. For George Lowrie, a two-story double brick residence; cost \$12,000.

Architect J. E. Mills: For C. A. Wright, Ann Arbor, Michigan, three two-story frame residences; cost \$7,000. For Mrs. E. E. McFall, a two-story frame residence; cost \$5,500.

Architects Rogers & MacFarlane: For Leonard & Carter, a ten-story business block; cost \$45,000.

Architects Donaldson & Meier: For J. S. Farrand, remodeling wholesale drug house, recently burned; to cost \$15,000.

Kansas City, Mo.—Architect W. F. Hackney has prepared plans for the proposed new library building; to be two stories high and to cost \$125,000.

Architect W. C. Root: For Central College, Fayette, Missouri, a three-story college building; to be 96 by 125 feet in size; of pressed brick and stone; to cost \$40,000.

Architects Van Brunt & Howe: Have prepared plans for the new Navahoe office, to be built on the foundations of the old Winner building, 118 by 150 feet in size, three stories; to cost \$80,000.

Minneapolis, Minn.—Architects Long & Kees will now begin work on the courthouse; the building is to be six stories high, 300 by 300 feet in size; solid granite; to cost \$1,000,000.

Architect F. A. Clarke: For F. J. Linne, a three-story flat building, brick with stone foundations, 98 by 157 feet in size; to cost \$85,000.

Architect H. W. Jones: For Moore Brothers, a three-story apartment building, 100 by 100 feet in size; to cost \$30,000.

Architect J. E. Cooke: For E. J. Davis, a two-story residence, 29 by 53 feet in size; to cost \$3,000.

Omaha, Neb.—Architect Henry Voss: For J. J. Muller, a two-story factory, brick and stone; to cost \$12,000.

Pittsburgh, Pa.—Architect J. D. Evans: For the South Side Hospital Association, a three-story hospital, brick and stone, with slate roof; to cost \$43,000.

Architect J. E. Allison: For Mrs. J. Brown, a three-story brick hotel in Allegheny City; to have all modern improvements. Also a hotel, Allegheny City, Pennsylvania; cost \$8,000. Also double residence, Marchand street, Pittsburgh, for Robert McKay; cost \$9,000. Also double residence for F. Weibert & Bro., Hazlewood, Pennsylvania; cost \$7,000.

Architect A. Peebles has prepared plans for the reconstruction of the Pittsburgh Opera House building; it will have an additional three stories, the front to be of stone and terra cotta; the extra space will be used for store rooms and offices.

St. Louis, Mo.—Architect W. H. Hayes: For Hyde Park Congregational Church, a one-story brick church; size 67 by 100 feet; cost, \$25,000.

Architect C. F. May: For E. H. Dierker, a three-story flat building; size 45 by 64 feet; brick and stone; cost, \$8,000.

Architect J. L. Wees has prepared plans for L. D. Dozier, a three-story pressed brick residence, 60 by 72 feet; cost \$50,000.

St. Paul, Minn.—Architect E. P. Bassford: For Griggs & Foster, a six-story warehouse, brick and stone; size 200 by 100 feet; cost, \$150,000.

Architects Reed & Stern: For Ransom & Horton, a three-story store building, brick; size 100 by 50 feet; cost, \$20,000. For T. B. Scott, a three-story brick residence; size 40 by 64 feet; cost, \$35,000.



RESIDENCE, BOSTON, MASSACHUSETTS.



INTERIOR VIEW, CLUB HOUSE, PITTSBURGH, PENNSYLVANIA.
LONGFELLOW, ALDEN & HARLOW, ARCHITECTS.



THE EQUITABLE LIFE INSURANCE BUILDING, BALTIMORE, MARYLAND.

J. E. SPERRY AND CHARLES L. CARSON, ARCHITECTS.



HOUSE AT EVANSTON, ILLINOIS.



RESIDENCE, TORONTO, CANADA.

KNOX & ELLIOT, ARCHITECTS.

