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A New Minnesota State Capitol Competition.

The competition for a capitol building for the state of Minnesota, which has interested a portion of the profession east and west for the past year, has entered upon another and not unusual phase, that of the rejection of the drawings in the first competition and the establishment of another. The first competition programme was so defective in a number of its most important features from a professional and business standpoint that the number of reputable architects who entered drawings was surprising. These conditions were read carefully and their objectionable features pointed out and every architect who entered drawings knew of the conditions and the possible result, and now that they are all rejected and a new competition ordered one cannot see that anyone is to blame but those who took the extraordinary chances of failure both in credit and pocket that the scheme as advertised presented. Careful investigation shows plainly that the board of commissioners are not only honorable but intelligent men, who desire to see a work of superior merit accomplished in the designing and erection of their state capitol. Unfortunately, they have a legislature to deal with that, while perhaps neither better nor worse than the average of such bodies, has hampered them from the beginning. The conditions of the second proposition are not only the best the commissioners could obtain, but were secured after a most obstinate fight in which the commissioners stood nearly alone, and sustained at the risk of losing the entire appropriation for a new building. It is true that charges of bad faith have been made, but as far as we can see the letter of the first contract has been kept, and any failure or disappointment must lie at the doors of the legislature and not that of the commissioners. In the new proposition the conditions are so much improved that it is probable that a larger number of reputable architects will consider it advisable to enter than before, and, as we have said, the terms are as generous as the commissioners could make them and have them approved by the legislature. Our advice in regard to any competition organized by a public body is, "stay out," and we also reiterate what has appeared in these columns many times, to the effect that if one enters a competition it is upon the same grounds as with any lottery in which the chances are largely in favor of loss and bad treatment, the loss to be silently pocketed and charged up to experience. It is certain that while the architectural profession continues to encourage competitions they will exist, and as architects show a disposition to ignore them the conditions upon which they are based will improve. In the present case we are of the opinion that every competitor will receive honest treatment at the hands of the Minnesota board of commissioners, and it lies with each architect as an ordinary business proposition whether he can afford to enter the competition or not, at the same time assuming the risk that always lies behind the proposition of a legislative body. In offering a commission of four per cent over the two per cent stated in the first competition, and in several other particulars, the second proposition is much more equitable than the first, though it still lacks many points essential to a perfect architectural competition code.

MUNICIPAL BUILDING LAWS.

BY DANKMAR ADLER, ARCHITECT.

THE story of the enactment of the present building ordinances of the City of Chicago may be quite interesting to the readers of THE INLAND ARCHITECT, and it is probably because of my connection with the same that its editor has requested me to write this article.

The formulation of the present ordinance was delegated by the Common Council of the City of Chicago to a commission composed, first, of a committee chosen from among the members of the Common Council, next, of the Commissioner of Buildings and Fire Marshal as also representing the municipality, and representatives of different trades, pursuits and professions supposed to be specially interested in the subject matter of the proposed ordinance. These representatives of special interests were the engineer of the local Board of Fire Underwriters, a delegate from the local Real Estate Board, an architect chosen by the local society of architects, a contracting builder representing the Master Builders' Association, and a building artisan representing the Building Labor Trades' Council. This commission was engaged in its work for nearly a year. It began its labors by giving public hearings to all citizens who had suggestions to make as to the provisions of the proposed ordinance. It became necessary, however, to discontinue these hearings as the time of the committee was wasted and its patience abused by persistent and apparently tireless and shameless pleaders for special narrow interests.

When the committee finally settled down to its work many divergent tendencies and views were developed. All its members were agreed in the opinion that the new ordinance should be a more efficient guardian of the best interests of Chicago and her citizens than the old ordinance had proved itself to be. But as to the policy which would best promote this purpose, no two thought alike on all points.

On the one hand was the desire for fixing a very high standard for the buildings to be erected hereafter, against which was pitted the fear least its adoption would greatly diminish the volume of building and consequently retard the growth of the city, and above all things that it would put a stop to the purchase of ground and the erection of homesteads by the "laboring man."

The desire expressed by some to permit the indiscriminate erection of buildings of very low grade upon the many hundreds of acres of vacant ground encircling the more thickly built up parts of the city was met by the fear that this might be but a preparation for another great and destructive conflagration.

The effort to introduce into the ordinance clauses prescribing methods of conducting building operations in such manner as to minimize the occupation of streets by building materials and to protect the rights of the owners and occupants of real estate in the immediate neighborhood of building sites, and to assure to the general public free and safe passage upon streets and sidewalks abutting the sites of building operations, was opposed by those who believed that the restrictions proposed would be almost prohibitive of building operations, a position from which the advocates of unrestricted freedom in occupation of public streets by building contractors finally receded, continuing to maintain, however, that the cost of building would be so augmented by the proposed regulative and restrictive measures as to impose upon the public a greater burden than that now endured by reason of the then prevailing shiftless and lawless sprawling over sidewalks, streets and alleys by building appliances and materials.

Within four or five years preceding the creation of our commission, the "sky-scraper" had made its appearance and had aroused the fears of many owners of real estate that the multiplication of these structures would so concentrate business within narrow bounds in the heart of the city as to retard materially the enlargement of the business district, and would thus prevent the rise in real estate values outside of the same. The owners of real estate outside of the district available for the erection of the "sky-scrapers" naturally outnumbered those upon whose real estate holdings such structures could be erected. There were also many who really and honestly entertained misgivings as to the influence of a multiplicity of sky-scrapers upon the health of the city and upon the passability of our streets. Therefore, in the public agitation of the subject, those who insisted upon limiting the height of buildings were in the majority and it was to some extent in deference to their wishes that the movement for the adoption of new building ordinances had taken shape, and it

was popularly supposed that it was to be one of the duties of the commission to impose restrictions upon the height of buildings. Upon this subject also there were differences of opinion in the commission, not as widely divergent however as they had been found upon many others.

Another subject which gave the commission much trouble and difficulty was the consideration of the ordinances and regulations relating to the plumbing and sewerage of buildings. These regulations were many of them hoary with age, some dated back nearly fifty years, but few were of more recent origin than ten years back. On the whole these ordinances and regulations as the commission found them, had been enacted with due and reasonable consideration of the advanced sanitary science and best sanitary practice of their day, but many recent researches and discoveries had changed the status of advanced sanitary science and practice with reference to many of the features of these older laws and regulations, and there seemed a necessity for immediate change and amendment in order to make them conform to what is now recognized as sound and wholesome construction. But it happened that the older practice embodied in the ordinances was based upon the idea that extreme complexity of design and construction was an essential characteristic of safe and wholesome plumbing and sewerage; while further research and more advanced theory and practice had demonstrated that greater safety lay in the utmost simplicity of construction. But complexity of construction seemed to the average journeyman and employing plumber an extremely profitable thing to maintain, while no profit could be seen by these worthies in a substitution of a simple and straightforward arrangement of pipes and connections for the complexity and multiplicity of parts called for by the existing laws. Hence a united opposition on their part of so strenuous a character, that it was found impossible to bring about the desired reforms in this field, particularly as some of the existing regulations had been created by the state legislature and did not come within the jurisdiction of the commission.

It will be seen from the foregoing that the building ordinances as they finally left the hands of the commission must have been a series of compromises, and that they probably represented in but few particulars the ideas and convictions of any one of the many members of the commission. But notwithstanding this fact, it was a comparatively well-balanced document. While every member of the commission had made concessions upon what he considered important points, there had been no yielding in any direction to extremists, and of nothing which seemed of vital importance to any member of the commission, and great as were the differences of opinion among the framers of the ordinances, nothing had been permitted to become part of the same which any one of its members found it necessary to condemn.

When the report of the commission reached the Common Council, the process of compromising continued. Important sections were stricken out, others amended, new ones inserted; and all this quickly, apparently on the spur of the moment, in open meeting, without further reference to the commission or to any committee. It was really comical to notice how the constants used in mathematical and engineering formulæ contained in the ordinance were arbitrarily changed. "Mr. Chairman, I move you that the words 'thirty thousand' in line so and so, article so and so, be amended so as to read 'twenty thousand'," or vice versa, were motions made, seconded and promptly passed by a body of men the majority of whom probably thought that the term "a constant" might be in some way or other related to "constancy" and to whom a radical sign suggested something in some way or other connected with party politics.

Since the adoption of these ordinances as finally amended by the Common Council, still further changes have been made at the request and instigation of interested parties, who generally were quite open and above-board in avowing the character of their interests, all of which has tended to lower the efficiency of the ordinances.

Since its final passage the ordinance has been in many respects a dead letter. Any one possessed of "a pull" was able to drive a coach-and-four through its provisions. One of its most important clauses, that which provides that no inspector shall be appointed except after having passed an examination before a committee of experts to demonstrate his ability to discharge the duties required of him, has been flagrantly disregarded until the incoming of the present administration. The clause which provides that "the Commissioner of Buildings shall be an experienced architect, civil

engineer or builder," was violated in the appointment made by a late mayor of this city; also, the clause requiring that "the Deputy Commissioner of Buildings shall be a competent civil engineer, a graduate of a school of civil engineering, and of at least four years' experience in architectural work," has never been observed by any incumbent of the mayoralty of the city since the passage of the ordinance.

Information received as to the experience of other cities would indicate that Chicago has fared little if any worse than they. In my opinion, the difficulty lies in the tendency of the American people to attempt to accomplish reforms and "to keep things straight" by the enactment of law upon law, and then assuming that as soon as a law is passed, the evil intended to be corrected has been abated, the good intended to be done has been accomplished. The act of passing law after law blunts the sense of responsibility of our lawmakers. By the enactment of law upon law innumerable contradictions appear upon the statute books and the task of enforcing them finally becomes an impossibility because of these contradictions. Consequently, knowing all this, we do not hold our officials to strict accountability for the enforcement of existing laws, but proceed to enact new ones; and having so much lawmaking to do, and believing that if we make a mistake in today's law, we can correct it by another law enacted tomorrow or next week or next year, we, the people, have also lost our sense of responsibility, and our laws and ordinances when enacted represent only the whim of the moment in which they were conceived and are entirely heedless and regardless of the future.

I almost believe that if all our laws were erased from our statute books and the carrying on of the business of maintaining and advancing our community were left untrammelled in the hands of the American people, we should be better off than as we are now. But, if we must have laws, and among them building laws, they should be as few in number, as elementary in principle, and as clear in expression as possible. They should confine themselves entirely to primary and elemental conditions and requirements. Above all things, provisions should be made for a properly constituted Board of Review composed of experts in the science and art of building, including the sanitary work inseparable from the construction of buildings; the duties of which board it should be to keep watch upon the progress of science, art and practice so as to detect promptly such provisions of existing ordinances as in the light of most recent developments may have become useless or even harmful, and to keep the ordinances at all times abreast of the best teachings of the science and practice of the day.

I would banish from the building ordinances everything which savors of the building specification or of the engineering textbook. I would lay down certain general broad principles which should govern all construction, and in these particulars would go no further than to provide that building material must not be subjected to stress beyond a certain percentage of its ultimate elasticity or of its ultimate strength. I would relieve the municipality to a great extent from the duty of determining for the owner of a building whether or not the building which he proposes to erect will conform to the ordinances. I should not make the municipality in any sense responsible to the owner of the building or to the individual citizen for the safety of the buildings of a private owner. If John Jones wishes to erect a building, John Jones should see to it that his plans provide for a safe and wholesome structure, and if he fails to provide a safe and wholesome structure, and harm comes to anyone by reason of his failure so to do, John Jones should be financially and criminally responsible for the result of his own laches. If when completed his building is not strong enough for any use to which it is to be subjected, it should be unlawful to apply it to such use; if the completed building is in any way unwholesome or unsanitary, its use for any purpose involving its occupation by human beings, should be prohibited. The present practice so common in all cities of enacting legislation which in effect imposes upon the municipality the duty of ascertaining from inspection of plans and specifications whether a building proposed to be erected is or is not safe and wholesome, and which further establishes a corps of inspectors who are supposed to see to it that the plans and specifications made in accordance with the dictum of the department are conscientiously executed, does not in any sense accomplish its purpose. When I realize the time, labor and expense which must be expended by a conscientious and capable architect upon any one building of even moderate

importance to give him the assurance that it is as nearly as he can make it in every respect safe and wholesome, the efforts of our municipalities to accomplish this for all buildings erected within their limits, by the limited force employed by their respective building departments, seems childish. There is no municipality in the world which has resources sufficient to enable it to execute completely and efficiently the work delegated to its building department. The result of it all is, a shifting of responsibility from the individual who ought to bear it, upon the municipality which should not bear it and which if it receives the trust is unable to execute it. There are hundreds who do not hesitate, for the purpose of saving a little outlay in the construction of their building, to build in open violation of the first principles of safe and wholesome construction, relying upon the manifest inadequacy of the force at command of the municipal building department, and believing that if an unsafe or an unwholesome building has once been erected there can be no further interference with its utilization for any purpose whatsoever. When accidents occur, as they do repeatedly, it is the municipality and its alleged inefficient building department that are held responsible, when in reality it is almost invariably the ignorance or criminal cupidity of the owner of the building which are to blame for the loss of life and destruction of property which so frequently accompany these calamities. Make unsafe or unwholesome building a criminal offense, prohibit the use and occupation of buildings which after they are erected are found to be unsafe and unwholesome; hold owners of fire-traps responsible for the damage done their occupants or neighbors by reason of the excessive inflammability of these structures, and parties about to build will be sure to take heed to so plan and construct their buildings as to avoid the risks and responsibilities which would accompany reckless construction. It would be well also to hold architects responsible for the consequences of their ignorance or recklessness, as is now done in France.

Let the attitude of the municipality toward those who plan or erect unsafe or unwholesome buildings be the same as its position toward other malefactors. Thieves, burglars, forgers, murderers are prosecuted and punished because they have violated the laws, and while the police may be censured for not having prevented their crimes, the failure of the police force to specially warn these gentlemen in each case, that the things which they intended to do were criminal, and that no permit to do them could possibly be granted, is not claimed to be a mitigatory circumstance even by the most desperate of criminal lawyers. But if John Doe or Richard Doe have succeeded in evading the interference of the building department, and have erected buildings which are a menace to the health or to the lives of their occupants, or whose combustibility is a menace to an entire neighborhood, that, as seems to be the present practice and application if not the theory of our laws, is no crime, and cannot be punished because by its failure to prevent such construction, the municipality has become the criminal.

Of course the municipal building department should have the right to stop the erection of unsafe or unwholesome buildings, just as the police has authority to arrest a burglar in the act of breaking into a house, but before he has actually stolen anything, but if the builder's misdemeanor or crime happens to be successfully consummated without official interference, its perpetrator should still be punished for his misdeed whenever the same may be discovered.

If building laws and regulations were enacted and administered on the lines above indicated, the necessity for making them clear and simple enough to be readily understood and interpreted by all, would be recognized; contradictory clauses would be avoided and care would be taken to exclude from them everything not essential for the protection of life and property and the conservation of health; for in criminal prosecutions under such laws the courts would rule against anything in their contents not justified by the highest and strictest interpretation of the right and duties of the individual and of the municipality.

The occupation of city streets, sidewalks and alleys by steps, porticos, bay windows, etc., should be prohibited. For a large measure of the congestions of traffic experienced on our sidewalks is due to the encroachments made by steps and porticos; and on many streets in Chicago the projecting bay-windows materially reduce the street area exposed to direct sunshine, while the drippings from their roofs are troublesome and even dangerous at times of alternations of thawing and freezing.

Where spaces under sidewalks, streets and alleys are occupied as parts of abutting buildings, this should only be permitted under lease from the city, upon condition of payment of a moderate rental for the use of the space so occupied and a reservation by the city authorities of a right to cancel such leases upon reasonable notice to the lessees, and perhaps remuneration to the lessees for permanent improvements as far as they can be utilized by the city.

The regulations for occupation of sidewalks, streets and alleys for the storage of building materials and tools and as building contractors' workshops and storehouses, should be restricted within very narrow bounds. The streets belong to the municipality and should be kept clear for purposes of traffic. The person who manufactures buildings is entitled to as much but to no more use of the public streets than the person who manufactures soap or nails or anything else. And if for the sake of encouraging the erection of new buildings, some exceptional favors are shown to builders, they should be as few as possible and all encroachments beyond legal limits should be consistently prevented.

The members of the city police force should be required to make daily reports as to the building operations or repairs or alterations of buildings begun on their beats, and it should be their duty also to see to it that the obstruction of streets and sidewalks and alleys by building contractors be kept strictly within legal bounds.

In conclusion, I must again call attention to the necessity for extreme clearness and simplicity in the formulation of those parts of the ordinances which relate to the stability and the wholesomeness of buildings. Care should be taken to establish only such standards of safety which are generally recognized as reasonable and just by the best authorities. The use of special materials or processes should not be called for unless there are no others which can be safely used for their respective purposes, and then also provision should be made for the use of other processes and materials if future progress or investigation shall demonstrate that they may safely be substituted for those prescribed by the ordinance.

Before closing I wish to add a few words about the restrictions which may be placed upon the height of buildings. I should say primarily, that the municipality has no right to restrict the height of buildings merely because it seems desirable that the real estate outside of a certain district ought to be given an opportunity for becoming first-class business property, and again that the previous erection of very tall buildings with the consent of the municipal authorities does in itself grant license for the continuation of the practice. If the height of buildings is to be restricted, it can, in my opinion, be done only if it can be shown, that the erection on both sides of a street of buildings exceeding a certain height will by reason of the obstruction to free admission of sunlight be injurious to the health of the city, or if the streets and sidewalks become insufficient for the concentration of traffic due to the presence of a large number of such structures. In either case the height of building admissible would be in direct proportion to the width of abutting streets. It has been said that this would be an unjust and illegal discrimination as between the owners of realty upon various streets. It seems to me as if that discrimination had already been made when streets were originally laid out varying in width, and that to obliterate such discrimination it would become necessary to at once equalize the width of all streets. If, for sanitary reasons, access of sunlight to streets is to be maintained, or if to prevent possible congestions of street traffic supposed to be caused by the large number of people going into the tall buildings, the height of buildings is restricted, the limitation justified for a 66-foot street would not be reasonable for a street 80 or 100 feet wide.

All this is true only if we grant that every man has the right to do with and on his own property what he pleases, subject only to the police power of the municipality, which can, however, be legally exercised only for its own preservation and for the protection of the lives, health and property of all its citizens.

Where one sold a contractor the steel pillars and beams for a building, and sought, in an action for the price, to recoup damages for delay in furnishing such material, which was found to be a month or six weeks, so that the building was not completed on time, injury to the building caused by rains during such time was not an element of damage.—*Carnegie, Phipps & Co. vs. Holt*, Supreme Court of Michigan, 58 N. W. Rep., 633.

SOAP AND WATER IN RELATION TO ARCHITECTURE.

BY F. B. WIGHT.

