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EVIDENCES multiply that the approaching season is not only to be one of unusual activity in building but that the cost of building will be somewhat higher than it has been of late years. Increased demand for materials always means higher prices, and materials of various kinds have sold for a long time at so small a profit that the dealers are likely to take advantage of even a slight improvement in the market to unite in demanding a reasonable increase in prices. Already the principal dealers in spruce lumber in the Boston market have combined to raise prices to a remunerative point, and their example is likely to be followed by dealers in other materials; while, although structural steel has not advanced much, as yet, the powerful combinations now being formed among the producing companies may be counted upon to use their monopoly, if they succeed in controlling the market, to force prices to the highest practicable point; and the experience of the building community with the old rolling-mill combination, which held prices at about three times the rates to which they fell when the combination was broken up, shows what may be feared from a new and stronger monopoly, utilizing the urgent demand which seems likely to appear next summer. One might think that a general advance in prices would check building, and that the consequent falling-off in demand would bring prices down again to their former level; but, in practice, the contrary is the case. When prices of materials begin to advance, the public, after a rather slow awakening to the facts of the change, assumes that they are going still higher, and bestirs itself to get its building projects carried into execution before any further rise takes place. The consequent increase in activity in building operations increases the demand for materials, and enhances prices still more, and a fresh portion of the public wakes up and rushes into the market, hoping to get its buildings done before the highest prices are reached; and in this way periods of high prices for materials are always characterized by extensive building operations.

THE case is different with high prices for labor. Where the labor-market is reasonably steady, so that contractors can tell what to count upon, and make their contract-prices accordingly, high prices for labor do not, in prosperous times, interfere much with building; but any uncertainty, or the prospect of unforeseen demands, strikes, delays and losses, between the first of April and the first of May, is ruinous to all the interests connected with building. No owner will undertake an extensive and costly piece of building-work unless he can be sure at the outset how much it will cost, and when he can guarantee the delivery of his rooms to his tenants; no builder will accept a contract if he has reason to fear that ma-

licious demagogues will take advantage of its terms to distress or ruin him; and the workmen who wish, above all things, for steady employment all the year round at reasonable wages have only themselves to thank if they are made the tools of the selfish and cruel despots who, without scruple, take the bread from the mouths of the workingman's wife and children, to gain for themselves notoriety and political influence.

THE Boston Herald calls attention to the trick, against which we warned our readers many months ago, for robbing builders by inducing them to erect houses on land previously mortgaged for several times its value. This form of fraud, which seems to have been first systematized in Germany and Austria, was taken up here two or three years ago, and is very frequently practised in the suburban districts of our large cities. The ordinary process, as we have already described it, is for the dishonest schemer to purchase a tract of vacant suburban land, and announce his intention to "develop" it. Plans are made, and bids invited from builders, for the erection of one or more houses on the land, and a contract is made in due form. Meanwhile, the property is mortgaged for an amount far exceeding its cost, or its value, the mortgage, of course, covering not only the land but any buildings which are, or may be, erected on the land. It is common for the owner, on some pretext, to draw the contract so that the first payment shall not be due until the houses are plastered, or, if any payment is made before that time, that it shall be a small one. When the buildings have advanced to the stipulated point, and the contractor asks for the money due him, he is met, at first, with delays and excuses, and is finally informed that the nominal owner has no money, and can not, or will not, pay what he has promised. Then the contractor, or the men who have done day-work on the houses, or both, avail themselves of the mechanics' lien laws, and pay their lawyers a comfortable sum to tell them how to file liens properly; and it is not until they attempt to enforce their liens that they learn of the existence of the mortgage, which takes precedence of all mechanics' liens. They can still enforce their liens, subject to the mortgage, but, in order to secure any return on the lien, they must first pay off the mortgage in full, and the amount of the mortgage is, as they find, more than the value of the land and buildings together. As the law, very properly, sustains the claims of mortgagees against subsequent liens, and as it is generally impossible to prove fraudulent collusion between the owner and the mortgagee, although, in most cases, this must obviously exist, the unfortunate contractor loses everything that he has invested in the buildings. As nothing remains to complete the houses but to put in the wood finish, the owner and the mortgagee contrive to have this done, and, happy in the possession of some nice, new buildings, which have cost them almost nothing, they proceed to sell or rent them, in competition with houses in the neighborhood which have been honestly paid for.