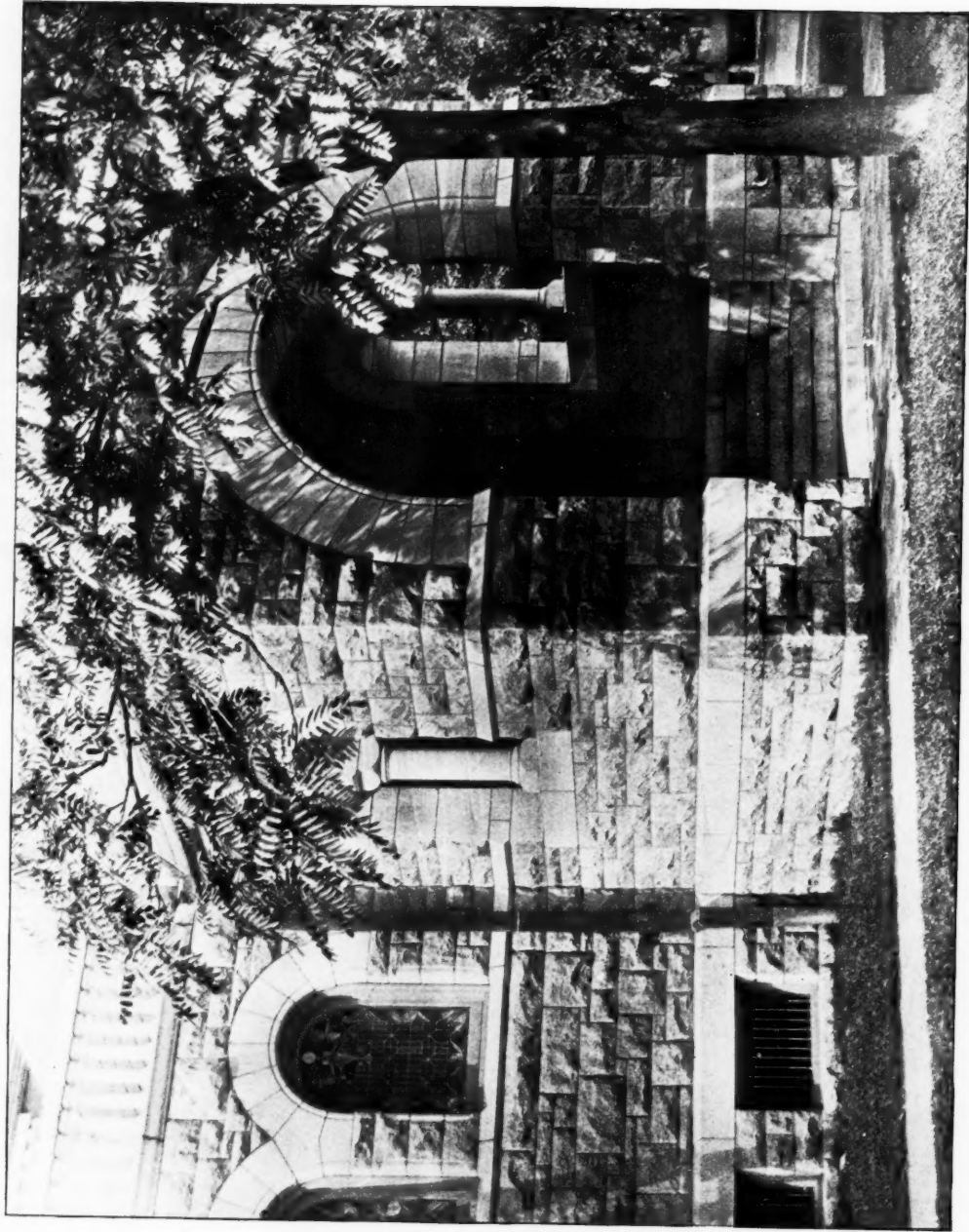


GREYLOCK APARTMENT BUILDING, CHICAGO.

W. M. WALTER, ARCHITECT.



RESIDENCE, ST. LOUIS, MISSOURI.
PEABODY, STEARNS & FURDER, ARCHITECTS.



DETAIL, THIRD PRESBYTERIAN CHURCH, ROCHESTER, NEW YORK.

ORLANDO K. FOOTE, ARCHITECT.