THE fact that one of Chicago's new skyscrapers has recently been washed has excited comment in the daily papers. The building in question, the Reliance, is faced with enameled terra cotta and has a cream color. It is probably the first building in America built with an enameled exterior, and is just out of the contractors' hands. The washing was more noticeable than in the case of other new buildings, because its effects were startling. Here is a building that has been erected during the past winter, and no part of its exterior has been exposed more than six months. It looked very fine with its glazed face before washing, but the process lightened it by several shades. This experience has simply demonstrated how much the exteriors of all buildings are defaced in localities where soft coal is used for fuel. It shows that even glazed surfaces will not keep themselves clean, as is ignorantly supposed by many. If this were so it would be unnecessary to clean plate glass. As a matter of fact it will be found that enameled architecture should be washed at least once in six months. For the same reason *all* buildings should be periodically washed. Architects look with a disgust not unmixed with sadness at the neglect to which their best works are subjected after they have gone out of their control. But buildings go unwashed through the ignorance and indifference of their owners. Wherever soft coal smoke permeates the atmosphere there is a constant adherence of fine particles to any kind of surface, which can be removed from any waterproof surface by washing, if periodically attended to; but if neglected for two or three years it forms a more or less permanent coating. It brings all materials to a uniform dull color through which their nature, as for instance that of building stone, can never be recognized. Pressed brick work can always be cleaned with dilute muriatic acid, and the color can be fixed with raw linseed oil. But in hundreds of cases some of the best buildings in Chicago and other smoky cities have been painted over the soot and dirt, when they might have been washed at less expense. In some, as for instance the handsome Ryerson building at Wabash avenue and Adams street, Chicago, the original design of the architect, being a well studied combination of stone and brick, has been entirely obliterated by a uniform coat of oil paint. Of all the numerous open courts faced with enameled bricks in Chicago we have never yet seen one of them washed. There seems to be a better chance to see them painted or whitewashed.

THE IMPORTANCE OF WASHING GLASS SKYLIGHTS.

We keep our windows clean when they become so begrimed as to show finger-marks, but we let our skylights take care of themselves. It is a popular delusion that rainstorms wash the dirt from the outside. It is another delusion that dirt does not adhere to the underside. The fact is that the rain may wash off some of the dust, but it has no effect on smoke grime. This latter material is as prevalent in the air inside as outside of our houses. It is all the same thing. It accumulates just as much on the undersides of skylights as the insides of windows. They should always be accessible to the house cleaner. Where double skylights are used, that is, where the lower skylight forms the ceiling of the room, the case is worse; for dust will pile up on the upper side of the ceiling until little or no light penetrates it. It is not an unusual sight to see gas and electricity used all day long on sunlight days in banking rooms and other places where the light of heaven was only known for a few months after the buildings were erected. The most glaring illustration of gloom on the brightest days may be seen any time in the great trading room of the Chicago Board of Trade. The lesson to architects to be drawn from this is that where large skylights are used, the undersides should always be accessible to cleaners by some system of construction. Another kind of neglect in the use of glass is seen where stained glass is employed. It is true that much of it being too brilliant is toned down and improved by a little dirt. But it is also true that housekeepers neglect to wash it because it does not *show dirt*. What is said about skylights applies equally to the bull's-eye sidewalk lights, which have been so long used, and at great expense, in connection with business buildings. It is not unusual to find gas burning directly under them while the sun shines on top. This is due to the accumulation of soot on the underside that can easily be washed off with soap and water. When used for skylights they should be frequently scrubbed on both sides. It is a wonder that a possible economy in artificial light does not suggest this course, but there is no accounting for the obtuseness of some people.

One of the rare and curious things noticed by visitors to the Rookery last winter was a gang of house painters working for a month or more under the magnificent skylight which covers the court, and the ironwork that supports it, and on the tilework that surrounds it. They were not using paint, but *soap and water*. It was found most economical to have painters do the work. This is the only case on record so far.

MODEL OFFICES—FOURTH SERIES.

DESCRIPTION OF OFFICES OF HENRY IVES COBB, ARCHITECT.

IN working over the plans for the Title and Trust Building at 100 Washington street, Chicago, for the Chicago Title and Trust Company, Mr. Cobb laid out the offices for himself that he now occupies, the offices taking up the front half of the sixteenth and seventeenth stories. As you enter you come at once into the reception room or lobby that is shown by the accompanying photogravure. This room has a mosaic floor, with a most ingenious and attractive border designed of corn cobs. In the vestibule the mosaic floor is a design of a cobweb with a fly just inside the threshold and a big spider off in one corner. All around the reception room are glass cases containing samples and specimens of all kinds of building materials and supplies, while the walls are covered with perspectives of buildings, among which one notices the Fisheries Building, the Indiana State Building, the University of Chicago, the Newberry Library and many other of the prominent buildings in Chicago and elsewhere designed by Mr. Cobb.

One peculiarity of the office is that no one is to be seen except a colored boy in livery, and no idea at all of the number of men or the extent of the offices can be surmised unless you are taken beyond the limits that are open to the public.

The superintendents' room has tables for contractors and superintendents, but the superintendents are only in the office during the noon hour, and almost all figures are made by the contractors taking the plans home.

Another peculiarity is that Mr. Cobb has two private offices and is thus enabled to get rid of short interviews, even though a committee may be in session.

One of the private offices, designated as "Consultation Room," is simply a business office; the other, which is designated as a study is finished in a very individual manner. The woodwork is mahogany and the entire walls of the room are covered with California red-wood boards, upon which drawings are pinned with thumb tacks, thus a client or committee can have the whole plans of their proposed building before them for discussion. Those who have seen drawings displayed in this manner will appreciate the great value of this arrangement.

There are two plan rooms, one on the sixteenth floor, where all drawings in active use are kept; the other, on the seventeenth floor, is for storage of plans of completed work. In the former, there is a clerk constantly in charge and no drawings are allowed to leave that room without a record being kept of them, even drawings that are simply to go into another office or the drafting room are recorded and the man taking them held responsible for them.

Unlike most offices, there is no one man who has the general supervision or could be classed as head man, but the work of the office is divided into four departments—business, construction, drafting and superintending. The business department, controlled by Mr. Stewart, keeps all books, issues certificates and attends to the financial and business part of the office. The construction department, of which Mr. Eckstrom is chief, has charge of all engineering and specifications and general construction. The drafting department, of which Mr. Lockwood is foreman, makes all drawings; and copies—such as blue prints, hektographs, etc., are never made in the office, but are made entirely by outside people, thus saving a great deal of space and time. Although the office has a blue printing outfit it is never used. The superintending is under the control of Mr. Macomber, who is general superintendent, and has supervision over all superintendents, not only in Chicago but in other cities. And all work in other cities is done by the superintendent in charge, all drawings being made in Chicago, and everything is done through the Chicago office.

The foreman's office is separated from the drafting room by clear glass partitions, thus enabling him to have supervision over the drafting room, at the same time he can be reached without disturbing the men. The chief designers and head men have rooms of their own. The next grade are in stalls that are large enough to work a man and his assistant. The next grade are at tables in the drafting room, then the large drafting room on the seventeenth floor is used in extra busy times when work has to be gotten out rapidly. This arrangement enables the taking on of a large number of extra men at any time without disturbing the regular force of the office. Some idea of the capacity of the office can be understood when it is known that during the year 1892 the total force employed at one time, including superintendents, ranged from 100 to 130.

Every man is required to keep an accurate account of his time, thus enabling the bookkeepers to figure up the exact cost of each piece of work.

Applications for certificates are approved by the superintendent of the building upon which the demand is made, then by the general superintendent and finally signed by Mr. Cobb personally.

THE BEAUX ARTS COMPETITION.

AS the results of the competition established by the Beaux Arts Society of France, in the fall of 1894, have not been published by the adjudicative committee in detail, the following facts have been collected. The result of the first competition was announced as follows, seventeen other drawings being entered but not ranked:

RESULT OF BEAUX ARTS SOCIETY COMPETITION NO. 1.

NAME.	ATELIER.	ORDER OF MERIT. Medal.
1 Mann, F. M.	Massachusetts Inst. Technology.	1
2 Richardson, Karl	Masqueray-Chambers (Sketch Club of New York.)	1
3 Thorndike, H. H.	Massachusetts Inst. Technology.	1
4 Berger, William	Masqueray-Chambers.	2
5 Cramer, L. A.	Masqueray-Chambers (Sketch Club of New York.)	2
6 Faville, W. B.	Massachusetts Inst. Technology.	2
7 Fullerton & Macafferty	Ernest Flagg (Sketch Club of New York.)	2
8 Pennell, H. P.	Boston Architectural Club	2
9 Randolph, W. J. V.	Howard & Cauldwell	2
10 Roth, Emory	Ernest Flagg (Sketch Club of New York.)	2
11 Whiting, F.	Ernest Flagg	2
12 Kelsey, Albert	T-Square Club, Philadelphia	3
13 Fuersman, M. M.	T-Square Club, Philadelphia	3
14 Gilkes, Arthur	Ernest Flagg	3
15 Goodyear, N.	Masqueray-Chambers	3
16 Kellogg, Miss Fay	Carrère-Hastings	3
17 Leo, R. L.	Columbia College	3
18 Ripley, H.	Boston Architectural Club	3
19 "Sigma"	Philadelphia, T-square	3

At the close of the exhibition by the Sketch Club, of New York, in December, the three mention drawings were sent to Philadelphia and exhibited at the Academy of Fine Arts, and from thence returned to New York and exhibited at the Architectural League, the other drawings being returned to owners. The three mention drawings were on exhibition at the Boston Architectural Club exhibition, which opened on April 15.

In the interim a second competition was held by the Sketch Club of New York, with two problems, A and B. The former, "A Customhouse for a Port of Entry," for seniors, and the latter, "A District School for Boys," for juniors.

The result of this competition was gratifying, there being fifteen entries in the former and eighteen in the latter class, classified as follows:

RESULT OF COMPETITION NO. 2—A.

NAME.	ATELIER.	ORDER OF MERIT. Medal.
1 Mann, F. M.	Massachusetts Inst. Technology.	1
2 Richardson, Karl	Masqueray-Chambers (Sketch Club of New York.)	1
3 Faville, W. B.	Massachusetts Inst. Technology.	1
4 Whiting & Bartlett	Ernest Flagg	2
5 Cramer, L. A.	Masqueray-Chambers (Sketch Club of New York.)	2
6 Ripley, H. G.	Boston Architectural Club	2
7 Randolph, W. J.	Howard-Cauldwell	2
8 Gaggin, J. W.	University of Syracuse	3

COMPETITION NO. 2—B.

NOTE.—In Class B no medal was offered.

1 Bourne, F. A.	Massachusetts Inst. Technology.	1
2 Parker, J. H.	Massachusetts Inst. Technology.	1
3 Waterbury, C. D.	Massachusetts Inst. Technology.	1
4 Mack, C. E.	Masqueray-Chambers	2
5 Allen, F. R.	Masqueray-Chambers	2
6 Gibbs, J. L.	Masqueray-Chambers	2
7 Holly, J. A.	Masqueray-Chambers	2
8 Burns, W. G.	Ernest Flagg (Sketch Club of New York.)	2
9 Bancroft, F. W.	University of Pennsylvania	3
10 Githens, A. M.	University of Pennsylvania	3
11 Baum, G. C.	University of Pennsylvania	3

The drawings were hung at the Sketch Club's exhibition, March 25.

THE AMERICAN SCHOOL OF ARCHITECTURE IN ROME.

THE project of establishing The American School of Architecture in Rome dates from the spring of 1894. The foundation of this school, being an undertaking of national interest, enlisted at once the sympathy and support not only of some of the foremost educators and members of the architectural profession throughout the country, but of other persons distinguished by their interest in the advancement of the arts. On June 12, a meeting was held at the Century Club in New York, at which it was definitely decided to found an institution which in course of time should equal in endowment and advantages the foreign academies in Rome, although at first somewhat different in its scope. It was also decided to invite the cooperation of certain gentlemen who should constitute a permanent managing committee. This committee now consists of Messrs. R. M. Hunt, C. F. McKim, William A. Boring, W. M. Kendall, Augustus St. Gaudens, Edward Simmons, Frederic Crowninshield, H. G. Marquand, J. A. Garland and F. Augustus Schermerhorn, of New York; Messrs. Martin Brimmer, R. S. Peabody and George T. Tilden, of Boston; Messrs. Frank Miles Day and Theodore N. Ely, of Philadelphia; Mr. Samuel G. Ward, of Washington; Messrs. D. H. Burnham and Franklin MacVeagh, of Chicago; Mr. George E. Leighton, of St. Louis, and the chiefs of the Departments of Fine Arts or Architecture in the principal institutions which maintain courses in architecture, namely: Professor Norton, of Harvard University; Professor Ware, of Columbia College; Professor Laird, of the University of Pennsylvania; Professor Babcock, of Cornell University;

Professor Chandler, of the Massachusetts Institute of Technology; Professor Ricker, of the University of Illinois, and Professor Brockway, of Syracuse University.

The school is founded for the benefit of advanced students only, and is designed to further the more disciplinary work of other institutions by opening to young men, already well trained by them in drawing and design, certain special lines of study, which at present can be pursued only under great disadvantages. Beginners, accordingly, will not be received. Such work is not suitable to their condition, and it would be a mistake to encourage them to devote their time to it. But to the holders of Traveling Scholarships, to those who have acquitted themselves with distinction in the competitions for these scholarships, and to members of the École des Beaux Arts of at least three years' standing, it offers opportunities for the completion of their professional training which students thus equipped will, it is believed, find of inestimable value. Other well-accredited students may be admitted to certain hospitalities of the school, at the discretion of the secretary.

Cornell University, the Massachusetts Institute of Technology, the University of Illinois, Syracuse University, Columbia College, the University of Pennsylvania and Harvard University have well-established schools of architecture, and Yale University has one in contemplation. There are at present Traveling Scholarships at Columbia College, Cornell University and the University of Pennsylvania, and in addition, the Rotch Scholarship in Boston, which is not connected with any institution. Hitherto the holders of these scholarships have followed very largely their own judgment as to their travel and study, and have produced, as required, a certain number of carefully measured drawings, which have borne testimony to the diligence of their authors, their facility with pen, pencil and brush, and the evident seriousness of their intentions; but the work has necessarily shown no common purpose and little consistent prosecution along carefully chosen lines. This being their common experience, the past holders of Traveling Scholarships are general in their approval of the effort to direct foreign travel and study hereafter to more definite and specific courses.

The school is one of observation and research rather than of design, aiming to form a correct taste and to impress upon the mind, by daily contact with great examples, those principles which are essential to the enduring quality in architecture, be the style what it may. To this end the founders of the school believe it to be of the utmost importance for an architect, before he begins his professional career, to study thoroughly and on the spot the monuments of ancient architecture and such works of the Italian Renaissance as are worthy of being considered their successors. The monuments best suited to this purpose are those of Greece and Italy, and the headquarters of the school are established at Rome rather than at Athens because of the greater amount of material there at hand of use to the modern student, not only in the art of architecture itself, but in that of mural painting and in the decorative arts, including architectural sculpture.

The coöperation of students of mural decoration, of sculpture, of archaeology and of epigraphy has already been invited, and it was in response to this invitation that at a joint meeting of the Archaeological Institute and other learned societies held in Philadelphia on December 27, a committee consisting of Professor W. G. Hale, of Chicago University; Professor Frothingham, of Princeton, and Professor Minton Warren, of the Johns Hopkins University, was appointed to confer with the Architectural School in Rome and to report to the council of the Archaeological Institute before meeting in May what they might find it practicable and desirable to accomplish. This committee has been in constant communication with the promoters of the School of Architecture, and at present the outlook for a combination of interests is in every way favorable.

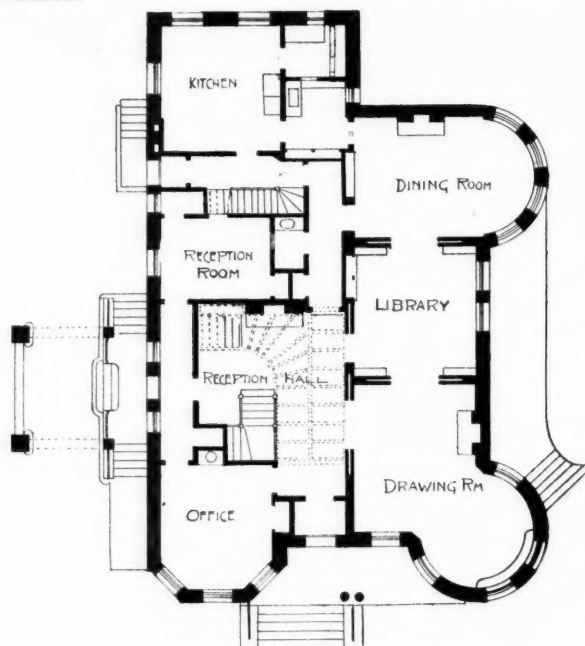
The school was formally opened under the charge of Mr. Austin W. Lord, as secretary, on November 1 last, in temporary quarters in the upper story of the Palazzo Torlonia, on the southwest corner of the Via dei Condotti and the Via Bocca di Leone, between the Corso and the Piazza di Spagna; but a permanent home has now been secured in the building known as the Casino dell'Aurora, occupying a part of the grounds formerly belonging to the Villa Ludovisi. This building is situated upon an isolated plot of ground, raised fifteen or twenty feet above the surrounding streets, and comprising about 80,000 square feet, which is the size of the inclosed space in Gramercy Park in the city of New York. It is on the Pincian Hill, not far from the French Academy in the Villa Medici. The building contains about thirty rooms; some of these are decorated with well-known frescoes, among which is the Aurora of Guercino. The grounds, which were laid out by Le Notre, are well covered with trees and shrubs and afford ample space for the erection of additional one-story buildings, should such be required at any time for workrooms or studios.

It is evident that the serious study which the school intends to promote is to be had only from those who devote to it steady and long-continued labor, and that such work is not reasonably to be expected except from young men who go abroad with this special purpose in view. The holders of the McKim Traveling Fellowship at Columbia College and of the Traveling Scholarship of the University of Pennsylvania will next year be members of the school, and there has this year been offered, in addition, a scholarship called "The Roman Scholarship," of the value of \$1,500, the holder of which will pursue his studies at the school and which may be competed for by graduates of any of the architectural schools in this country, or by members of the École des Beaux Arts

of two years' standing, who are less than thirty years of age.* The interest in the Roman Scholarship has been most gratifying, more than twenty competitors having presented themselves from the different architectural schools in America and from the École des Beaux Arts in Paris. It is believed that the foundation of the school in Rome will mark a distinct advance in the history of professional education in America, and that it will result in the creation of a common standard of instruction in the different institutions, to continue whose work is its chief aim.

OUR ILLUSTRATIONS.

Office of Henry Ives Cobb, architect, Chicago.
Residence of William D. Boyce, Chicago. John M. Van Osdel, architect.



PLAN OF RESIDENCE OF W. D. BOYCE.

Rockdalé Farm, Country Residence of Henry Ives Cobb, architect, Chicago.

Interior View, University Congregational Church, Chicago. Pond & Pond, architects.

Studio Building, Chicago. Hill & Woltersdorf and Parfitt Bros., associate architects.

Residence of Judge Elliott Anthony, Evanston, Illinois. Pond & Pond, architects, Chicago.

Westbury Hall, Residence at Westbury, Long Island, of Gen. Joseph T. Torrence. Henry Ives Cobb, architect.

The Hatch Library, Adelbert College, Cleveland, Ohio; gift of H. R. Hatch. C. F. Schweinfurth, architect. To be built of Ohio sandstone; Georgia pine interior finish; steel stacks.

Reproduction of Diploma and Gold Medal awarded THE INLAND ARCHITECT, Chicago, at the Antwerp International Exposition of 1894. Of forty medals awarded American papers,



FACE OF GOLD MEDAL AWARDED THE INLAND ARCHITECT.

only four gold medals were given; and THE INLAND ARCHITECT was the only class journal so highly honored.