SO many builders have been nearly or quite ruined by this swindle that it is worth while to repeat the suggestions that we have already made for their protection. In the first place, it may be observed that a cheap lot, in a rather thickly-settled neighborhood, is generally, although not always, selected as the scene of operations, the conspirators wishing to be sure of renting or selling their buildings, at a price which they can make very low in comparison with that of houses near, but being usually unable, or unwilling, to raise a large sum for the preliminary purchase of the land, which must, as a rule, be paid for in cash. When the land is secured, although experienced contractors may be invited to bid on the plans for the buildings, the award is generally made to mechanics whose limited knowledge of the world, and modest capital, make them less dangerous antagonists to the cunning schemers, and less likely, after their savings have been transferred to the pockets of the swindlers, to call to the affair that public attention which all swindlers dread.

AFTER the contractor has done his work, and has been confronted with the mortgage, his case is usually hopeless, and all that he can do is to warn others against following his example; but, before he has gone so far, there are still ways in which he may save himself, at least from a part of the

loss. Before signing a contract, he should ascertain, as he can usually do, whether the other party to the contract is the real owner, and whether he is a person of responsibility, or simply a man of straw, behind whom the real owner is hiding. The books of the Registry of Deeds will show who holds the record title to the land, and the appearance of any other person as a party to a contract for building on the land should be viewed with great suspicion. The Registry books will not, however, show whether the record owner can or will pay his bills, and inquiries should be made on this point among his neighbors. When the identity and honesty of the owner have been thus investigated, a close watch for mortgages should be kept on the Registry books. A mortgage may be recorded at any time before a mechanic's claim accrues, and will take precedence of that claim; but a mortgage recorded after a mechanic has acquired a just claim is subordinate to that claim. If suspicion is aroused, the contractor will do best to act at once, by attachment or otherwise, to secure payment, without relying on a mechanic's lien. As in so many other cases of legislation to favor a certain class, it is doubtful whether the lien laws do not, in the end, work more harm than good, for the reason that the mechanic, trusting to his special privileges, thinks that he may neglect the precautions which less-favored persons find it necessary to take, and finds, too late, that legislation cannot replace reasonable prudence on his part. If the contractor's suspicions are aroused, he may often, with advantage, ask for a payment on account, if the first payment under the contract is not yet due. He cannot, of course, demand it as a right before the contract time, but the response to his request will give an indication in regard to the honesty of the parties. If no mortgage is recorded before his first payment is due, he is reasonably safe, for it may be presumed that such a mortgage is given to raise money to pay him, and, even if the money should be diverted, his claim will take precedence of such a mortgage. In the worst case, where he has neglected to look for mortgages, and finds the property pledged for a sum greater than the value of the land and the buildings, he may still be able to extract something from the wreck. In many cases, the mortgagee is the real owner, and the pretended owner, even though he may hold the record title, is simply an irresponsible tool in the mortgagee's hands; but, in other cases, the record owner has a money interest in the conspiracy, and, although such persons generally put their possessions in the name of a wife, or some other trustworthy confederate, it may be possible to lay hands on some property not mortgaged to its full value; and, of course, all the property of both parties to a contract is liable as security for its fulfillment.

THE discussion in Boston over the disposition of the Franklin fund has taken a curious turn. It will be remembered that Benjamin Franklin left a certain sum to the town of Boston, to be put at interest, and allowed to accumulate for a hundred years, and then to be used for the benefit of the citizens. The time for using it has now arrived, and the fund, which amounts to nearly four hundred thousand dollars, is sufficient to pay for some substantial advantage to the citizens; but, as it appears, the latter are unable to agree upon the question of what would be advantageous to them. A large number of persons, including the members of the committee having charge of the fund, thought that the money could be usefully employed in providing one or more trade-schools, where instruction should be given in the various handicrafts, which are every day becoming more and more matters of science and trained skill. One or two private schools of the sort already exist, in connection with workingmen's clubs, but the city in general is lamentably deficient in means for furnishing this sort of instruction. It is hardly necessary to say that the thought of a trade-school instantly roused the "labor leaders," who notoriously oppose everything of the kind, and public discussions were held on the subject. As it was obviously desirable for those who thought that the Franklin fund should not be used for a trade-school to suggest some better employment for it, the "champions of the workingman" devoted their eloquence to the advocacy of an increase in the number of public baths in the city, and, particularly, to the establishment of free lyceums, or public halls, where young workingmen might, as one orator said, be prepared for being Congressmen, it being, as he thought, important that a young mechanic should be prepared for speech-making in the halls of Congress, even though there should be no prospect of his ever being sent there.