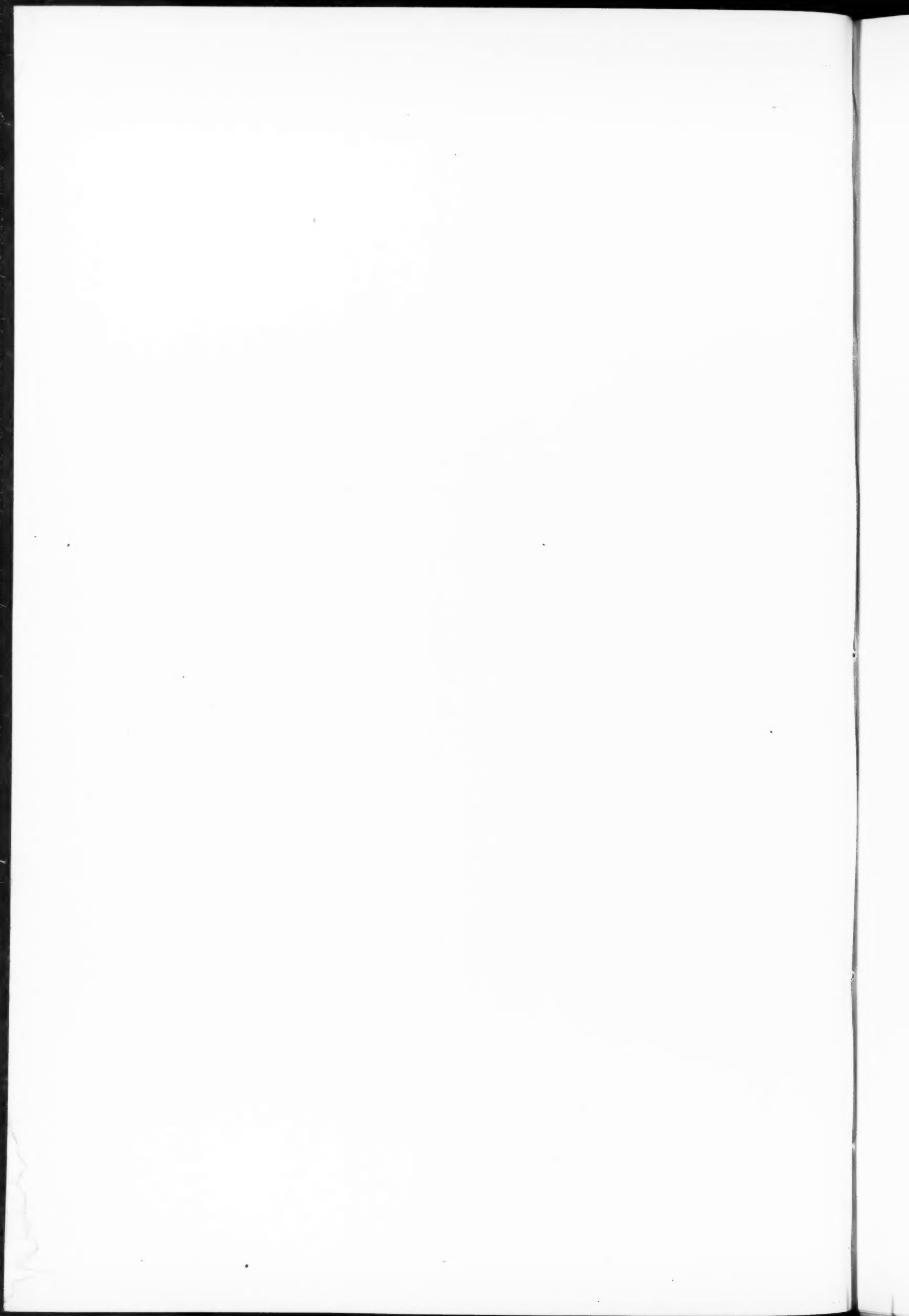
INLAND ARCHITECT PRESS.

RESIDENCE FOR S. BRANDT WALKER, CHICAGO.

CHARLES S. FROST, ARCHITECT.