Photogravure Plate: University Congregational Church, Chicago. Pond & Pond, architects. The location of this church is at the northwest corner of Fifty-sixth street and Madison avenue.

*The drawings submitted in competition for the Roman Scholarship were exhibited at the rooms of the Society of American Artists, No. 215 West Fifty-seventh street, during the week beginning Tuesday, May 7, 1895, from 10 A.M. to 10 P.M. There were twenty-three competitors from five different institutions.

The materials of the exterior are to be a purplish brownstone and buff gray brick, trimmed with mahogany-colored brick, plain and molded. All stone is to be dressed and richly carved at the entrances. All carved capitals and ornamental courses are of



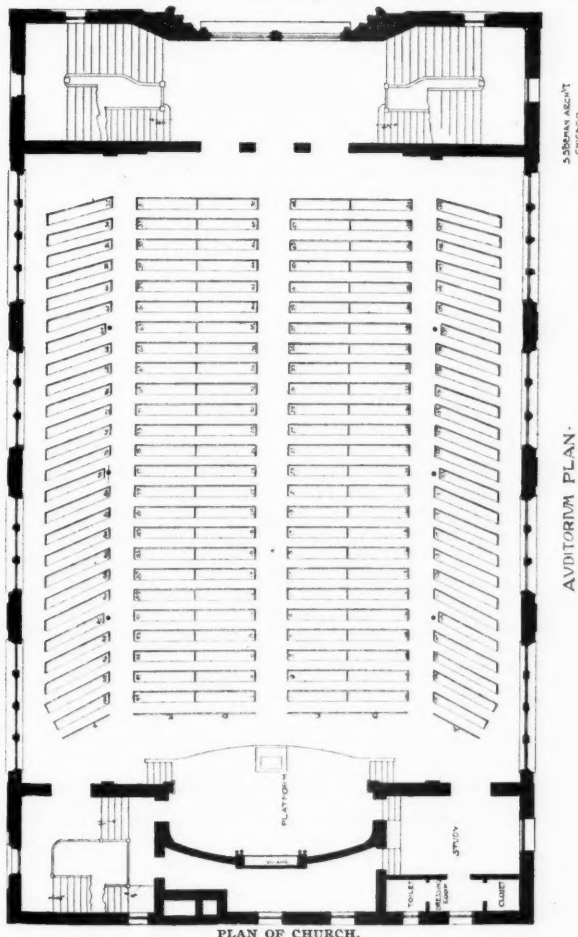
REVERSE OF GOLD MEDAL AWARDED THE INLAND ARCHITECT.

stone. The tower rises over the vestibule which connects with the church and with the Congregational house. In the Congregational house are provided a kindergarten, toilet rooms, janitor rooms, and heating plant in basement; a large lecture room, parlors, kitchen and serving room in first story, and main Sunday-school room in second story. In the church proper are main auditorium, which with galleries will seat about 1,200 people, committee and choir rooms and pastor's study. A large gathering place, or foyer, is provided. The plan of the auditorium is in form of a cross, the ceiling being intersecting semi-circular vaults, the main ribs and groins of which spring from four great masonry piers at the corners of the intersection. These piers will be decorated with carved panels and capitals. The woodwork will be dark in tone and all colors of the decoration will be rich and soft with tendency rather to depth than to lightness. The floors, roofs and galleries of the church are of mill construction, and ceiling and partition are fireproof. The cost, including pews, carpets, decorations, chandeliers, organ, etc., will be about \$75,000.

PHOTOGRAVURE PLATES.

Issued only with the Photogravure Edition.

Church of North Chicago Hebrew Congregation, Chicago. S. S. Beman, architect. Built of pressed brick with terra cotta



trimmings; tile roof, hardwood finish, shrine of carved oak. Seating capacity, 1,000. Sunday-school room in basement. Cost \$55,000.

Residence, St. Louis. Stewart, McClure & Mullgardt, architects.

Residence of Albert Drey, St. Louis, Missouri. A. F. Rosenheim, architect.

Residence of D. M. Houser, St. Louis, Missouri. Charles K. Ramsey, architect.

Cumberland Apartment House, St. Louis, Missouri. W. Albert Swasey, architect.

Residence of William McMillan, St. Louis, Missouri. Eames & Young, architects.

Residence of George L. Allen, St. Louis, Missouri. Eames & Young, architects.

Correction: Charles S. Frost and Schlacks & Ottenheimer were associate architects of the Winamac Apartment Building, published in April number.

PERSONALS.

ARCHITECT JULIAN BARNES, of Joliet, Illinois, has opened a Chicago office at 935 Marquette building.

A. A. PACKARD, architect, of Chicago, has removed from the Medina building to Room 1548 Marquette building.

ARCHITECTS BRAINERD & HOLSMAN have removed from the New York Life building to 1117 Association building.

MR. J. R. COOLIDGE lectured on "French Renaissance" at the rooms of the Boston Architectural Club, on May 1.

On May 20, the Secretary of the Treasury of the United States created a Chicago division in the Supervising Architect's Office, and appointed Architect Henry Ives Cobb, of Chicago, as architect of the new government building in that city.

FRED S. HUNT, for many years connected with THE INLAND ARCHITECT and later known as the managing editor of the *Northwestern Architect*, has assumed the management of the Chicago office of the Hubbard Stone & Construction Company, of Sioux Falls, Dakota, and is calling upon architects in the interest of the popular red stone, Sioux Falls Jasper, and showing an excellent set of samples.

THE appointment of Joseph Downey, of Chicago, to the office of Commissioner of Buildings, has met with more general approbation among architects and builders, as well as the general public, than any similar appointment previously made in that city. Mr. Downey is a mason builder and during the past fifteen years has been engaged upon some of the largest constructive enterprises in the West, and has borne the unique reputation among the corporations and individuals who have employed him, that his work is always on time and as stable as the most honest and careful supervision could make it. His last great work, completed a year ago, was a tunnel beneath the Chicago river and the block of warehouses on either side, for the use of a cable road. This problem involved, besides the ordinary obstacles of quicksands and water, that of properly supporting heavy buildings and the largest railway terminal in the city while the work progressed, and it is now, perhaps, one of the most successful of modern engineering works on the continent. Aside from Mr. Downey's experience as a builder, he brings to the office of Commissioner all the attributes of a business man, and none of those of the politician, and that the present building law will be rigidly enforced by him is certain, any failure in ultimate results being at the hands of the mayor. As his appointment was made directly upon the desire of the mayor for a direct enforcement of the law, and its acceptance upon the understanding that his acts should receive full support, it is probable that the administration of Mr. Downey will stand as an example of what can be done by the building department of a city when separated from political influence.

ASSOCIATION NOTES.

CLEVELAND ARCHITECTURAL CLUB.

The drawings for the April competition of the Cleveland Architectural Club were hung in the clubroom, and mentions announced at the meeting held Thursday evening, April 18. The subject for the competition was "Boat and Bath House for Edgewater Park." Edgewater Park is one of Cleveland's new park sites recently acquired and not yet completely improved, located on the shores of Lake Erie, west of the city. The opportunities and natural features for bathing are splendid, hence the subject for the competition, the programme of which called for a frame structure, located at the option of the competitor, the drawings to be rendered in ink.

Messrs. Knox and Elliot, architects, rendered the following decision as judges: First, Charles P. Weeks; second, L. R. Rice; third, M. J. Bowman; fourth, E. E. Noble; fifth, A. E. Skeel.

The club will be represented at the coming annual exhibition of the Chicago Architectural Club by drawings from several of its members.

BOARD OF DIRECTORS A. I. A.

There will be a meeting of the Board of Directors of the American Institute of Architects at the office of the president, D. H. Burnham, Chicago, on Monday, June 3, 1895. All persons having matters which they wish to have considered at this meet-

ing will please communicate with the secretary at Providence, R. I., before the 26th of May, or care of D. H. Burnham, Esq., The Rookery, Chicago, before the 31st.

ALFRED STONE, Secretary.

CHICAGO ARCHITECTURAL CLUB.

THE eighth annual exhibition of the Chicago Architectural Club will be held in the Art Institute, Chicago, commencing May 23. It promises to be the largest and most important exhibit of architectural drawings ever held by the club.

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.

Antigo, Wis.—Architects Marshall & Ryder: A Methodist-Congregational church, one and one-half stories; frame and stone; size, 60 by 85 feet; cost, \$18,000.

Chicago, Ill.—Architects Dixon & Brooke: For B. D. Donlin, a three-story flat building, 25 by 70 feet in size; to be erected at Calumet avenue near Fortieth street; it will have a handsome buff Bedford stone front, hardwood interior finish, the modern open plumbing, gas fixtures, etc.

Architects Newman & Demoney: For C. McMillan, a two-story residence, 32 by 42 feet in size; to be erected at Rogers Park; it will be of frame, with stone basement, have oak finish, mantels, gas fixtures, plumbing, etc. For Fred Mayer, a two-story residence, 30 by 43 feet in size; to be erected at Downer's Grove; to be of stone basement and frame superstructure, have oak and pine interior finish, sanitary improvements, gas fixtures, mantels. Also making plans for a two-story parsonage, 32 by 54 feet in size, to be erected at Western avenue and Monroe street, for the Western Avenue Methodist Episcopal Church; it will be of a neat design, in buff Bedford stone, have the interior finished in hardwoods, the modern open nickel-plated sanitary plumbing, gas fixtures, electric light, etc. Also finishing drawings for a three-story and basement flat building, 43 by 60 feet in size; to be erected at Forty-second and Sherman streets, for J. Foley; it will be of buff pressed brick, with Bedford stone trimmings, have hardwood finish, the modern sanitary improvements, electric and gas fixtures, mantels, laundry fixtures, etc.

Architects Beers, Clay & Dutton: For H. A. Chapin, a four-story store and flat building; to have three fronts of pressed brick and stone, 77, 86 and 41 feet respectively; to be erected at Milwaukee avenue and Green street; to have hardwood finish, the modern sanitary improvements, etc.

Architect J. M. Van Osdel: For M. D. Coffeen, a six-story and basement factory, 170 by 110 feet in size; to be erected at Desplaines street, Fulton and Wayman; to be of pressed brick and stone front, have elevators, etc. Also made drawings for a four-story and basement store and flat building, 50 by 151 feet in size; to be erected at the corner of Twenty-second and State streets, for C. E. Rector; to be of pressed brick, stone and terra cotta, have the modern plumbing, gas fixtures, hardwood interior finish, etc.

Architect Joseph Bettinghofer: For Henry Fickinger, a three-story and basement flat building, 34 by 48 feet in size; to be erected at Wrightwood avenue; it will be of pressed brick and stone front, have the sanitary improvements, mantels, gas fixtures, heating, etc.

Architect George Grussing: For Graham & Sons, a four-story apartment house, 75 by 200 feet in size; to be erected at the corner of Monroe street and Kedzie avenue; it will have two fronts of buff Bedford stone for the first story and basement, and above this to be of pink colored pressed brick with terra cotta trimmings; the interior to be finished with oak, have all the best of modern sanitary improvements, gas and electric fixtures, steam heating, etc. Also made plans for three two-story residences, to be erected at West Polk street; they will have handsome buff Bedford stone fronts, hardwood interior finish, the best of modern sanitary improvements, gas fixtures, laundry fixtures, heating, etc.

Architect Paul Gerhardt: For Stock Company, a two-story and attic hotel, 70 by 180 feet in size; to be erected at Twin Lakes, Wisconsin; sanitary plumbing, electric light, etc.

Architects Patton & Fisher: For Professor H. H. Donaldson, at Woodlawn avenue, near Fifty-eighth street, a two-story cellar and attic residence, 23 by 62 feet in size; to have a pressed brick and terra cotta front, hardwood interior finish, mantels, gas fixtures.

Architect G. L. Harvey: Making plans for a three-story store and flat building, 30 by 70 feet in size; to be erected at West Forty-eighth and Lake streets; the front will be of pressed brick with buff Bedford stone trimmings, have hardwood finish, mantels, gas fixtures.

Architect C. M. Palmer: For D. C. Watt, making plans for a four-story store and flat building, 75 by 78 feet in size; to be erected at Thirty-fifth street west of Indiana avenue; it will have a pressed brick and stone front, hardwood interior, the modern sanitary improvements, gas fixtures, etc. For E. O'Brien, a two-story and basement addition to building at 1610 Michigan avenue; plumbing, electric light, etc. For S. A. Kent, a three-story store and flat building, 65 by 62 feet in size; to be erected at Wabash avenue near Twentieth street; to be of pressed brick front with buff Bedford stone trimmings, have the best of modern, open, nickel-plated, sanitary plumbing, laundry fixtures, gas and electric fixtures, hardwood finish, etc.

Architects Fraenkel & Schmid: For B. Lowenthal, a three-story and basement store and flat building, 117 by 16 feet in size; to be erected at the corner of Ashland boulevard and Warren avenue; to be of pressed brick and stone front, and have all improvements.

Architect Oscar Lievendahl: For F. S. Davidson, at Ridgeland, a two-story residence, 24 by 50 feet in size; to have a stone basement, hardwood finish, the modern sanitary improvements, gas fixtures, etc.

Architects Dinwiddie & Newberry: For John S. Newberry, a four-story addition, 22 by 100 feet in size, to building at 81 Kinzie street; to be of pressed brick with buff Bedford stone trimmings; to be of mill construction. Also making drawings for a four-story and basement apartment house, 25 by 100 feet in size; to be erected at 16 Pearson street, for Gen. W. C. Newberry; it will be of pressed brick and stone front, have hardwood interior finish, the best of open, sanitary improvements, electric light, etc.

Architect W. H. Drake: For H. F. Waite, a three-story and basement store and flat building, 51 by 103 feet in size; to be erected at the corner of Robey and Taylor streets; it will be of pressed brick and stone front, have the modern plumbing, hardwood finish and mantels, gas fixtures, etc.

Architects Hyde & Castner: Made drawings for the Trinity Reformed church, to be erected at Mulberry, Indiana; it will be 50 by 100 feet in size; to be constructed of brick with stone trimmings, have gas fixtures, stained glass, plumbing, heating, etc.

Architect Ira C. Saxe: For M. Munson, three two-story residences, 23 by 38 feet in size; to be erected at Evanston; to be of brick with stone basement, have hardwood finish, mantels, gas fixtures, etc. Also two two-story flat buildings, 22 by 61 feet in size; to be of pressed brick and stone fronts, have the modern plumbing, etc.

Architects Hill & Woltersdorf: For Paul O. Stensland, a four-story store and flat building, 103 by 218 feet frontage; to be erected on the corner of Milwaukee avenue and Carpenter street; it will be of pressed brick with stone trimmings and granite pillars, have hardwood finish, the modern sanitary improvements, gas fixtures, heating. Hill & Woltersdorf have removed into more commodious quarters, and are now located at the Lafayette building, 70 La Salle street, suite 22 to 24.

Architect W. G. Barfield: For Dr. J. T. Binkley, a four-story apartment house, 58 by 100 feet in size; to be erected at Indiana avenue and Forty-ninth street; to be of pressed brick with stone trimmings, have hardwood interior finish, mantels, gas and electric fixtures, elevator, heating, etc.

Architect Julius H. Huber: For J. L. Cochran, a two-story, basement and attic residence, 26 by 30 feet in size; to be erected at Edgewater; to be of frame construction with stone basement, have hardwood interior finish, the best of open sanitary plumbing, electric light, etc.

Architects Beyer & Ranter: For the Elgin Eagle Brewing Company, a four-story brew house; to be of common brick with stone trimmings, steel construction, etc. Also for the Anderson Brewing Company, a complete brewing plant, to be erected at Beaver Falls, Pennsylvania; the main building will be five stories, 85 by 45 feet in size; to be of brick and stone, fireproof construction; will put in ice machine, boiler, engine, copper work, etc.

Architect H. B. Wheelock: For C. S. Hutchins, a three-story apartment house, 71 by 90 feet in size; to be erected at 2926 to 30 Indiana avenue; it will be of buff Bedford stone front, have hardwood interior finish, the best of modern open plumbing, gas and electric fixtures, mantels.

Architects Swift & Hall: For M. Swift, a three-story and basement residence, 26 by 75 feet in size; to be erected at Madison avenue, near Fifty-first street; it will be of pressed brick and stone front, have hardwood interior finish, gas and electric fixtures, mantels, furnace, etc. Also making plans for a two-story store and hall building, 50 by 85 feet in size; to be of pressed brick front with buff Bedford stone trimmings, have all improvements.

Architect Louis Martens: For F. Linsenburth, a four-story apartment house, 64 by 105 feet in size; to be erected at Dearborn avenue; it will be of pressed brick front with terra cotta and buff Bedford stone trimmings, have marble wainscoting, tile floors, gas and electric fixtures, hardwood interior finish, mantels, laundry driers, electric light, etc. Also finishing plans for a two-story apartment house, 48 feet front and 60 feet deep; to be erected at Jackson avenue, near Fifty-eighth street, for George Darling; it will be of pressed brick and stone front, have all the modern sanitary improvements, gas fixtures, hardwood finish, mantels, heating, etc.

Architect Sidney Smith: For W. M. Hoyt, a five-story store and flat building, 40 by 67 feet in size; to be erected at the corner of Pine and Indiana streets; it will be of pressed brick and stone front, have the best of modern plumbing, hardwood finish, mantels, gas fixtures, marble work, mosaic floors, etc.

Architects Shepley, Rutan & Coolidge: For George Fisher, a three-story residence, 25 by 50 feet in size; to be erected at Astor street, near Burton place; it will have a handsome stone front, hardwood interior finish, the best of modern plumbing, gas fixtures, combination heater, etc.

Architects I. K. & A. B. Pond: For R. M. & Harvey Dean, two two-story residences, 43 by 47 and 46 by 36 feet in size respectively; to be erected at Hinsdale; they will be of frame with stone basements, have hardwood interior finish and mantels, gas fixtures, hot-water heating, etc. For W. R. Bridgman, a two-story residence, to be erected at Lake Forest; to be of frame with brick basement, have the modern plumbing, mantels, electric fixtures, etc.

Architect O. J. Pierce: For S. Hicks, seven two-story cellar and attic residences, to be erected at Walnut street, near Sacramento avenue; they will have buff Bedford stone fronts, hardwood interiors and mantels, gas fixtures, laundry fixtures, furnaces, etc.

Architect W. T. Leshner: For J. Lord, a two-story flat building, 26 by 70 feet in size; to be erected at Vincennes avenue south of Forty-third street; the front will be of stone, the interior to be finished in hardwood, have all the modern sanitary improvements, gas fixtures, steam heating, etc. For H. C. Adams, at Forty-seventh street and Vincennes avenue, a two-story flat building, 25 by 73 feet in size; to be of stone front, have Georgia pine interior finish, mantels, the sanitary improvements, gas fixtures, heating, etc.

Architect E. E. Snyder: For W. J. Stark, a two-story flat building, 25 by 62 feet in size; to be erected at Spaulding avenue; it will be of stone front, have the modern plumbing, gas fixtures, furnaces, etc. For George Tyson, a three-story flat building, 25 by 60 feet in size; to be erected at 856 Hermitage avenue; it will have a stone front, hardwood finish, mantels, etc.