AS Boston has already a tolerable provision of public baths, both for winter and summer, even the schools in some of the poorer districts being furnished with them, the argument for using Franklin's money to equip more of them did not seem particularly forcible, and one orator's plea, that he had never been able to afford a bath-room in his house, could not have appealed strongly to the workingmen who had been able to keep themselves clean all their lives by means of a tin bath in their rooms, or by the kitchen fire, and who would be very unwilling to see their children haunting public bath-houses; while the suggestion that workingmen need to cultivate, at the expense of other people, eloquence, in place of skill in their business, also seems to have fallen rather flat on the people in whose name it was made; for, although it had, backed by the Mayor's influence, so much effect on the Board of Aldermen, and the Franklin Fund Committee, that the order for taking preliminary steps toward the establishment of a trade-school was revoked, individual workingmen have since, in several cases, expressed very lukewarm satisfaction at the decision. As one said, his own business was constantly developing and changing, so that the skilled workman of the present was sure soon to be superseded as out-of-date, and useless, unless he kept up with new inventions, new practice and new materials, and, so far as he could see, nothing could be done for workingmen more useful than to supply them with means for learning about these improvements in their business. This same man had heard vaguely that a trade-school was something extremely objectionable, so he would not want the Franklin fund to be used for anything so reprehensible, but he would like to see whether it could not be applied to a provision for helping workingmen to improve their knowledge of their trade. The real friends of the workingmen, including, probably, the Trustees of the fund, would like nothing better than to have such a disposition made of it, whether the result is called a trade-school or not; and it may yet be hoped that the gift of Franklin, who never saw a bath-tub, and despised loquacity, will be utilized for something better than the cultivation of ignorant and empty ranting, and the provision of additional public conveniences, of a sort which self-respecting American citizens use with hesitation, and the influence of which on the public character is seriously questioned in the places where they have been longest under trial.

WE print in another place the text of the bill now pending for the licensing of architects in the State of Missouri.

The bill is essentially the same as that now in force in Illinois, with certain changes which experience in Illinois has shown to be desirable. The St. Louis Chapter of the American Institute of Architects has taken up the matter, and will urge the passage of the law at the present session of the Legislature. The operation of the Illinois statute seems to have given satisfaction, but architects generally should remember, before accepting commissions in States with license statutes, that there are heavy penalties for practising in such States without the necessary authorization. The proposed Missouri law provides a fine of not less than fifty nor more than five hundred dollars a week for making plans for altering, erecting or enlarging any building, or for supervising the erection of a building, or for advertising or putting out any sign, card or other device indicating that the advertiser is entitled to practise as an architect, unless the person so advertising or practising has secured a proper license, and has had the same recorded in the office of the County Clerk in every county where he proposes to practise his profession.

THE Swiss Society of Chemical Industry offers a prize of fifteen hundred francs for a satisfactory device for measuring steam, as a gas-meter measures gas. The apparatus must be capable of being attached either to a main pipe, or to branches, and must not operate by the measurement of the condensed water, as it should be available for establishments where the steam is not condensed and returned. The difficulties to be overcome in the construction of a successful steam-meter are very serious, as not only the consumption, but the pressure, will vary greatly at different times, and such a meter would bring a fortune to the inventor. Descriptions of apparatus intended for competition may be sent to the Secretary of the Society, Dr. A. Landolt, Zofingen, Switzerland, before May 1, 1900, and may be written either in German or French; but it is understood that no device will be considered which has not been thoroughly tried by actual experiment. Descriptions of the best devices will be sent to members of the Society.

AMONG THE CHATEAUX OF THE LOIRE.—I.



From Chambord.