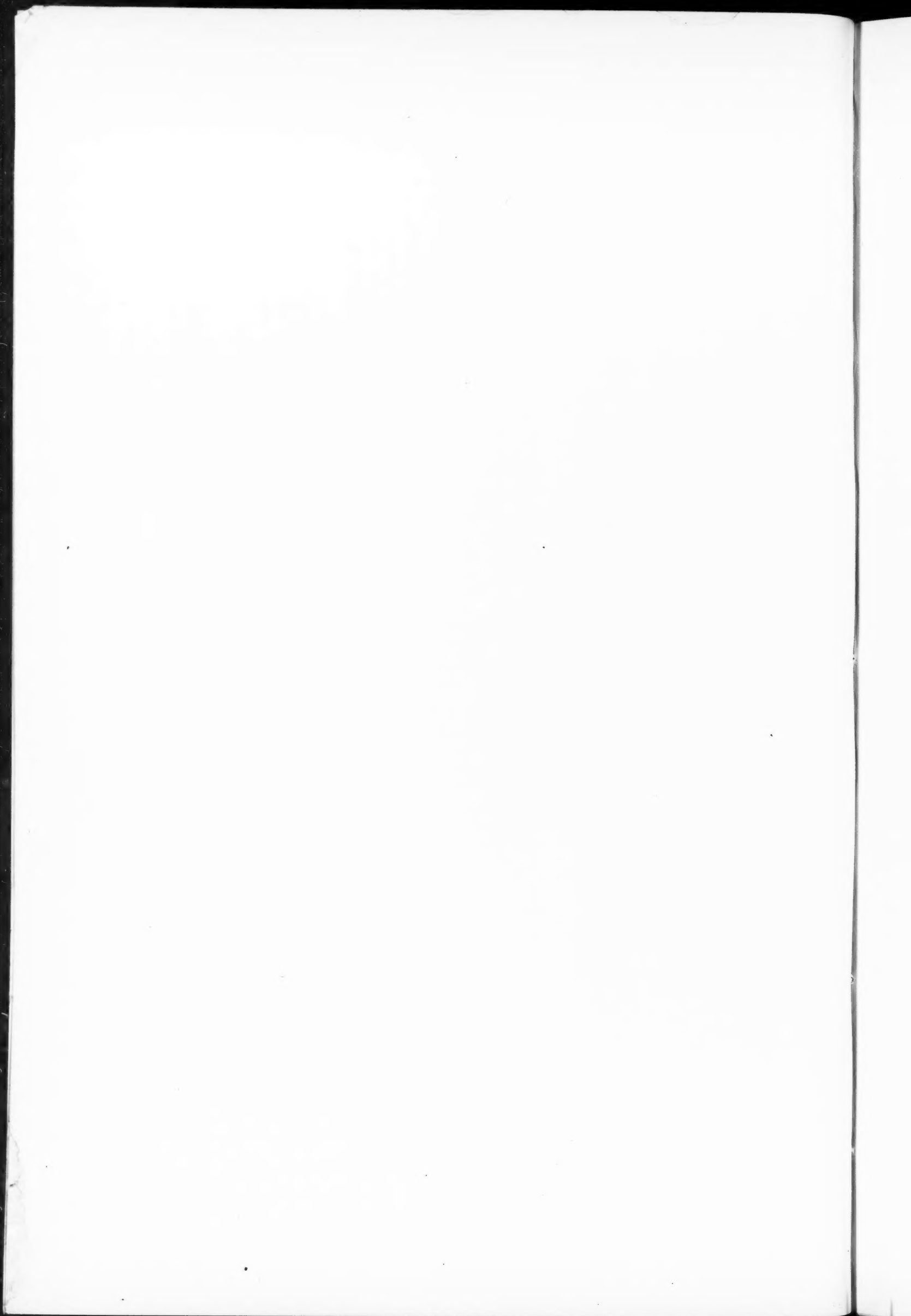


THIRD PRESBYTERIAN CHURCH, ROCHESTER, NEW YORK.
ORLANDO K. FOOTE, ARCHITECT.



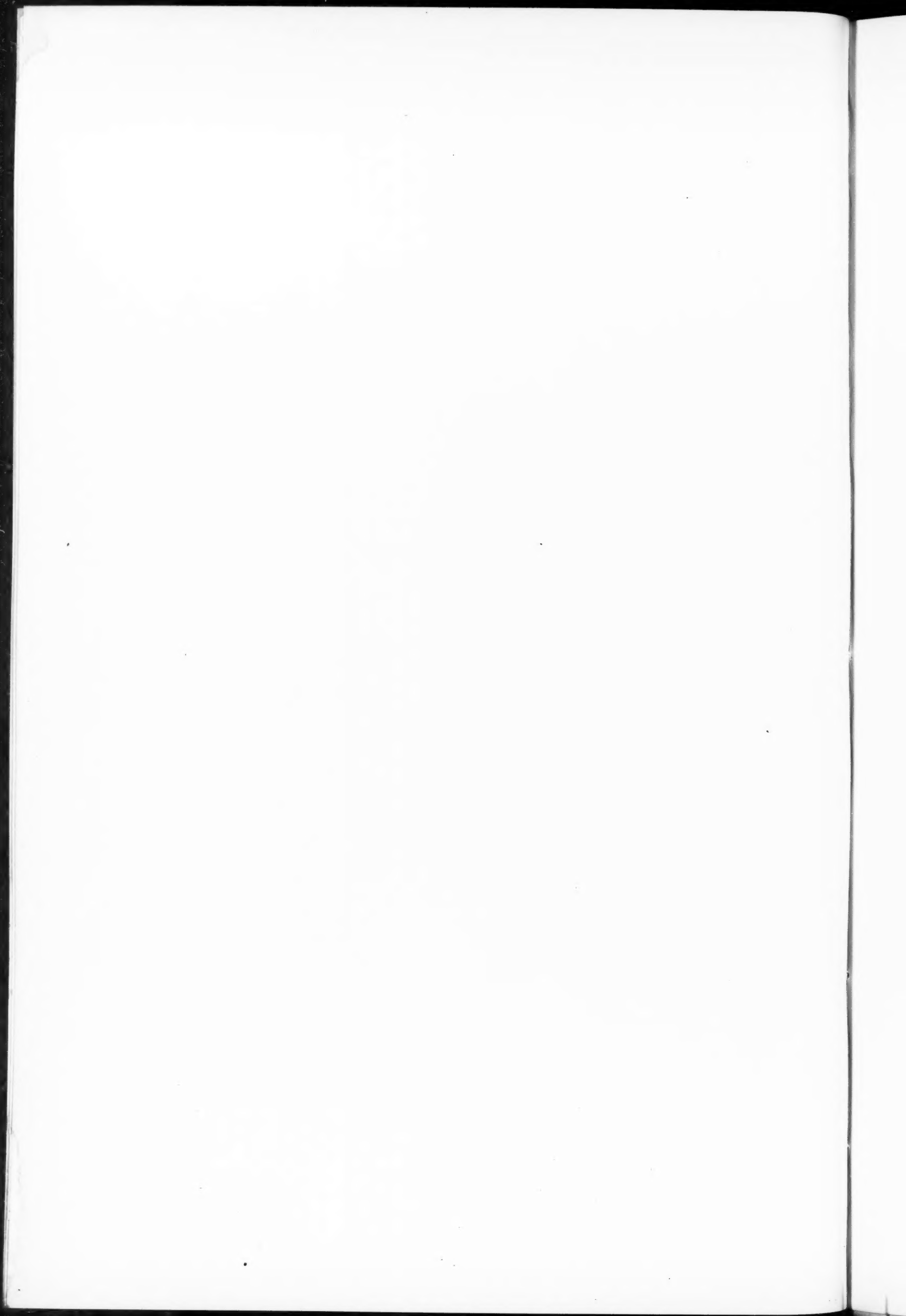


RESIDENCE, THOMAS NEIDRING, ST. LOUIS, MISSOURI.
BEINKE & WEES, ARCHITECTS.