Architects Schlacks & Ottenheimer: For Wendell Manufacturing Company, a three-story factory, 100 by 100 feet in size; to be erected at Armour avenue and Twenty-second street; it will be of pressed brick and stone front, have Georgia pine interior finish, steam heating, electric light. For Leopold Austrian, on North Water street, a one-story warehouse, 120 by 156 feet in size;

Architects Ostling Brothers: For William Scully, a three-story store and flat building, to be erected at Wells street; to have a stone front, the sanitary plumbing, gas fixtures, heating, etc. Also four-story store and flat building, 70 by 25 feet in size; to be erected at Franklin street; to be of pressed brick and stone front, have the modern plumbing, gas fixtures, mantels, etc. For B. V. Theodorson, a four-story store and flat building, to be erected at 23 Milton avenue; to be of pressed brick and stone front, have all the modern sanitary improvements, gas fixtures, etc.

Architect Otto A. Kupfer: For Vincene Shimek, a three-story and basement, stone front and side, flat building, at the northeast corner of California avenue and Twelfth place; all improvements, finished in oak and white pine, have steam or hot-water heating; cost about \$8,500; size 25 feet 6 inches by 65 feet. For George Lauterback, a three-story and basement double flat building, 44 feet front, irregular in rear and side, stone front, all improvements, at 49 and 51 West Thirteenth street, southeast corner Blue Island avenue. For Agnes Fuellgraff, a two-story and basement residence, 34 by 65 feet in size; handsome stone front, all modern improvements, furnace heat, mantels, etc.; finished in white oak, bird's-eye maple, ash, sycamore, Georgia pine and white pine, at 1443 and 1445 Harvard street; cost \$9,000. For James Curtin, a two-story and basement stone front flat building, 22 by 58 feet in size, on Hamlin avenue, between Sixteenth and Eighteenth streets; all improvements. For James Donlin, a one-story and basement brick residence, on Grenshaw street, east of Homan avenue. Also for Thomas Norton, a two-story and basement brick and stone front flat building, 22 by 54 feet in size, on West Fortieth street, between West Fourteenth and Sixteenth streets; all improvements.

Architects D. H. Burnham & Co.: For the Great Northern Theater and Hotel Company, on Jackson street east of Dearborn, running through to Quincy street, 100 by 165 feet; theater, hotel and office building to cover the entire area and to cost \$900,000; the northern half or Quincy street side of the building is to be used as an addition to the Great Northern Hotel, and consequently will be designed to be built of similar material and architecture to the present structure. The southern half will be used for a theater and office building, and will be of original design and treatment. The theater will be first-class in every respect, and it is the intention to have it ready for occupancy by the opening of next year; the office portion of the building to be completed by May 1, 1896. The buildings now occupying the site will be torn down and the work of construction will be commenced at once. Henry George & Son, of Detroit, are mentioned as the general contractors.

Architect Thomas H. Mullay: For J. W. Donohue, a three-story residence, 25 by 65 feet in size; to be erected at 543 Michigan avenue; it will have a handsome raintop brownstone front, oak interior finish, the best of open plumbing, mantels, gas fixtures, etc. For John McKearnan, a three-story and basement apartment house, 25 by 75 feet in size; to be erected at Indiana avenue and Fifty-third street; the front will be of Bedford cut stone, the interior to be finished in oak and Georgia pine, have the best of modern plumbing, gas and electric fixtures, mosaic floors, heating. For D. F. Bremner, remodeling building on O'Brien street; new plumbing, fireproof partitions, glass, tile, etc.

Architects Diethelm & Man: For N. P. Edman, a three-story and basement flat, 25 by 101 feet; to be erected at South Chicago; stone front, copper bay and cornice, Georgia pine finish, mantels, etc. For Jacob Herman, a three-story and basement store and flat, 35 by 50 feet; to be built at South Chicago avenue; pressed brick and stone front; gas fixtures.

Cleveland, Ohio.—Several changes in the architectural firms of the city have taken place. The firm of Coburn & Barnum, one of the oldest in the city, has been changed to Coburn, Barnum & Beers, by the admission to partnership of Mr. W. S. Beers, who has served the firm in the capacity of foreman ever since the partnership was formed, nearly twenty years ago. The office of the new firm are at the old place, 40 Blackstone building.

The firm of French & LaChance has been dissolved, by mutual consent, Mr. W. W. LaChance opening an office at 614 and 615 Permanent building, and Mr. A. A. French continuing at the old office, 801 Cuyahoga building.

Architect W. H. Dunn has opened an office at 701 Garfield building.

Architect J. N. Richardson, 204 Superior street, has let contracts for the clubhouse of the Cleveland Yacht Club.

Architect A. N. Oviatt, 461 Arcade, reports: A brick, stone and steel four-story store, office and apartment building, 100 by 90 feet, at Horain, Ohio, for Messrs. Baker & Foster, Mr. Helderberger and Frank Hill, of Elyria, Ohio. Architects Coburn, Barnum & Beers have prepared plans for the alteration of a summer residence on the lake shore, east of the city, for Mr. H. W. White. They also have plans for a \$30,000 Young Men's Christian Association building, for the Broadway branch of the Young Men's Christian Association; it will be a three-story pressed brick and terra cotta building, with a two-story gymnasium, steam heat, plunge and shower baths, and all modern improvements.

Architect S. R. Badgley, 1082 Arcade, reports: A \$20,000 brick church at Wellington, Ohio, for the Congregationalists; slate roof and all modern church improvements. For the Woodland Avenue Methodist Episcopal Church, Cleveland, a \$10,000 brick church; size, 70 by 83 feet.

Architect George H. Smith, 29 Euclid avenue, is receiving bids upon a \$300,000 hospital; the plant will consist of a large number of buildings fitted for the various needs of a hospital.

Architect W. W. LaChance reports: A two-story brick factory building for the Forest City Steel Forge Company, at the corner of Coe and Hamilton streets; size, 80 by 100 feet; steam heat, hardwood floors, etc.; cost, \$10,000. For J. F. Boyd, an alteration of residence on Prospect street.

Architect C. E. Tousley: A small frame Protestant church, to be erected at Brooklyn, Ohio. For Welden Davis, a frame residence, all modern improvements, to be erected on Archwood avenue.

Architect A. H. Grainger, 731 Garfield building: For A. C. Dustin, a frame, half timber residence, to be built on Dorchester avenue. For H. G. Dalton, a frame barn, 21 by 40 feet. For Samuel Matter, a coachman's cottage, to be erected in Glenville, Ohio.

Corning, N. Y.—Architects H. G. Luthill & Son: For John Frey, Hammondsport, New York, four three-story stores; brick and stone; size, 72 by 68 feet; cost, \$12,000. For Fifth Ward Schoolhouse, a two-story addition; brick and stone; size, 30 by 40 feet; cost, \$6,000. For W. F. Bronson, of Painted Post, New York, a two-story frame house; size, 37½ by 52 feet; cost, \$5,000.

Delaware, Ohio.—Architect S. R. Badgley: For Ohio Wesleyan University, a three and one-half story pressed brick college library; size, 122 by 120 feet; cost, \$50,000.

Detroit, Mich.—Architects Donaldson & Meier: For Trangott Schmidt, an eight-story stone front business building; size, 60 by 100 feet; cost, \$80,000.

Architects W. E. Walshe & Son: For Isaac Bossert, a three-story stone and brick double residence on west side of the boulevard near Fort street; cost, \$16,000. For Dr. Duncan McLeod, ten cottages to be erected at the corner of Concord and Bellevue avenues; cost, \$10,000. For Frank W. Savigny, a two-and-one-half story brick residence, to be erected on Woodward avenue near John R. street; cost, \$7,000. For Dr. E. J. Bolio, two-story brick and stone residence, to be erected on Fort street west, near Blod; cost, \$6,000.

Architects Rogers & Macfarlane: For Arthur McGraw, a two-story frame residence, to be erected on Jefferson avenue, near Owen Park, size 50 by 50; cost, \$12,000. For W. A. C. Miller, foundry building, to be erected on the corner of Trombley and Railroad, size, 60 by 27½ feet; cost, \$20,000.

Architects John Scott & Co.: For John J. Hart, seven two-story brick residences, to be erected on Levee street near Twelfth; cost, \$25,000.

Architect Gordon W. Lloyd: Three-story brick and stone hospital building, to be erected at Erie, Pennsylvania; cost, \$45,000.

Architect Andrew Phillips: For J. H. Snedley, a two-story brick residence, to be erected on Iroquois avenue; cost, \$6,000.

Architect W. I. Joy: A thirteen-story office building, to be erected on Fort street West, near Wayne; size 50 by 130 feet; cost, \$100,000. For Ira B. Bennett, a four-story addition to the Cass Avenue Hotel; size, 40 by 100; cost, \$20,000. For Col. W. G. Latimer, a two-and-one-half-story brick residence, to be erected on Perry avenue, corner Brush; cost, \$8,000. For W. H. Campau, a three-story pressed brick and stone residence on Hendrie avenue near John R. street; cost, \$8,000. For S. H. Isenlord, a two-story frame residence in Adrian, Michigan; cost, \$5,500.

Architect Edward C. Van Leyen: For Robert M. Zug, a two-story brick and stone residence, to be erected on Elliott between John R. and Brush streets, size 32 by 56 feet; cost, \$8,500. For Harry Quinby, a two-and-one-half-story brick and stone residence, to be erected on Perry avenue near Bush street, size 35 by 54 feet; cost, \$9,000.

Architects Malcombson & Higginbotham: For James Gourley & Co., a two-story brick store and flat, to be erected on the corner of Grand avenue and Eighteenth street; cost, \$6,000.

Architects A. C. Varney & Co.: For Mrs. E. B. Pease, five two-story brick residences, to be erected on the corner of Brainard and Second avenues; cost, \$15,000. For John Pridgear and Harry Milward, a three-story double brick residence, to be erected on the corner of Woodward and Alfred streets; size 50 by 75 feet; cost, \$30,000. For H. D. Hadsall, Owosso, Michigan, a four-story brick and stone business block; size 64 by 122 feet; cost, \$35,000. For W. A. Pungs, a four-story brick apartment building, to be erected on Montcalm near Hastings street; cost, \$13,000. For James Rhines, three two-story brick residences, to be erected on Willis avenue between Fourth and Greenwood avenues; cost, \$8,000. For Thomas A. Wadsworth, a two-story brick store and flats, to be erected on the corner of Joseph Campau and Monroe avenues; cost, \$6,000.

Architect F. J. Grenier: For L. Lathrop, a two-story brick terrace, to be erected on the corner of Fourteenth and Antoinette avenues; cost, \$12,000.

Architects Mason & Rice: For Hyde, Farwell & Godfrey, a four-story pressed brick and stone business and office building, to be erected on the corner of Woodward and Michigan avenues; size 127 by 161 feet; cost, \$700,000.

Architect Joseph E. Mills: For J. W. Niles, a two-story brick residence, to be erected on Trumbull between Hancock and Warren avenues; cost, \$6,000.

Architect Gustav A. Mueller: For Joseph J. Halker, a six-story brick and stone business building, to be erected on the corner of Brush and Clinton streets; size 47 by 105 feet; cost, \$50,000.

Architect Harry J. Rill: For Roman Catholic Society Immaculate Conception, Lapeer, Michigan, a brick and stone church; size 111 by 48 feet; cost, \$15,000. Detroit Citizens' Street Railway will erect a brick power-house on Atwater street near Riopelle; cost, \$50,000.

A. E. French: For Charles Bath, a seven-story pressed brick and stone apartment building, to be erected on Howard street; size 51 by 100 feet; cost, \$40,000.

Gahanna, Ohio.—Architects Spielman & Elliott: For Reverend Winkler, a one and one-half story, pressed brick and brownstone church; size, 60 by 92 feet; cost, \$10,000.

Indianapolis, Ind.—Architects R. P. Daggett & Co.: For J. A. Lemke, a seven-story, pressed brick, Bedford stone and terra cotta office building; size, 112 by 95 feet; cost, \$150,000.

Architect Adolph Scherrer: For the city of Indianapolis, a two-and-one-half story pressed brick schoolhouse; size, 45 by 60 feet; cost, \$23,000.

Kansas City, Mo.—Architect Walter C. Root: Has prepared plans for two semi-detached dwellings; to be erected at northeast corner of Fourteenth and Broadway; to be built of pressed and vitrified brick, stone trimmings and slate roof; cost, \$10,000.

Architects Shepard & Farrar: For E. Shukert, on Grand avenue, a three-story business block; cost, \$60,000. For G. M. Jones, to be erected at Hyde Park, a stone residence; cost, \$25,000. For J. J. Norton, a brick residence, to be erected on Park avenue north of Independence; cost, \$5,000.

Little Rock, Ark.—Architect T. Harding: For Miss E. Shale, a two-story residence; corner Sixth and Main streets; cost, \$9,000.

Architects Rickon & Thompson: For I. C. Bossinger, Fifth and Ferry streets, a two-story frame residence; cost, \$3,000.

Louisville, Ky.—Architects Maury & Dodd: For Dr. G. W. Lewman, a brick and stone residence; to be erected on Third avenue near Magnolia; cost, \$13,000. For E. L. Brown, a brick residence, stone trimmings and slate roof; to be erected on Fourth avenue near Hill street; cost, \$5,500. For J. W. Brown, a brick residence, slate roof; to be erected on Fourth avenue near Hill street; cost, \$6,000. For H. Straus, four residences of brick, stone and terra cotta,

slate roof; cost, \$20,000; three residences, brick and stone, slate roof; to be erected on Third avenue and Burnett; cost, \$10,500. For William T. Johnston, a brick and stone residence, slate roof; to be erected on Fourth avenue near Hill; cost, \$6,500. For Drs. Holloway, Samuel & Holloway, a flat and office building; of brick and stone, metal roof; to be erected on Fourth avenue near Chestnut; cost, \$15,000. For Liederkraus Society, a brick, stone and terra cotta clubhouse; to be erected on corner Sixth and Walnut streets; cost, \$12,000. For Thomas Goudy, a brick and stone residence; to be erected on Third avenue near Hill street; cost, \$6,000. For E. Stockdale, a brick and terra cotta residence; to be erected on Third avenue near Magnolia; cost, \$7,500. For F. H. Higgins, four brick and stone residences; to be erected on First street near Burnett avenue; cost, \$16,500. For J. S. Bockee, two brick, stone and terra cotta residences; cost, \$12,000.

Milwaukee, Wis.—Architects Schnetzky & Liebert report the following: For A. Bergenhal, dwelling; Grand avenue between Thirteenth and Fourteenth streets; \$17,000. For Judge Wallber, Galena street between Fifth and Sixth streets, dwelling; cost, \$7,000. For Louis Schauss, Prairie street near Twenty-sixth, dwelling; cost, \$5,000. For Mrs. A. Lemke, Twelfth street near State, flats; cost, \$10,000.

The Builders' and Traders' Exchange will open a permanent exhibit of building materials this month (May). All sorts of materials used in the construction of buildings will be displayed.

Architects Ferry & Clas are preparing plans for a large flat building to be erected on the corner of Jackson street and Juneau avenue at a cost of \$40,000.

Architect W. D. Kimball: For J. C. Price, a two-and-one-half story frame residence; 40 by 80 feet; cost, \$6,000.

Architects Crane & Barkhausen: For R. A. Johnson, a two-and-one-half story, brick veneer, residence and stable; 45 by 70 feet; cost, \$5,000.

Architect J. A. Moller: For the Ivanhoe Commandery, club building; brick and stone; size, 62 by 115 feet; cost, \$25,000. For J. B. Kemper, Lafayette and Summit avenues, a two-story residence; size, 44 by 52 feet; cost, \$14,000.

Architect Frank E. Gray: For J. G. Martin, a two-story brick and stone residence, at Ashland, Wisconsin; size, 60 by 100 feet; cost, \$12,000.

Architects Koch & Co.: A three-story, brick and stone industrial school for girls; size, 90 by 80 feet; cost, \$12,000.

Architect A. C. Eschweiler: For Howard Green, a two-and-one-half story pressed brick and stone residence; to be erected on Cambridge avenue; size, 72 by 72 feet; cost, \$12,000.

Minneapolis, Minn.—Architects Long & Kees have plans for a three-story brick store building, size 50 by 150 feet; on the corner of Eighth and Hennepin avenue, with all modern improvements; cost \$15,000.

Architect F. G. Corser: For the state university, the Histological laboratory, two stories and basement of buff pressed brick and sandstone trimmings; cost \$30,000.

Architect C. F. Struck: For the Norwegian Trinity church, red pressed brick with sandstone trimmings; size 80 by 80 feet.

Architect C. R. Aldrich: For the state university farms, a brick and stone dormitory building; cost \$30,000.

Albert M. Fish is having plans prepared for a brick residence, to be erected on Lowry hill; cost \$10,000.

Pittsburgh, Pa.—Architect Charles Bickel: For the United Presbyterian Church, a fireproof church, to be erected on Ninth street; electric fixtures, furnace, pews, and modern church improvements.

Architect W. H. Sims: For Doctor Gaertner, Negley avenue, stone residence; cost \$15,000.

Architects Longton, Alden & Harlan: For D. F. Henry, a hotel; to be erected on Fifth avenue, near Smithfield street; cost \$100,000.

Architect F. H. De Arment: For J. W. Smith, a pressed brick residence, on Stratford avenue; cost \$6,000.

Architect George B. Post: For D. E. and N. G. Park, a fifteen-story brick and stone store building; size 120 by 120 feet; cost \$700,000.

Architect J. S. Stern: For D. H. Hostetter, an eight-story brick and stone office building; cost \$500,000.

Architect Charles Bickel: For City of Pittsburgh, Department of Public Safety, eight-stories, brick and stone; size 50 by 150 feet; cost \$200,000.

Architects Longfellow, Alden & Harlow: For D. F. Henry, an eight-story brick and stone hotel; size 50 by 120 feet; cost \$100,000.

Architects Boyd & Long: A brick school building, to be erected at Pitcairn, Pennsylvania; cost \$18,000. For Mrs. Charlotte Sparks, a three-story brick residence; cost \$12,000.

Architect E. M. Bentz: For Mrs. Moses Chess and Mrs. J. E. Hill, an eight-story pressed brick warehouse and furniture store; cost \$25,000.

Architect L. A. Rosig: For A. Curry, a two-story storeroom and flat building; size 40 by 60 feet; cost 8,000.

Architect Henry Ives Cobb, of Chicago, is preparing plans for a large hotel to be erected at Bellfield, this city.

Architect W. Ross Proctor: For James B. Stevenson, a four-story pressed brick office building, to be erected on Center and Highland avenues; stone foundations, trimmings and fronts; size, 150 by 50 feet; cost, \$75,000.

Architects Alston & Heckert: For W. D. Hamilton, a two-story brick residence, slate trimmings, to be erected on North avenue, Allegheny, Pennsylvania; cost, \$10,000.

Architect F. J. Osterling: For Mrs. D. C. Benham, a brick residence, stone trimmings, to be erected on South Negley avenue; cost, \$15,000. For John C. McConnell, a colonial residence, to be erected on Dietrick street, E. E.; cost, \$7,000.

Architect J. E. Allison has plans for the Morgantown, West Virginia, Church; pressed brick with stone trimmings; seating capacity of 400; there will also be a lecture room seating 200.

Architect W. S. Fraser: For Charles Lockhart, a three-story stone dwelling, to be erected on Fifth avenue; cost, \$38,000.

Potwin, Kan.—Architect Louis M. Wood: For Stormont Hospital Association, a three-and-one-half-story stone and brick hospital; to be erected on Greenwood avenue; size 40 by 78 feet; cost \$11,000.

St. Louis, Mo.—Architect F. C. Bonsack: For the Paoli Mineral Springs Company, Paoli, Indiana, a three-story brick hotel building; size 90 by 120 feet; large basement; electric lights, elevators, heated by steam; cost \$25,000.

Architect E. Jungensfeld & Co.: For Anheuser-Busch Brewing Company, a one-story office building, pressed brick and stone; size 39 by 87 feet; cost \$13,000.

Architects Cram, Wentworth & Goodhue, Boston, Massachusetts: For St. Paul Apostle church, a three-story Sunday-school building, Bedford stone and pressed brick, to be erected on St. Louis, Finney and Endelton avenues; size 42 by 119 feet; cost \$25,000.

Architects Wheeler & McLure: For Henry L. Edmunds, a two-and-one-half-story pressed brick and terra cotta residence; to be erected on S. S. Westminster near Boyle avenue; size 39 by 68 feet; cost \$10,000.

Architect William Holtkamp: For Mr. Wittheld, a six-story brick residence; to be erected on Eighth street and Lucas avenue; size 60 by 120 feet; cost \$40,000.

Architect J. L. Wees: For E. F. Rethwilm, a two-story pressed brick residence, to be erected S. S. Easton avenue between Cardinal and Couston avenues; size 70 by 70 feet; cost \$12,000.

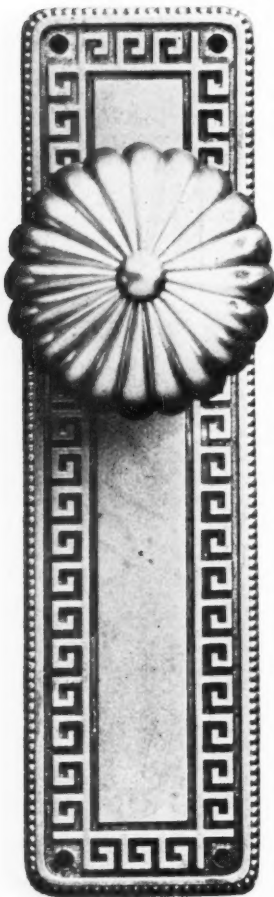
Architect E. P. Bruck: For W. H. Miltenberger, a two-story pressed brick store and flat, to be erected on Elmbank and Newsted; size 60 by 140 feet; cost \$18,000.

St. Paul, Minn.—Architect Clarence H. Johnston: For W. and Pierce Butler, a two-and-one-half-story red pressed brick residence, to be erected on Summit avenue near Hamline avenue; size 80 by 80 feet; cost \$25,000. For Summit Masonic Lodge, a two-story buff brick and stone building, to be erected on Laurel avenue and Mackubin street; size 48 by 100 feet; cost \$15,000.

Architects Reed & Stem: For the Great Western Railway, entire foundation works of shops and buildings, to be erected at Oelwein, Iowa; cost \$200,000.

Architect William Kingsley: For William Chalmers, a modern residence, to be erected at Stillwater, Minnesota; cost \$6,000.

LATE ADVANCES IN BUILDERS' HARDWARE.



AS the matter of builders' hardware is becoming daily of greater importance and demanding more and more attention, we have felt that a brief history of the rapid changes and advancement in this line could not fail to be of interest to our readers.

To those who are not familiar with the subject it seems as though the progress had been very rapid. Certainly, when comparing the builders' hardware of today with that of thirty years ago there has been a great step in advance, but most of the advance in the line of art has been within the last fifteen or twenty years. Thirty years ago there was practically nothing known except common black japanned cast-iron hinges, dark mineral, white porcelain and glass knobs, and if anyone desired anything different or better, they were limited to the use of electro or hand plated silver or gold on plain surfaces. There was no such thing as art in hardware.

In 1868, Rankins, of Philadelphia, produced a few knobs and escutcheons in white metal, plated in dark copper. About this time P. & F. Corbin put on the market a line of solid bronze metal, and Russell & Erwin brought out their line of compression bronze and lava knobs. In the latter part of 1872, Hopkins & Dickinson Manufacturing Company, of Newark, New Jersey, started in with a line of what was then called art hardware. In this condition the business remained with various changes until the latter part of 1886, when the late John W. Root conceived the idea that the hardware for a building ought to be made of special designs to harmonize with the character of the building on which it was to be used. Acting on this idea, he designed the

hardware for the Phenix Insurance building which Burnham & Root were then erecting, and in consultation with Mr. Lockett of the Orr & Lockett Hardware Company, of Chicago, this design was made not only with the object of having something special and in perfect harmony with the character of the building, but with a view to obtaining as nearly as possible a reproduction of the old statuary bronze. The hardware was executed by the Yale & Towne Manufacturing Company, and has proved an unqualified success. The designs were complete, extending to the hinges, which were made extra heavy with five knuckles and loose pins instead of loose joints, as experience with the heavy doors of the Board of Trade, the Home Insurance building, and some others, satisfied Mr. Lockett that it was impossible to get mechanics to put on three or more hinges on a door so the weight and wear would be equally distributed. The experience in this building was entirely satisfactory, and they are now universally accepted as the proper thing.

The following year another departure was decided on in the hardware for the Rookery office building, when for the first time the now widely used Bower-Barffed black iron builders' hardware was introduced by Orr & Lockett. The design for this was also made by the late John W. Root, and was certainly original, entirely unlike anything ever before attempted, and excited considerable comment.

For several years there was no radical change made in the finish or quality of the hardware. Numberless different designs were made in these finishes, but no change in material until the years 1890 and 1891, when Orr & Lockett again established a new standard by the introduction of aluminium hardware in special designs for the Monadnock, Venetian and the Isabella buildings, and their last achievement is the hardware which they have just furnished in a special solid silver metal for the Marquette office building. The hardware for the Columbus Memorial building was also made from a special design in a peculiar shade of light copper, which harmonizes beautifully with the mahogany wood on which it is placed. The hardware for the Chicago Herald building, the Hartford Insurance building, the Title and Trust building, the Chicago Stock Exchange, the Champlain building, the Old Colony building, the Woman's Temple, the Auditorium, the Omaha Bee, the Marshall Field building, and the New York Life, all furnished by Orr & Lockett, is all of special designs suited to each particular building, but they do not mark as do the others previously mentioned, a distinct epoch in the art.

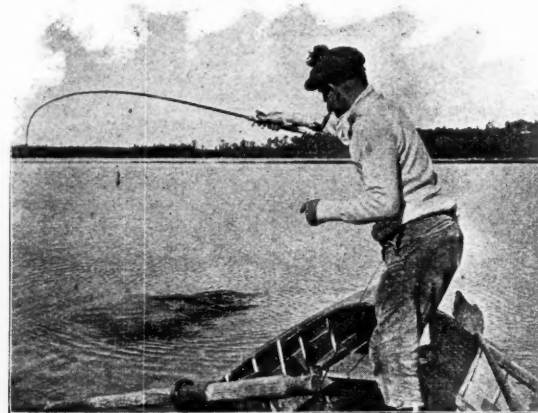
It must not be supposed, however, that this period has been one of uninterrupted progress, as would seem to be the case from the foregoing statement, for the fight has been a hard one for those whose hearts, as has been the case with Mr. Lockett, were set on a real and permanent advancement. No sooner was a thoroughly

first-class article produced than the market was flooded with imitations of various degrees of worth or worthlessness. It is true as a whole, however, that in spite of all backsets the advance within the past few years has been surprising, and there are now on the market a large number of very excellent designs in almost every conceivable finish.

No one not familiar with the builders' hardware business can form anything like a fair conception of the immense amount of detail work involved in furnishing any really fine residence or office building. The hardware of a quarter of a century ago could be handled by any person of average intelligence. Today it requires a specialist, a man of great patience, exactness, with some knowledge of mechanics, a familiarity with architectural drawings, an artistic taste, a wide experience, and a knowledge of the immense variety of goods made by the different factories.

ALL THE YEAR ROUND.

LIKE trouble and business worry, which we have "all the year round," there is its antidote, "a day off," which if taken in season and in proper quantities will either cure the disease or at least so scatter it that it becomes only an incentive to take more of the medicine. All this means that there is a stretch of country reaching from the limits of Chicago northward that is full of this balm of Gilead which is free to those who will go and get it. It is a country of lake and hill and wood, with rolling prairies between, and at all seasons of the year rest and enjoyment can be found. In the early spring when the first wild duck seeks the open water in the center of the innumerable lakes, the hunter renews his health and nervous strength with boat and gun. When the first May-flies skim across the water and the frogs croak in the marshes the jacksnipe enthusiast and the bait-casting fisherman leaves dust and toil behind him and takes that

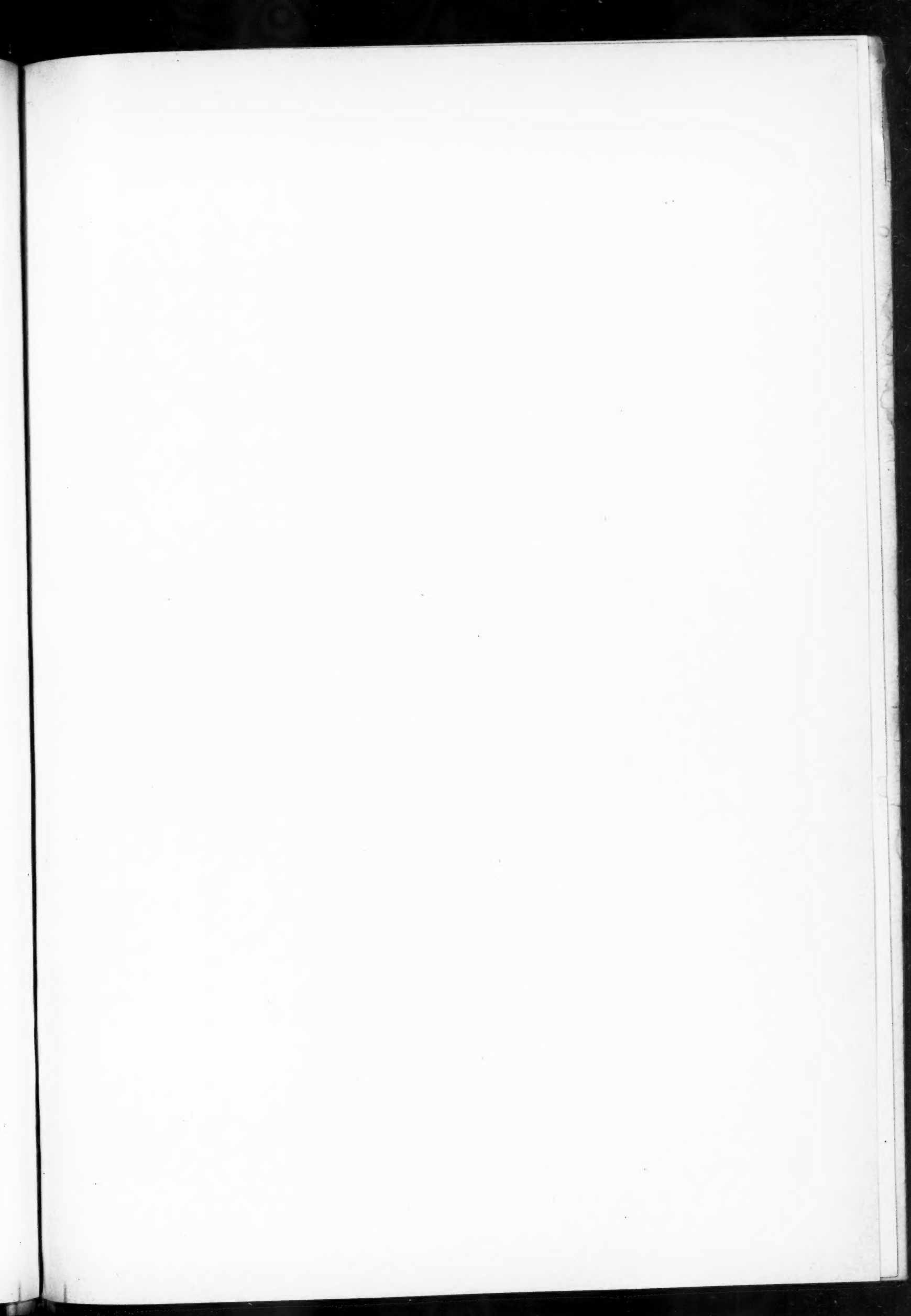


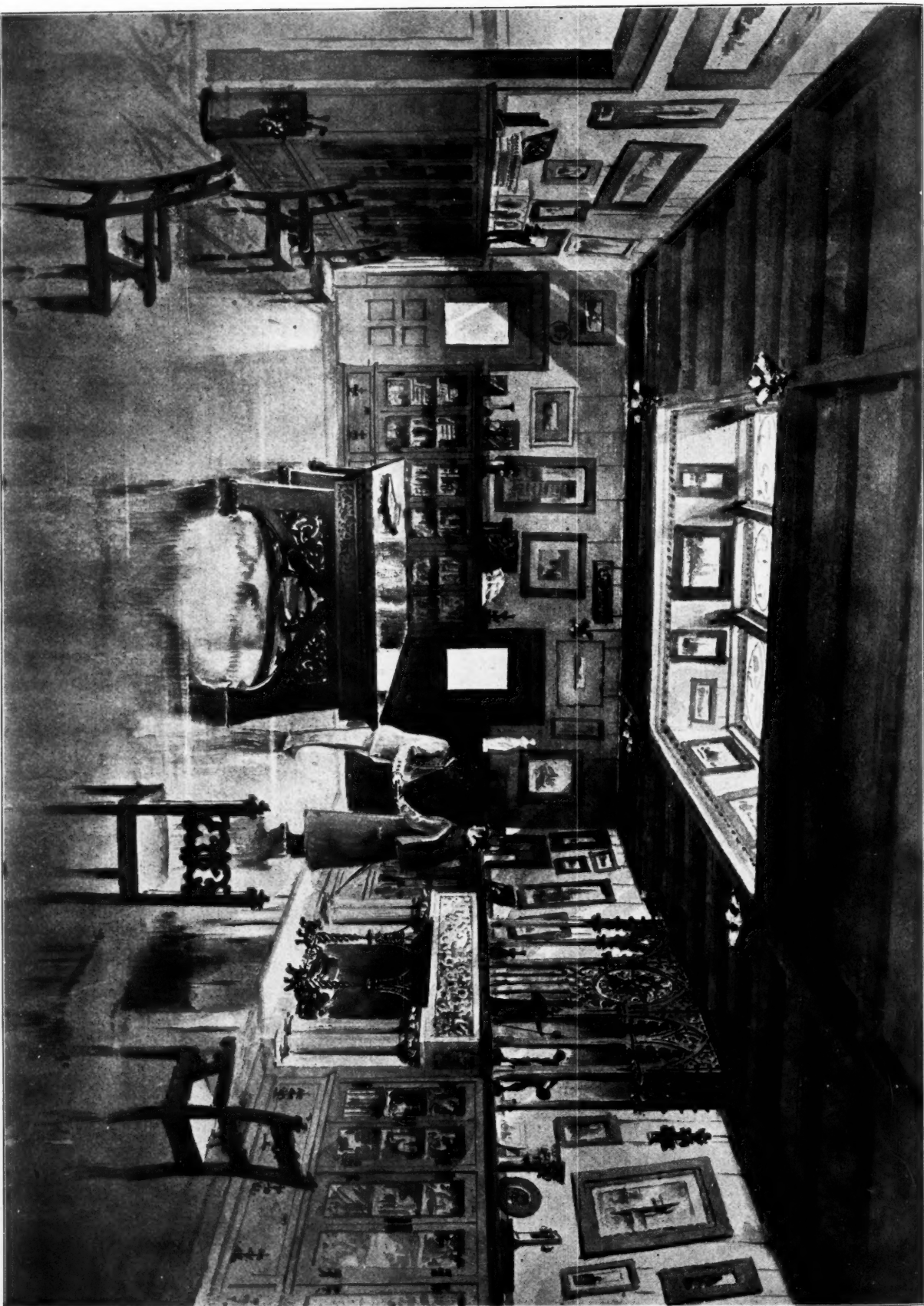
"DON'T YOU WISH FOR A FISH?"

panacea for all ills, "a day off," with gun or rod in the lake country of Illinois or Wisconsin. In summer the summer girl joins the fisher and the camper, and in sunlit days and moonlit nights enjoys a paradise of breezy greenness and coolness beside lily-covered lakes. The fall with its fishing and shooting, and even the winter with its snows has its squirrel and rabbit shooting to draw the thoughts of all who so desire, from business to healthful pleasure. The line of the Wisconsin Central Railroad is the chain that binds all this to Chicago, and as it intersects a country of woods and lakes with stations at every five miles or less from Chicago to Stevens Point, or even to the shores of Lake Superior, it is indeed the tourist road of the West. Now, that the spring has come and the warm winds tell you that away from the city the grass is green, the blossoms are blowing, and one has what is known as spring fever, then one longs for "a day off." As Frank L. Stanton says:

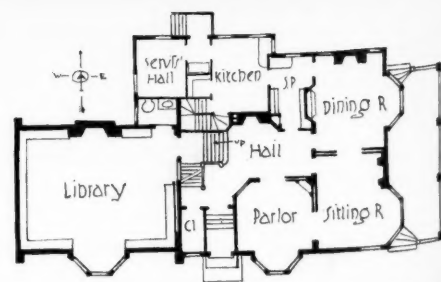
When you see the hills away off,
Lookin' green an' gold an' blue,
It's time to take "a day off"
With the daisies and the dew.
Don't you wish for a fish
When the trees are goin' "swish?"
When you hear the birds a-singin',
An' the cattle bells a-ringin',
An' the honeysuckle's swingin',
Don't you wish?
When March is headin' May off,
With a rumple in his curls,
It's time to take "a day off"
Huntin' violets with the girls.
Don't you pine for the shine
Of the meadows fair an' fine,
For the lilled rills a-flowin',
For the woods with blossoms blowin',
For the world with beauty glowin'—
Don't you pine?

All this can be found at this season along the line of the Wisconsin Central. The farmhouses will shelter you, the superb hotels will welcome you, and there is every facility offered by the road for fast and convenient transportation, and lately the passenger agent has published a book full of illustrated and descriptive information regarding this country that always makes the man who takes "a day off" long for a week's or month's extension.