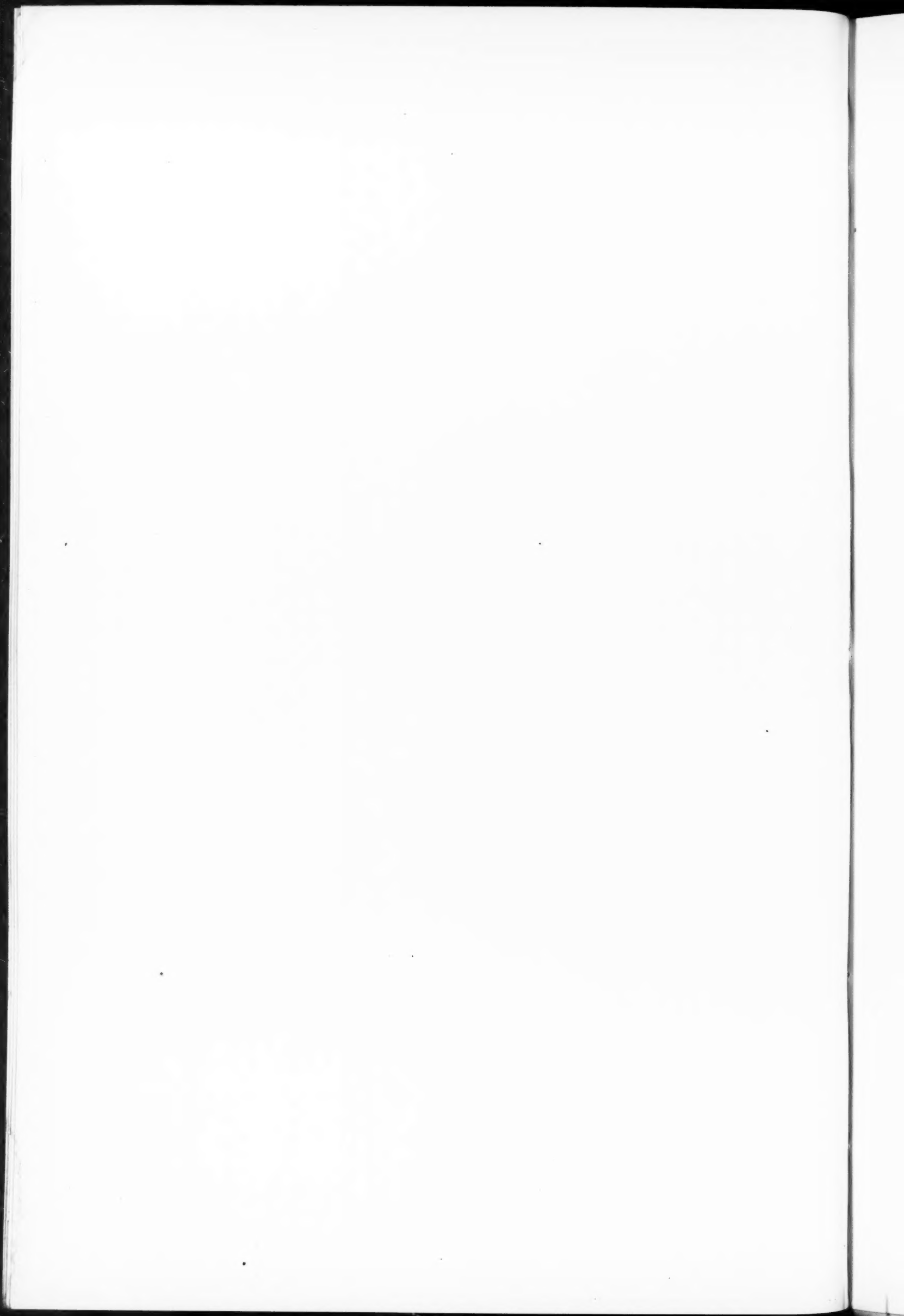


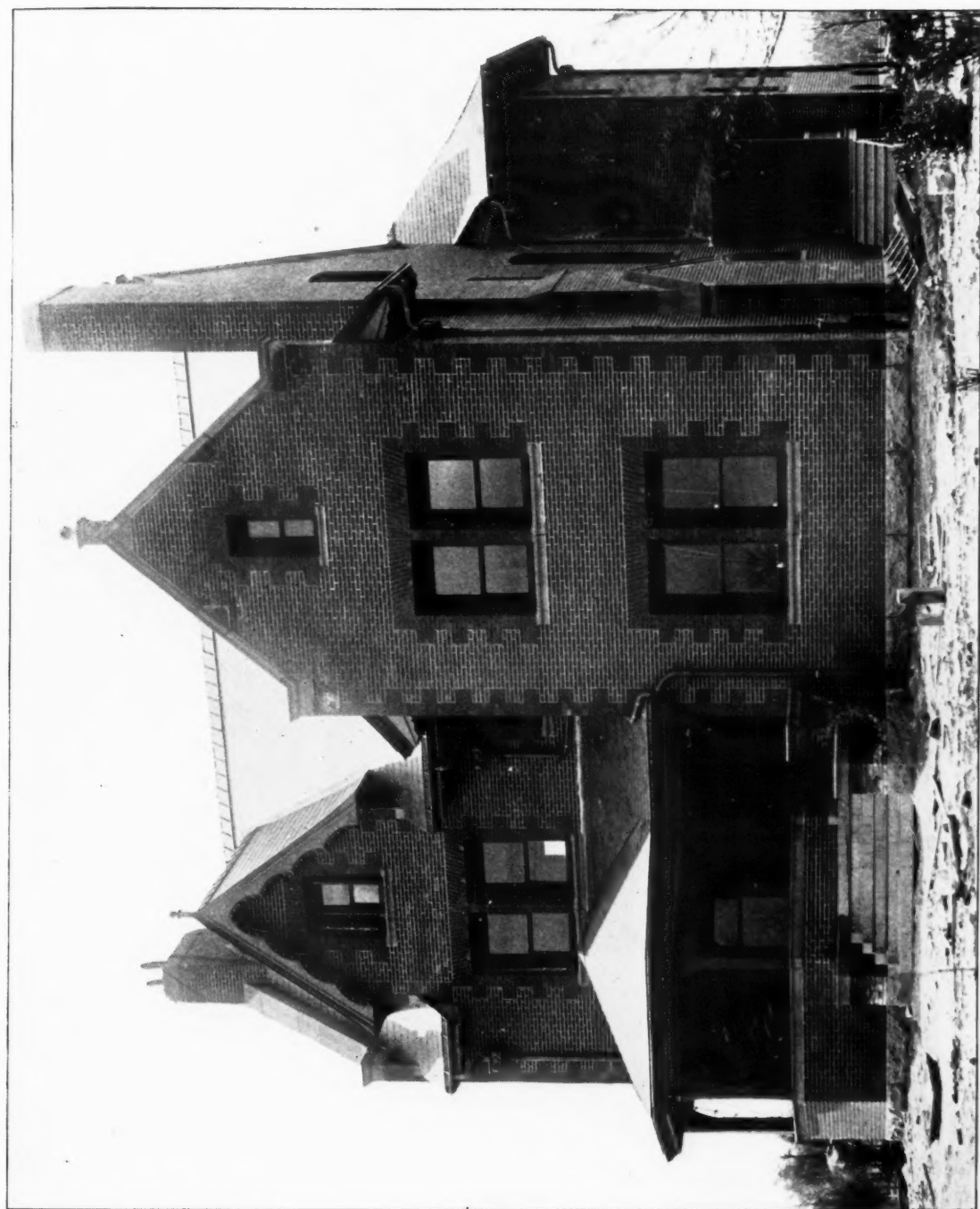
RESIDENCE OF J. P. MARSH, CHICAGO.
H. P. HARNED, ARCHITECT.