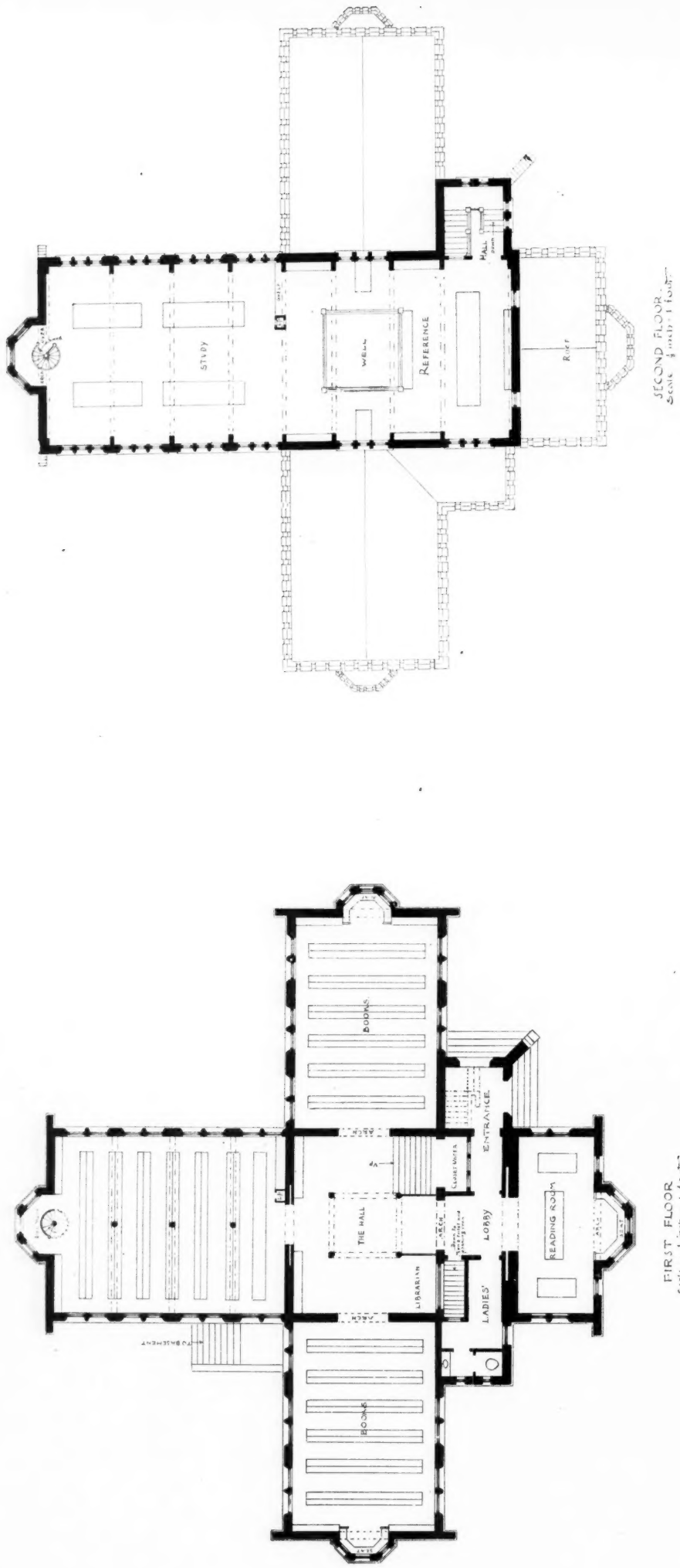
RECEPTION ROOM, OFFICE OF HENRY IVES COBB, ARCHITECT, CHICAGO.

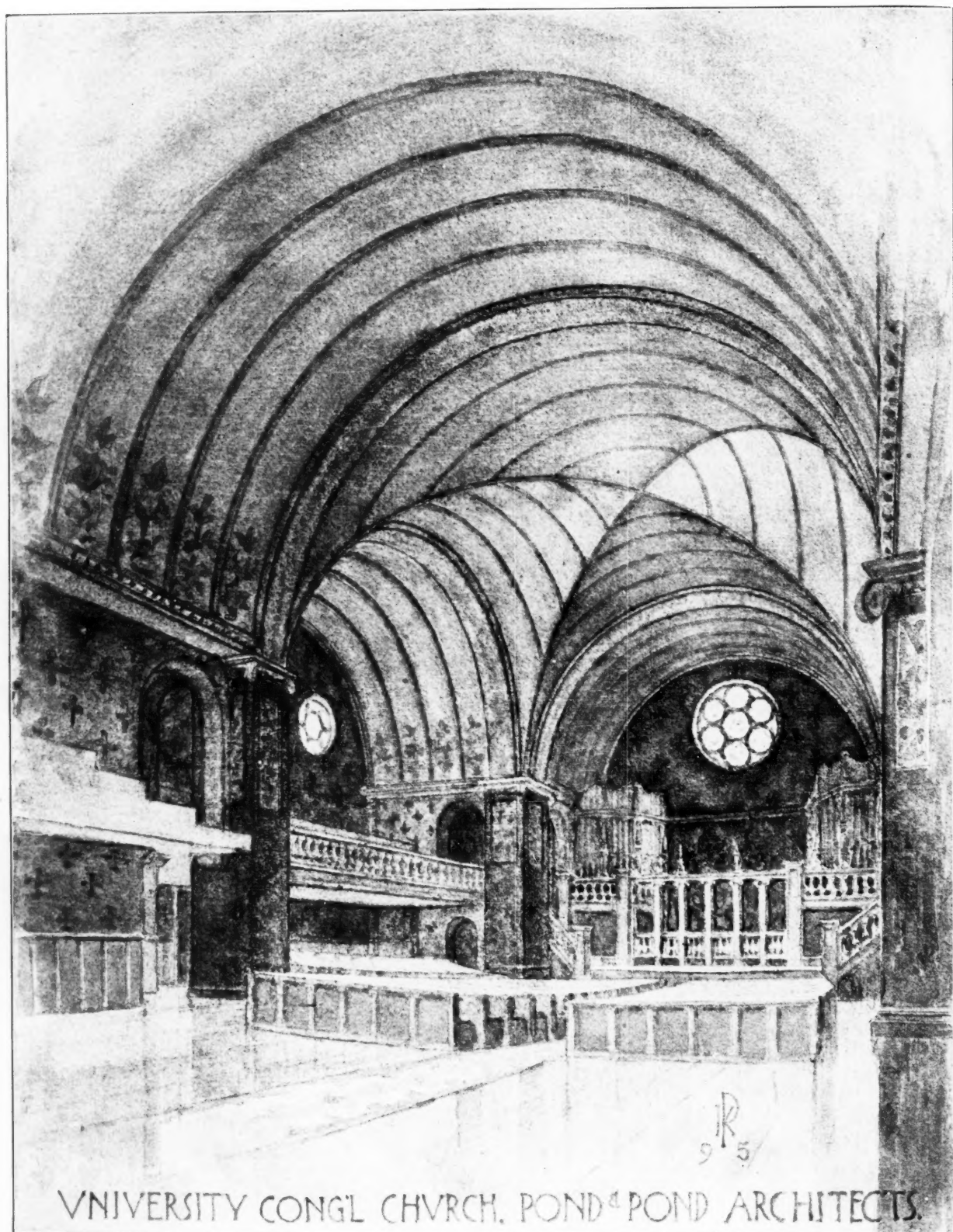


RESIDENCE OF JUDGE ELLIOTT
POND & POND, A

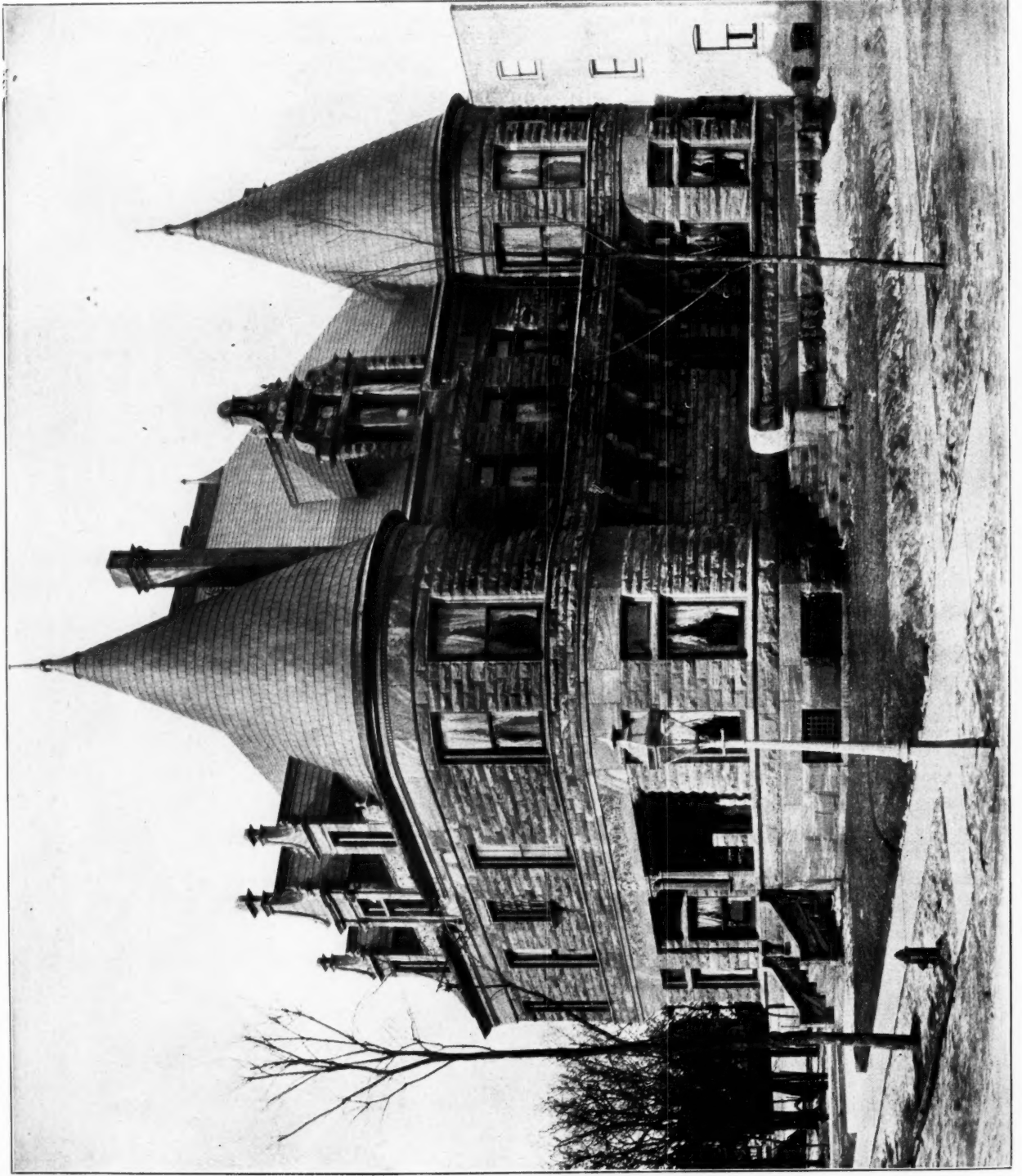
ARCTIC

ELLIOTT
& POND, A

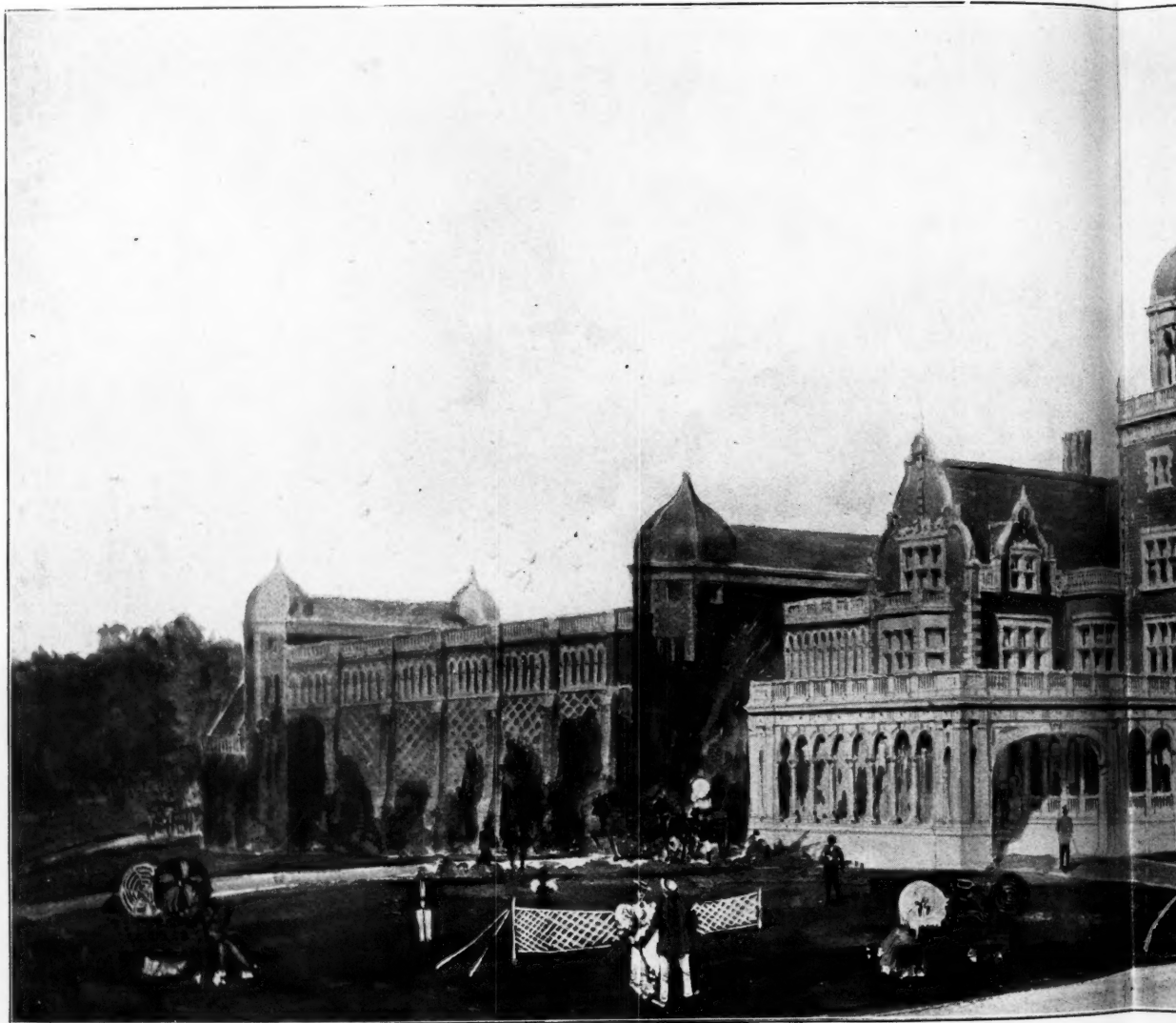




UNIVERSITY CONGL CHVRCH, POND & POND ARCHITECTS.

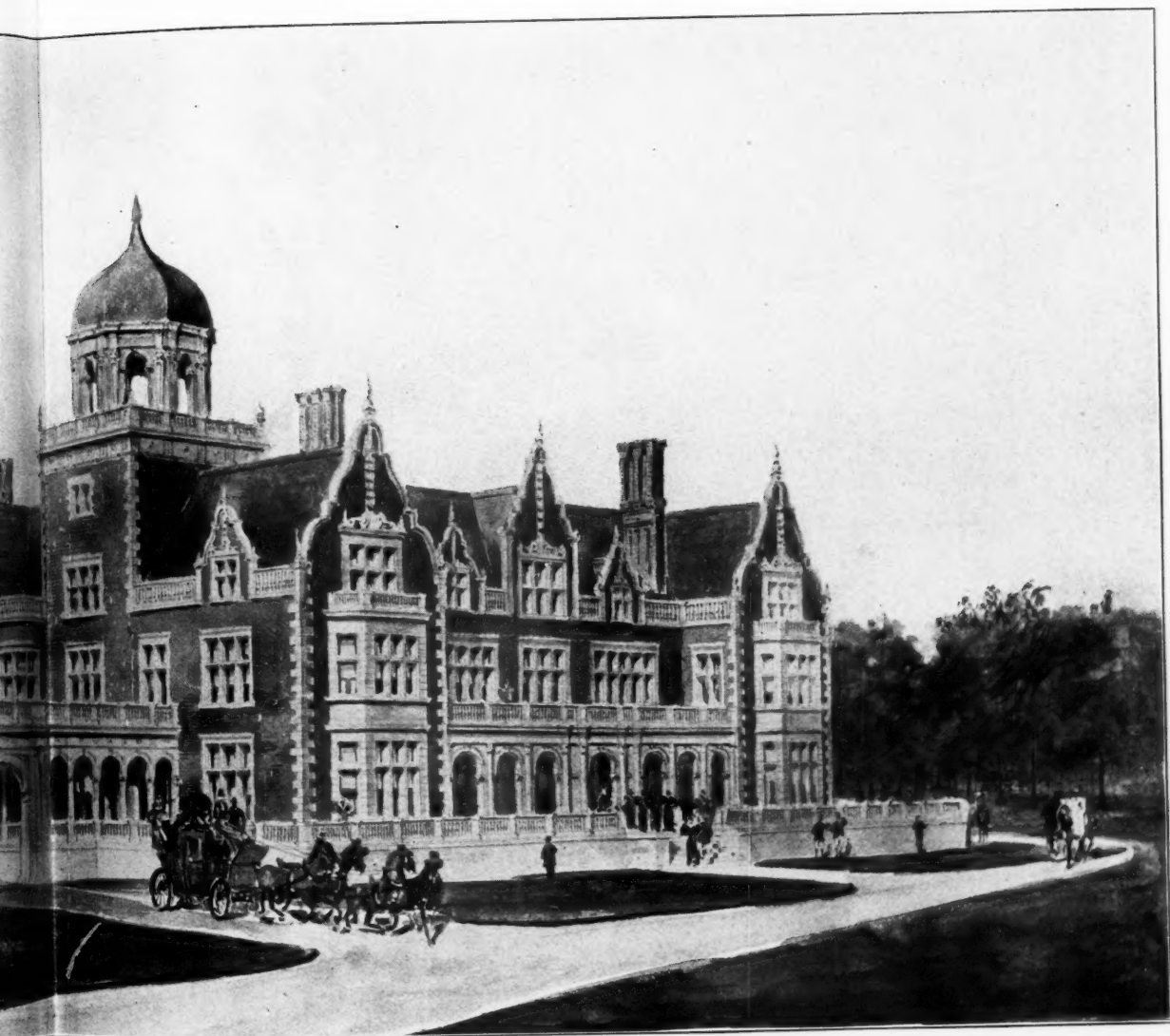


RESIDENCE OF WM. D. BOYCE, CHICAGO.
JOHN M. VAN OSDEL, ARCHITECT.