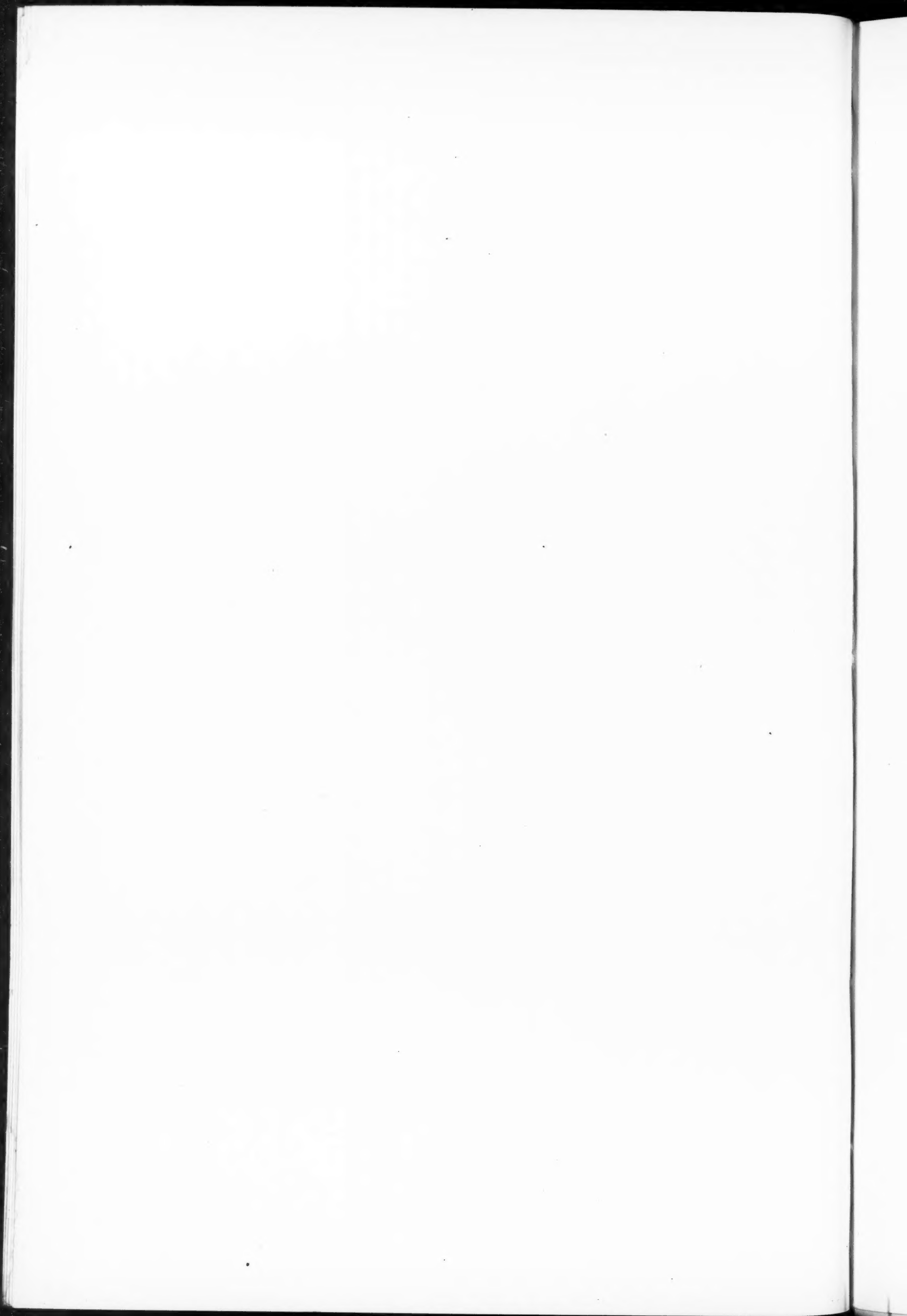


ENTRANCE, SEATTLE NATIONAL BANK.
JOHN PARKINSON, ARCHITECT, SEATTLE, WASHINGTON.