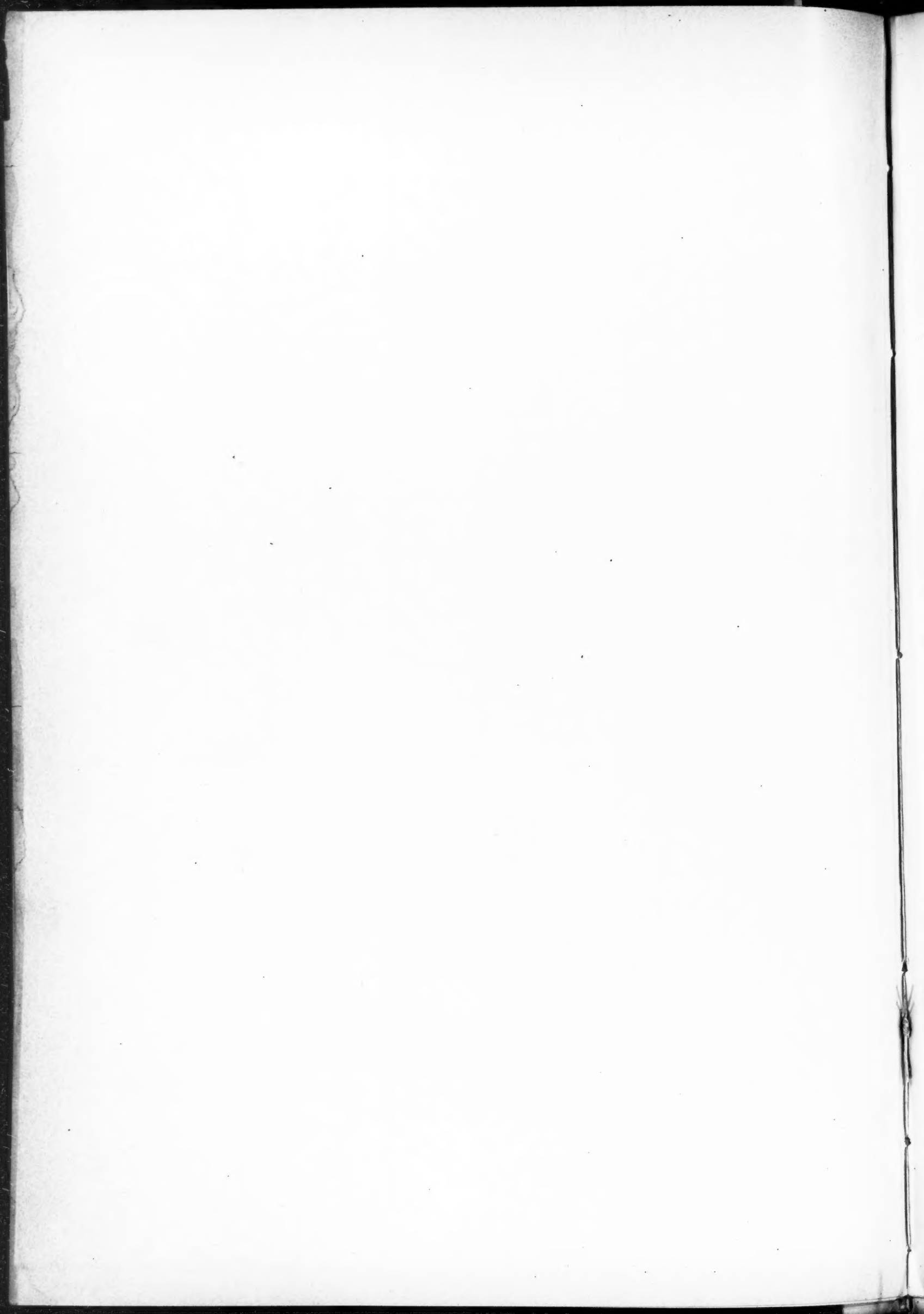


WESTBURY HALL, RESIDENCE OF GENERAL JOSEPH

HENRY IVES COBB, ARCHT.



JOSEPH T. TORRENCE AT WESTBURY, LONG ISLAND.
IVES COBB, ARCHITECT.

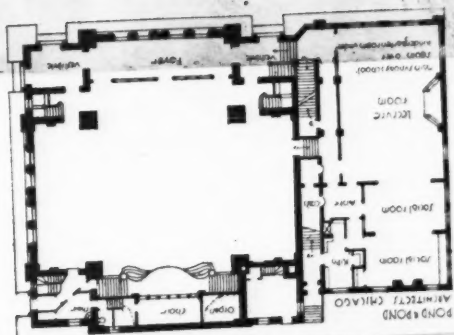




UNIVERSITY CONGREGATIONAL CHURCH, CHICAGO.

POND & POND, ARCHITECTS.

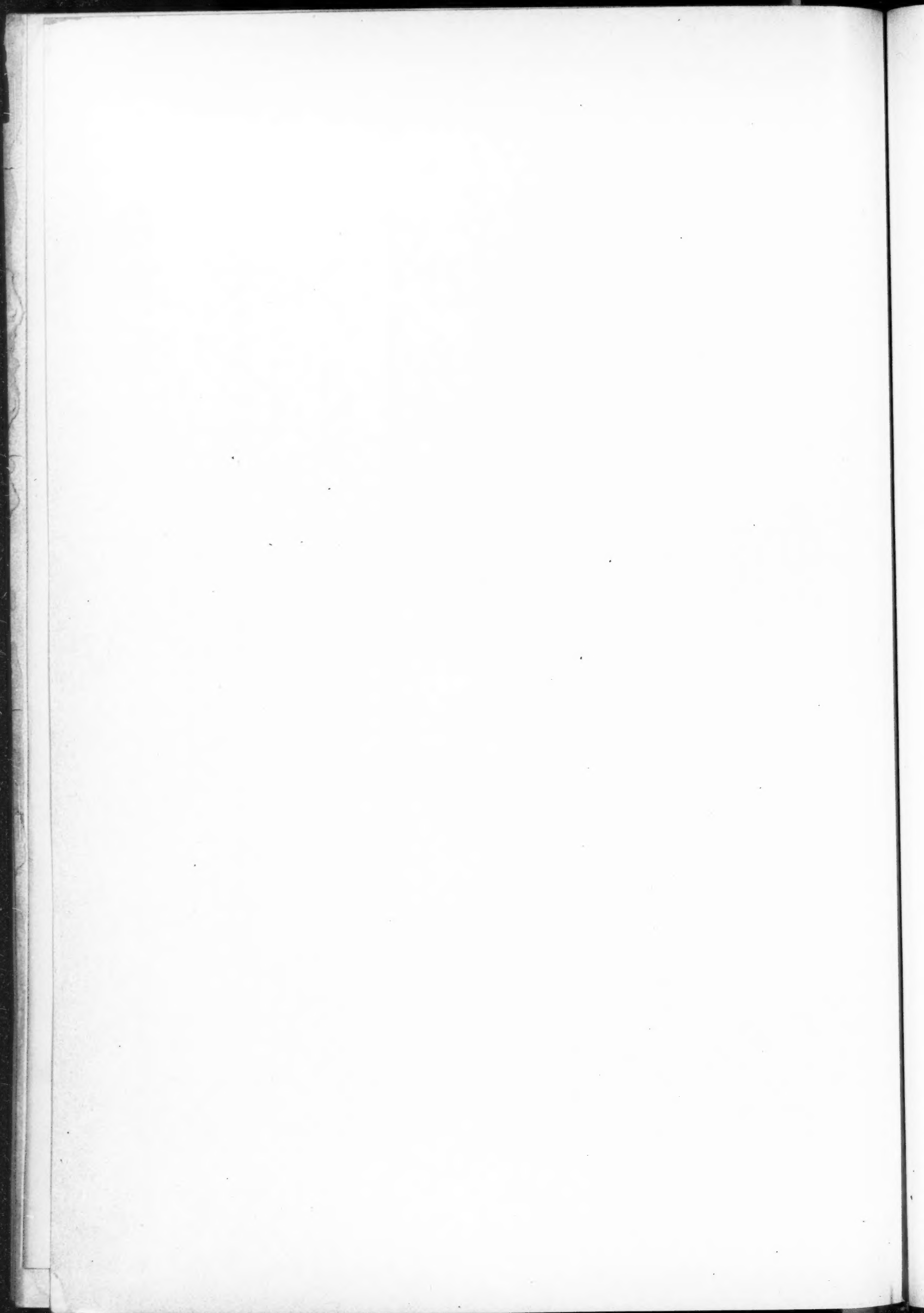
INLAND ARCHITECT PRESS.

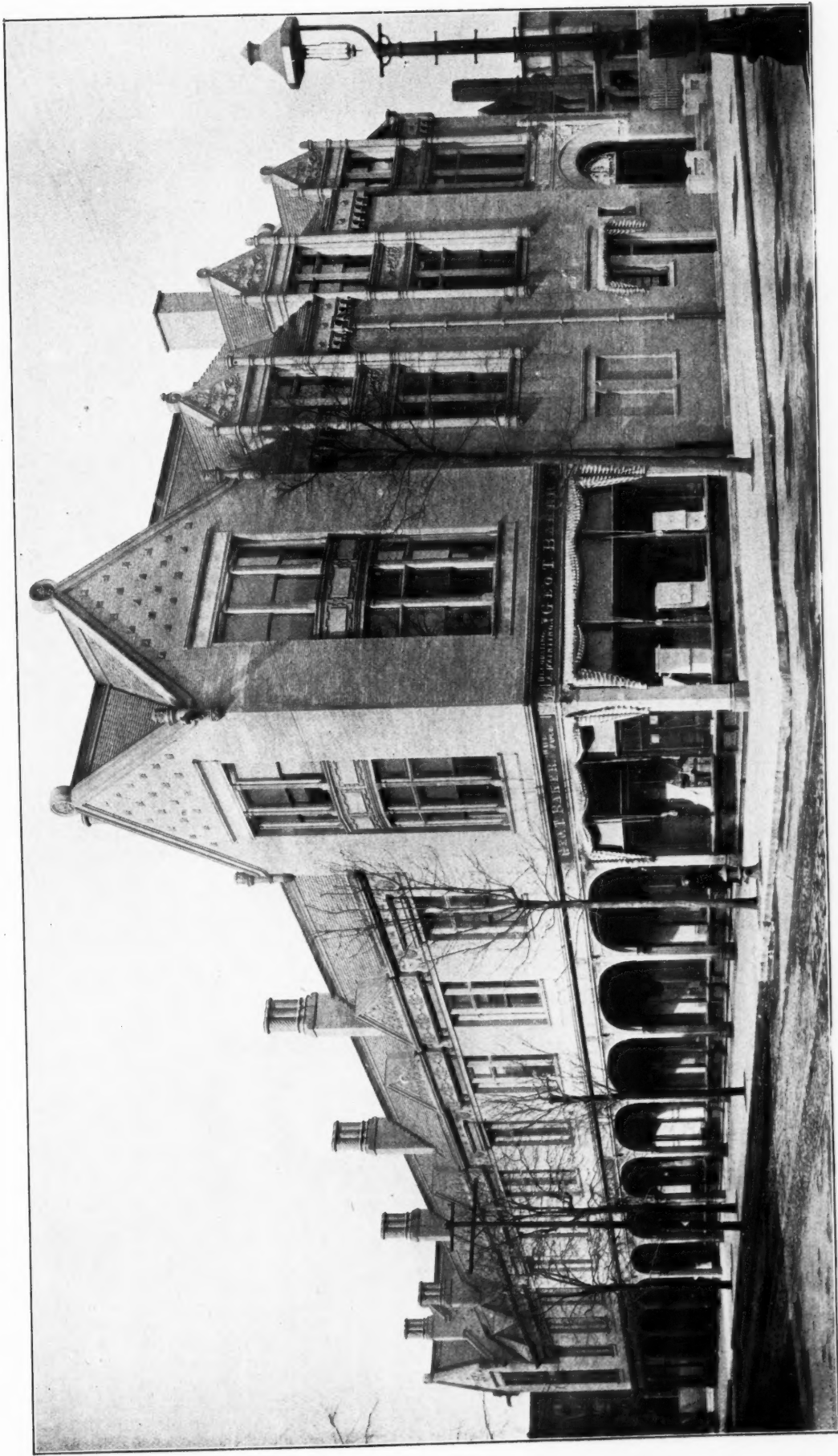




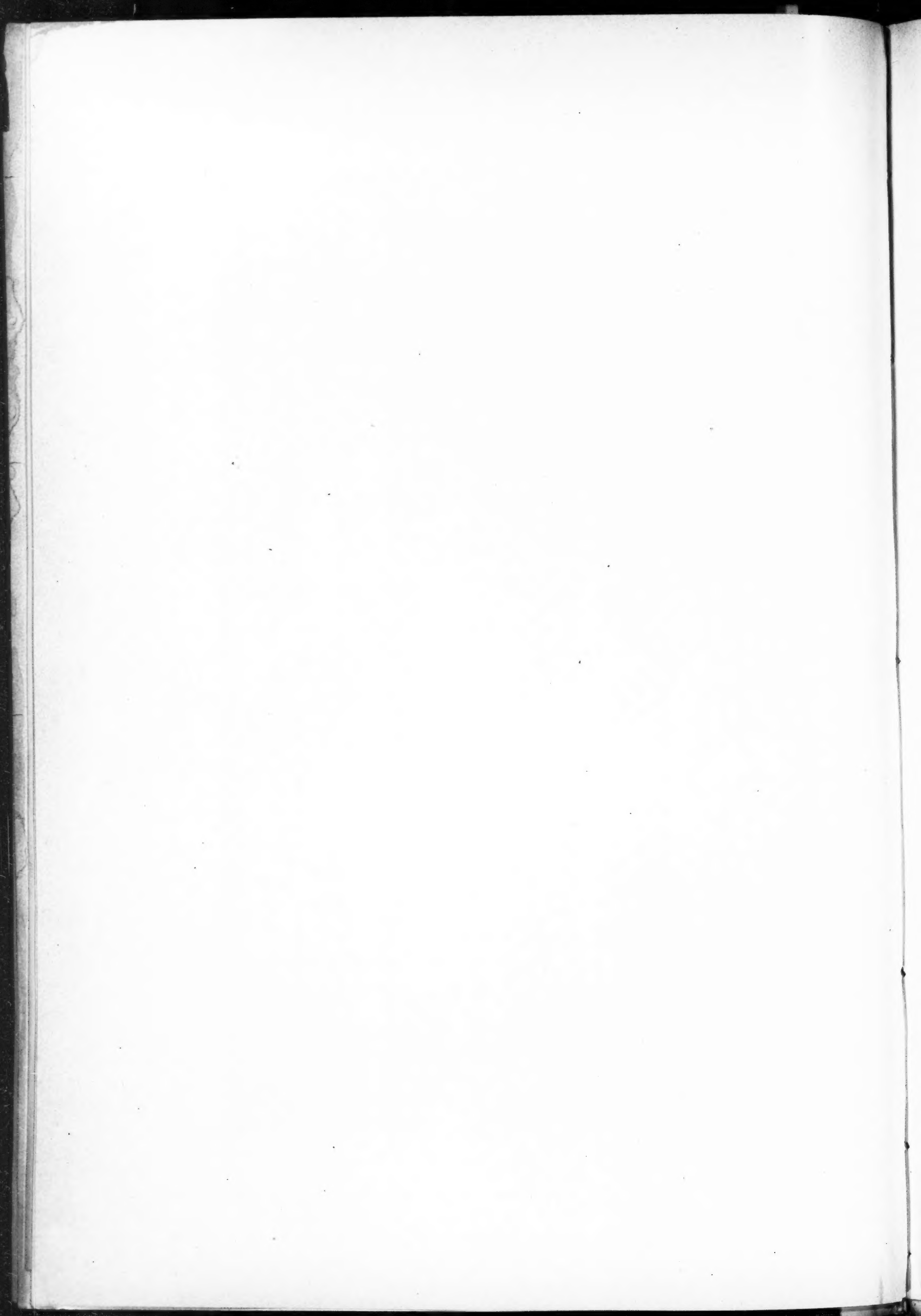
For Reproduction of Medal see Text.

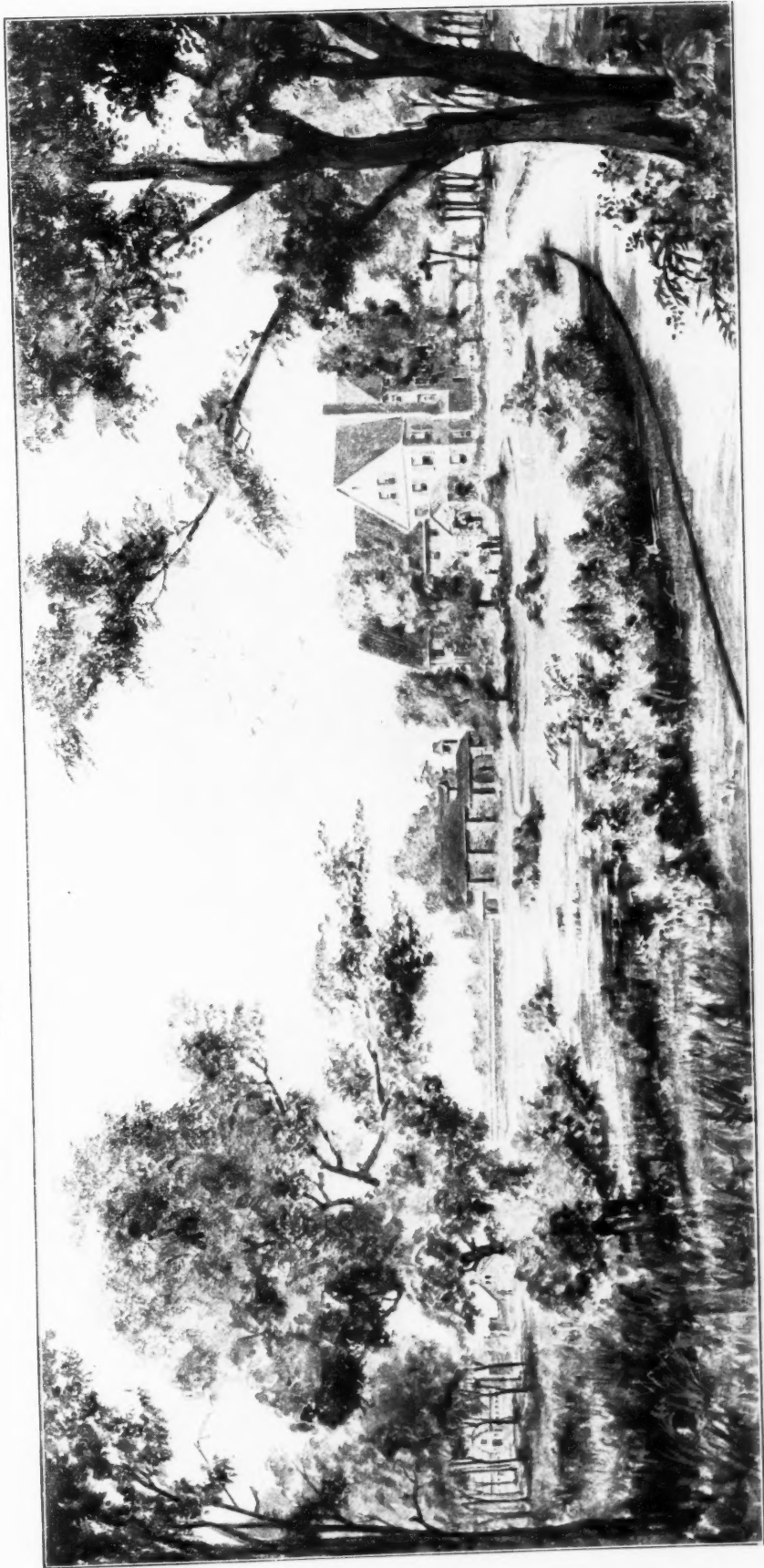
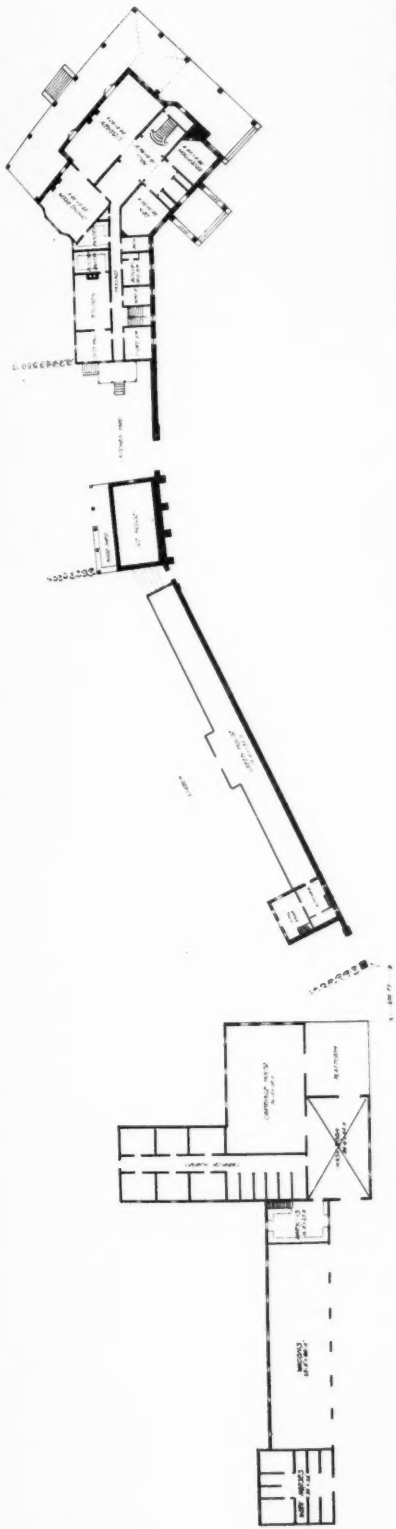
REPRODUCTION OF GOLD MEDAL DIPLOMA AWARDED "THE INLAND ARCHITECT," CHICAGO, AT THE ANTWERP INTERNATIONAL EXPOSITION OF 1894.