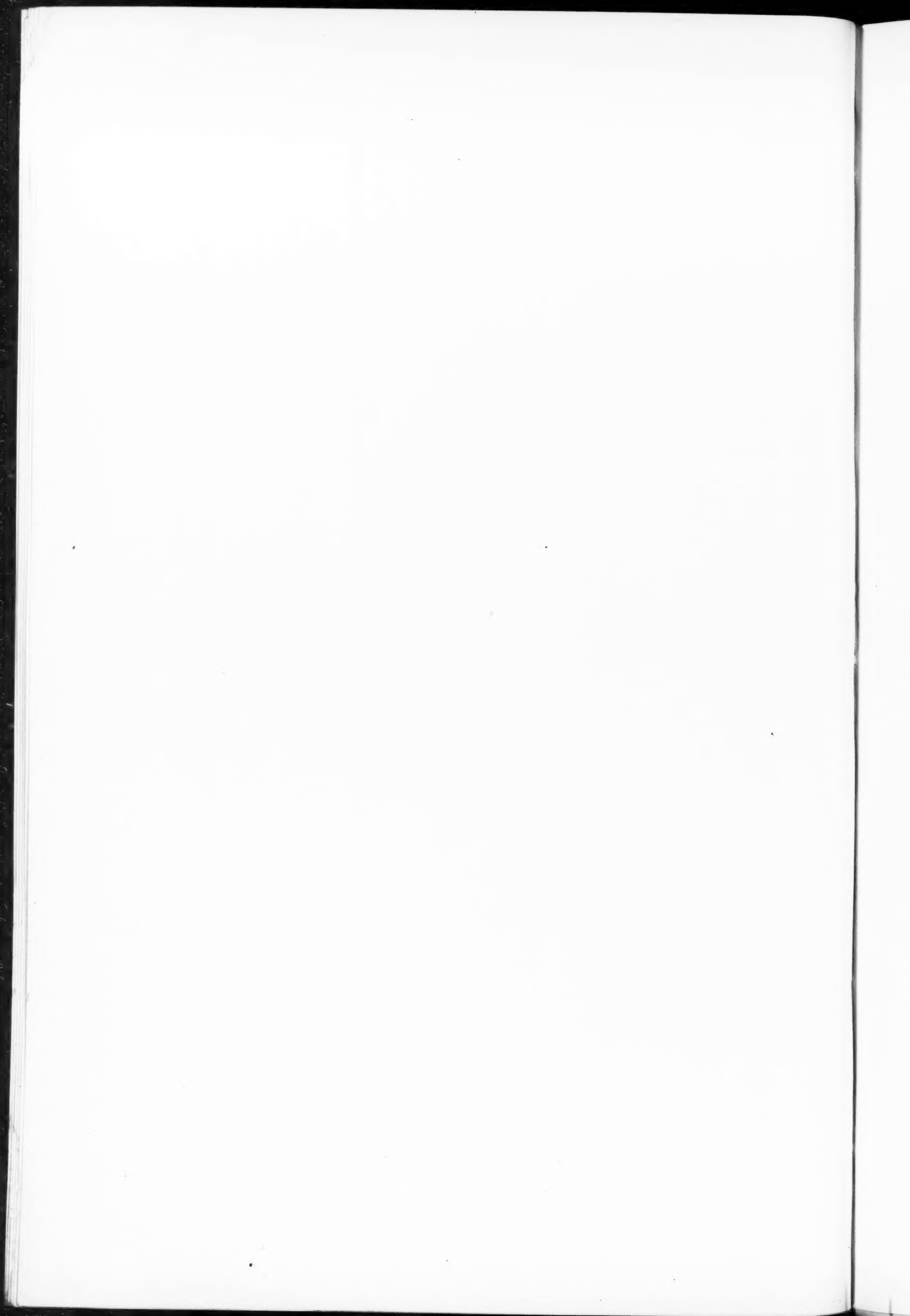
RESIDENCE OF J. N. DYER, ST. LOUIS, MISSOURI.
PEABODY, STEARNS & FURBER, ARCHITECTS.





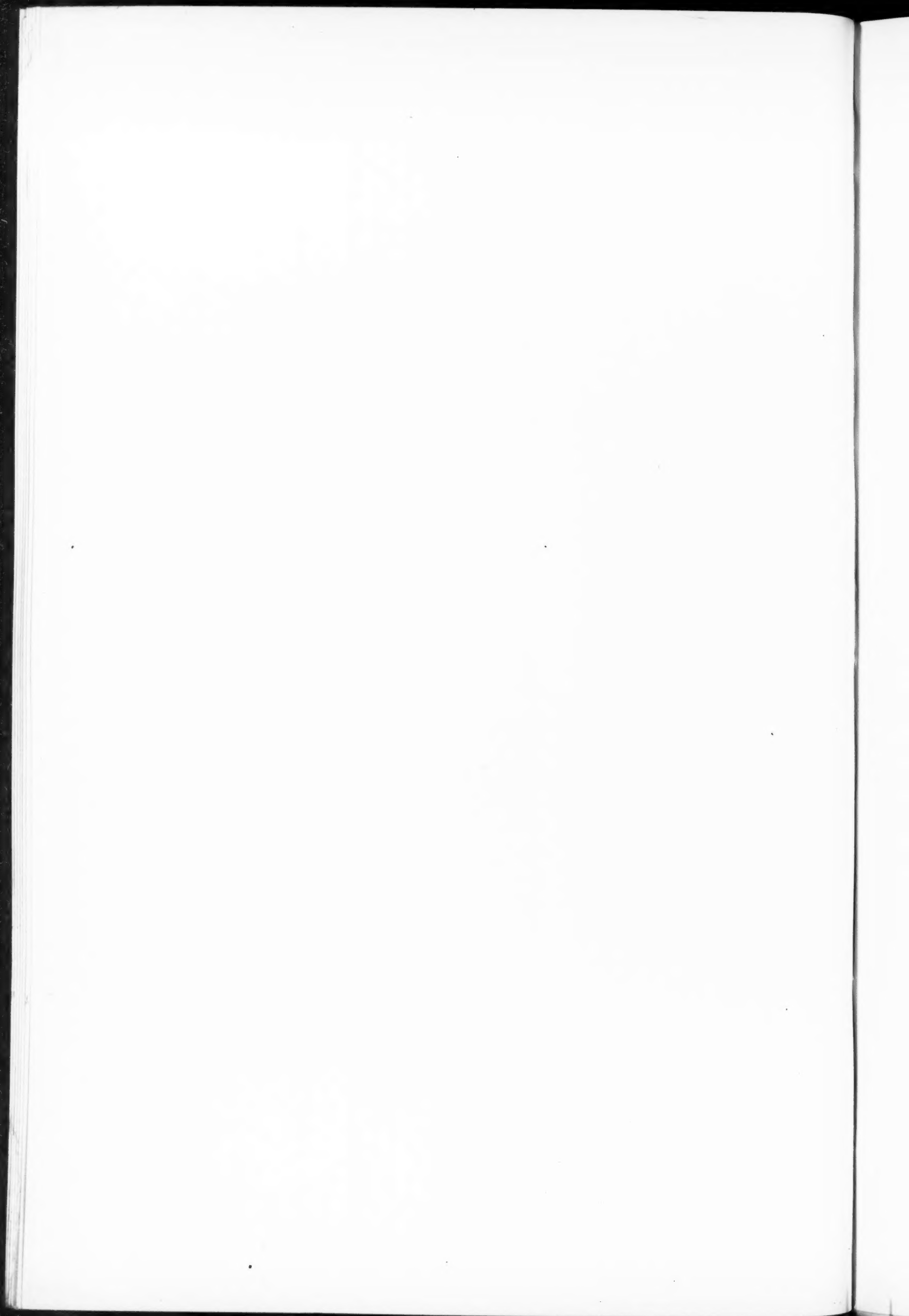
THE BAGLEY BUILDING, DETROIT, MICHIGAN.

DONALDSON & MEIER, ARCHITECTS.





PORCH, RESIDENCE AT BUFFALO, NEW YORK.
MARLING & BURDETT, ARCHITECTS.





VIEW OF RESIDENCE, BOSTON, MASSACHUSETTS.