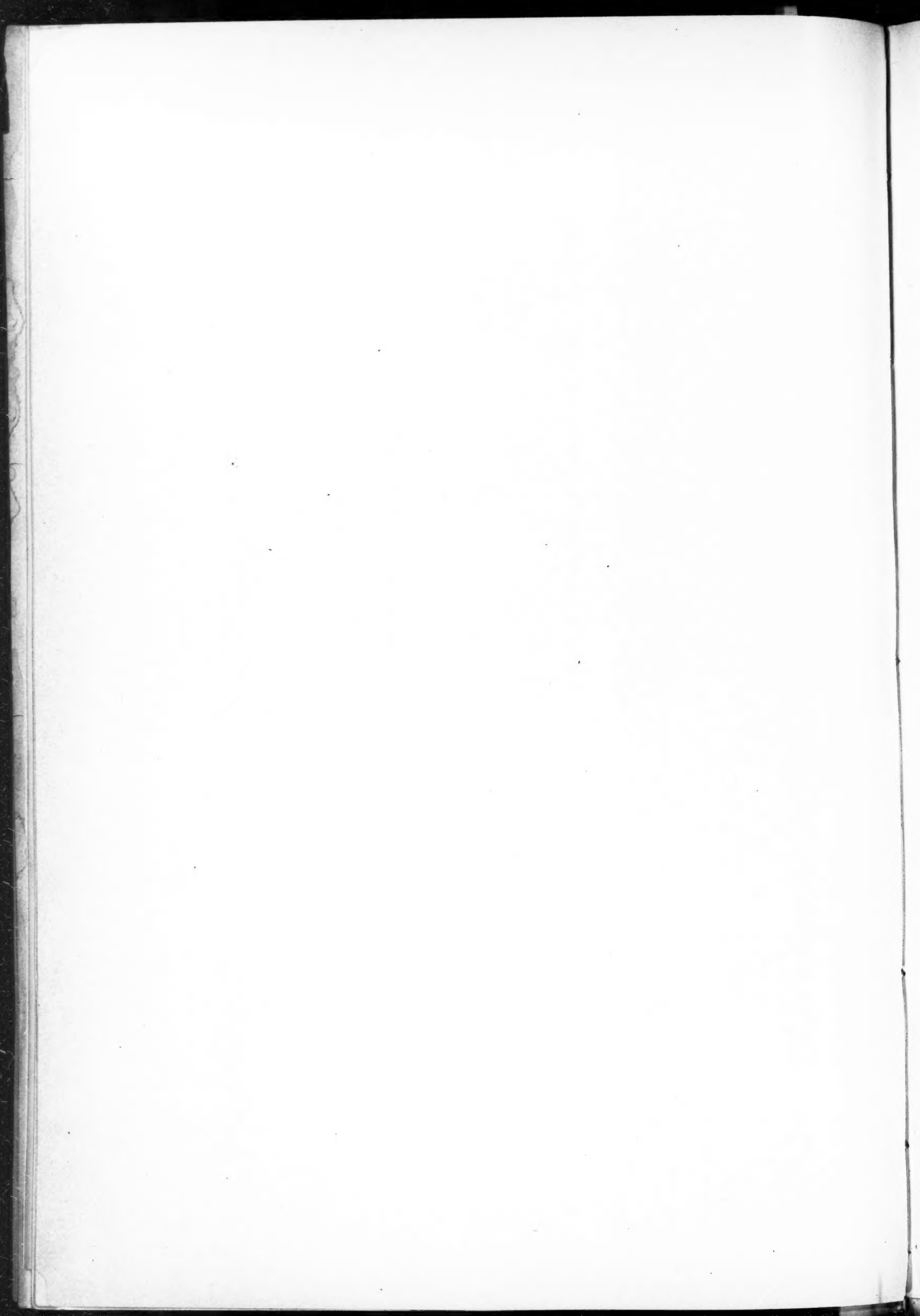


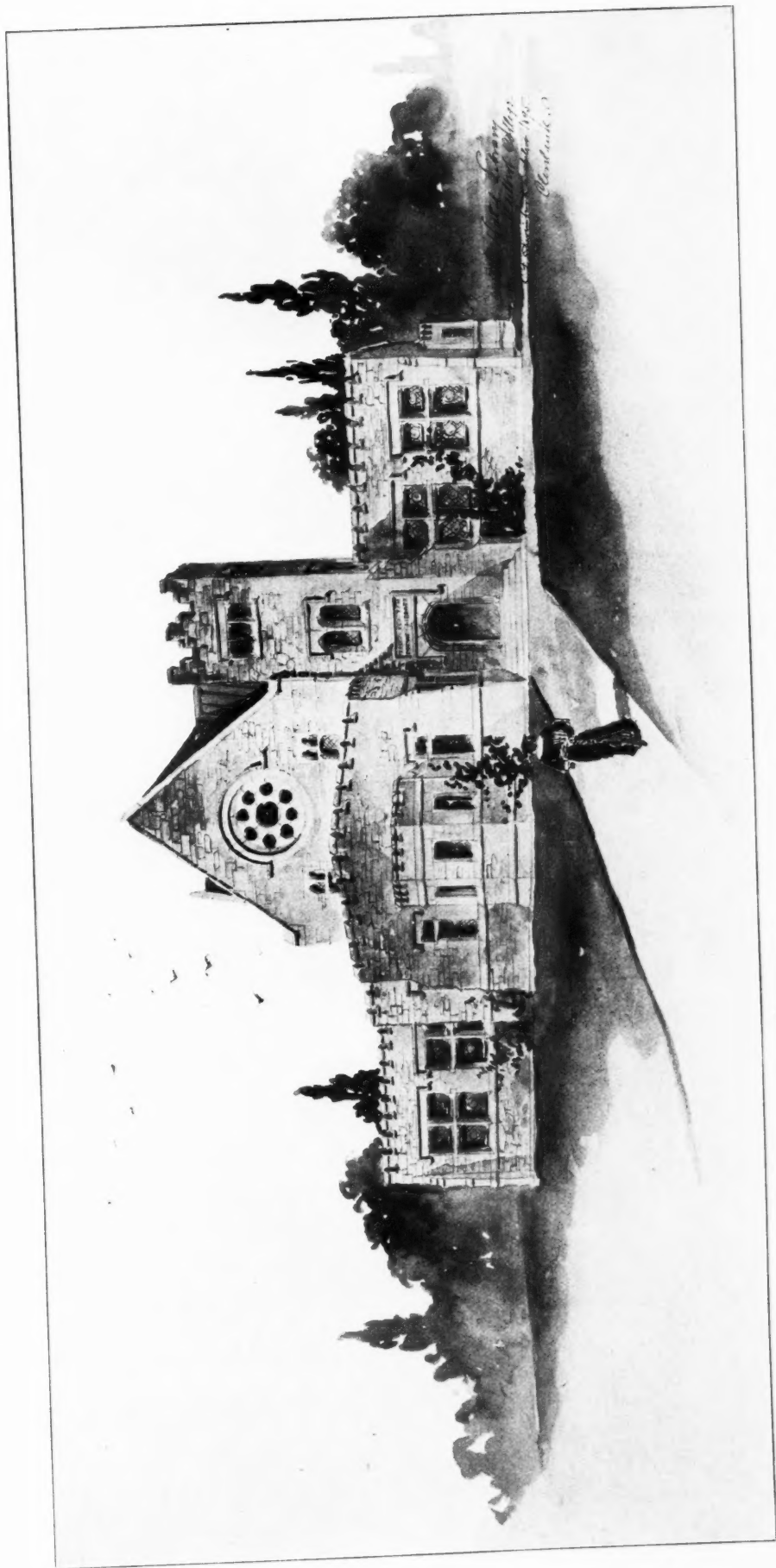
STUDIO BUILDING, CHICAGO.
HILL & WOLTERS DORF AND PARFITT BROS., ASSOCIATE ARCHITECTS.





ROCKDALE FARM, COUNTRY RESIDENCE OF ARCHITECT HENRY IVES COBB.





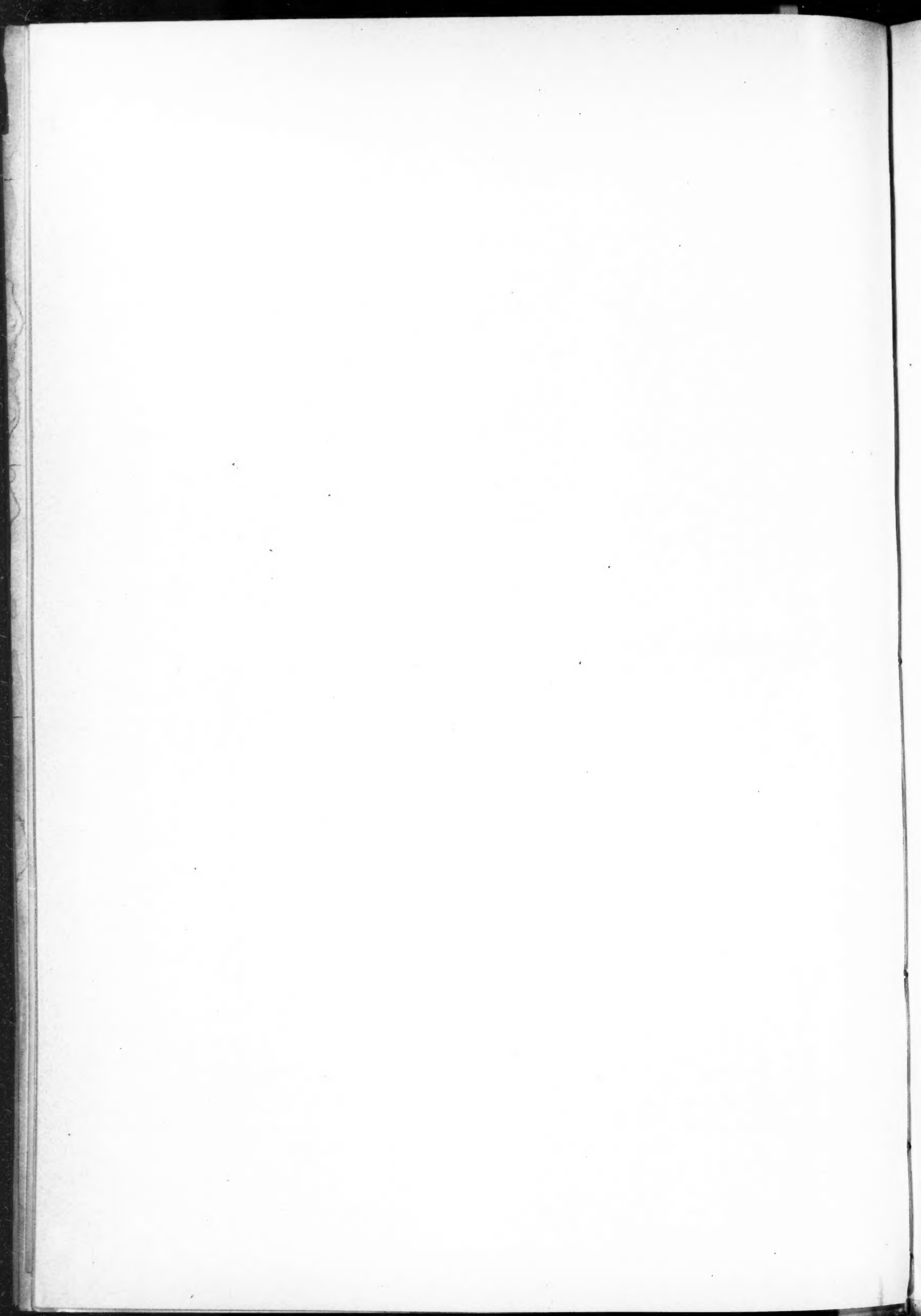
THE HATCH LIBRARY, ADELBERT COLLEGE, CLEVELAND, OHIO.
C. F. SCHWEINFURTH, ARCHITECT.

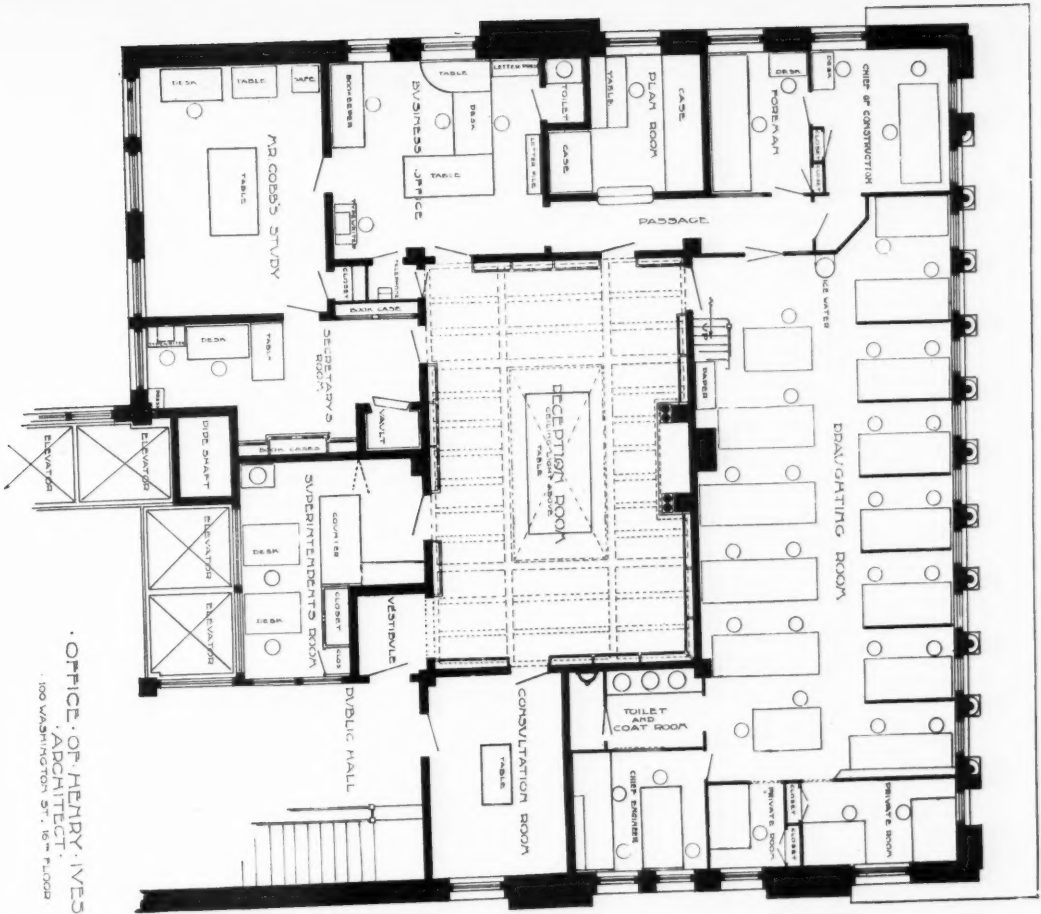
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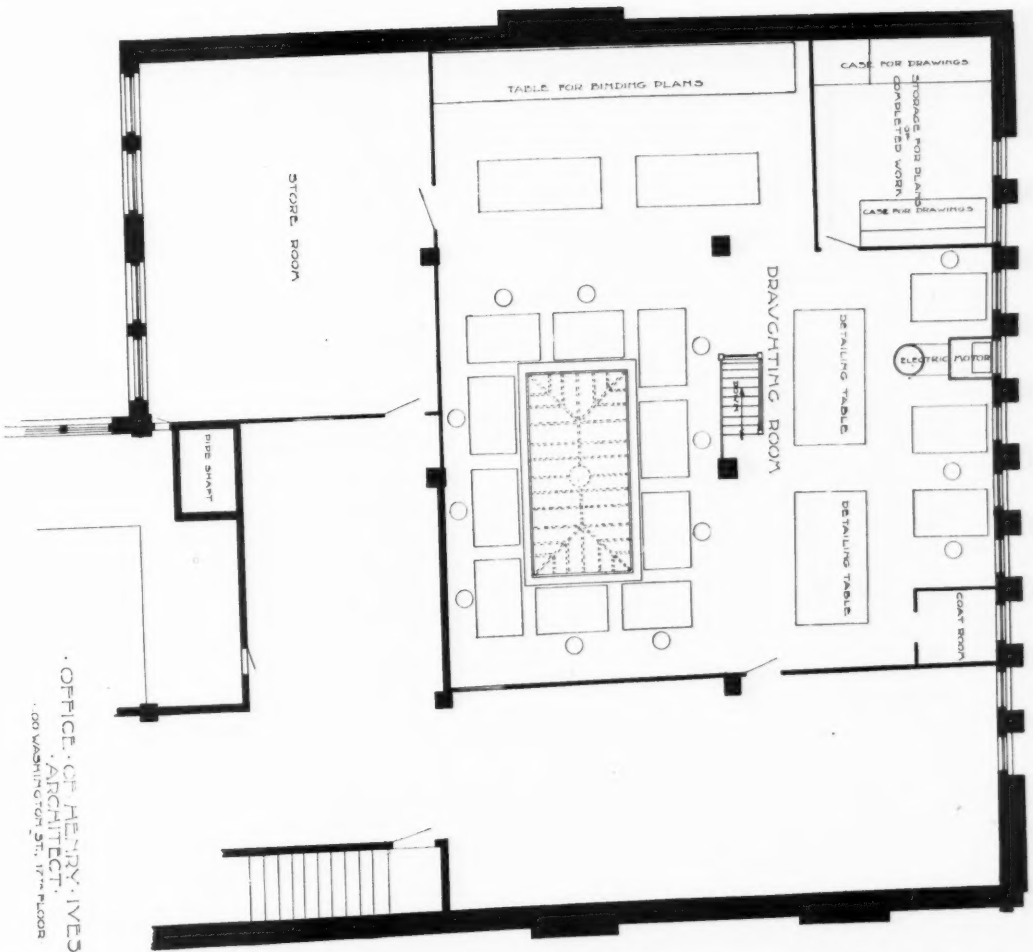
ANTHONY, EVANSTON, ILLINOIS.
ARCHITECTS, CHICAGO.





OFFICE OF HENRY IVES COBB,
ARCHITECT.
100 WASHINGTON ST., 16TH FLOOR

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OFFICE OF HENRY IVES COBB,
ARCHITECT.
100 WASHINGTON ST., 17TH FLOOR

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