It was not with the greatest ease that as spring approached and the drag of studio life became monotonous my wife and I managed to find an opportunity for our trip down the valley of the Loire and about France, which we had been anticipating all winter, and which as yet had been an impossibility, owing to a strong desire to finish the work planned for the winter months. So far, a breathing-spell had been out of the question, and save for a few days taken at Versailles, where many a pleasant hour had been passed, and an occasional trip to Fontainebleau, St. Cloud and other environs of Paris, it had been impossible to call enough time our own to permit of even a few days spent away from study.

Finally, the last problem had been finished, the *concours* at Julian's had become a thing of the past, and the rainy days gave good evidence of abating; so, bundled into a first-class carriage, we said good-bye to Paris, taking with us the pleasant memories of a most interesting winter, and soon were speeding through the fields with "Gay Paris" fading away behind. The compartment fortunately was shared by a jolly American family with whom, as the journey continued, we became somewhat acquainted. The gentleman of the party we found to be a missionary, who, on his way south, had been over the ground numerous times before, so with his advice we took the side-seats and were eager listeners to his descriptions of the country through which we passed.

As the afternoon was beginning to wane, we reached Blois, our first stopping-place, the sight of which caused us to forget all regrets at our departure. Walking to the hotel, which had been recommended, in order to get some idea of the town, we went through the usual harangue with the proprietor as to candles and heat, which at best was not easy with our American French. The town, which is for the most part ill-built, stands on a rocky hill overlooking the river, with streets narrow and so steep as to be in some places almost inaccessible to carriages. This was the capital of the mediæval county of Blois. But interest, of course, centres about the château which has been the home of many of the French monarchs: here Louis XII was born and Francis I, Charles IX and Henry III frequently resided; the eastern wing was rebuilt by the first-named monarch and the northern one by Francis I and, with its successive additions, became one of the handsomest palaces of modern times. Marie de' Medici has been counted among its guests and Marie Louise has also resided there. Hastening to take our first peep at the château, we were hardly prepared for the grand sights which the next few hours presented to us. The moon was just rising, and as we wandered about the court-yard, until she shed her golden light across the steep roof, making long fantastic shadows, it seemed that every gargoyle became a grinning goblin and each dormer the towering monument to a departed guest; then, indeed, we felt as in an enchanted world and, standing amid the deep shadow, almost bewildered by the weirdness of the surroundings, we pictured in the windows the scenes which had transpired there centuries ago. After a time we quietly returned to our lodgings and there met two Americans who had been spending a few days wandering about with their brushes and palettes. They were, upon first sight, long in France, for all the bits of American dress had disappeared long ago and they had taken to the big trousers and broad-brimmed hats which plainly designated them as art-students, though underneath still true Americans; and so, betaking ourselves to a neighboring café, we four passed the evening, evidently much to the amusement of the Frenchmen who were about us. Of course, the following day was devoted to the castle. To me the finest view is from the approach below, on the north side, where, by a series of terraces, one reaches the elevation on which the château stands, though as students of architecture we find more of interest when in a position to examine the detail with which so much of the building is profusely covered. It surrounds three sides of a court and is in the main a symmetrical building, though some parts are wildly picturesque and, with its combination of brick and stone, its high sloping roof, handsome dormers and chimneys, it presents a very striking appearance. Many know the staircase which rises so majestically from the court, surpassing all others in its beauty and grandeur of detail. Its superb balustrade gracefully winding from floor to floor, with its sculptured niches adorned with statues of the school of Jean Goujon and its richly ornamented portal over which, in a sculptured niche, is an equestrian statue of Louis XII, which, destroyed in 1793, was not replaced until 1845, when the Government undertook its restoration. To see is to admire, and no description can do justice to the scene about us. We ascended the staircase and entered the principal story at the Salle des Gardes, formerly the Council Chamber. Facing us at each end were the two beautiful and well-known mantels. We climbed to the roof, which commands a fine view of the city, and tried to recall the gardens which once stretched out below; surely the sight must have been a grand one. At the height of the cornice we wandered

along the edge of the roof and noted the beauty of the Louis XII façade opposite. The *concierge*, who acted as our guide, was very free to tell of its wondrous stories, and, unlike the majority, really seemed to know something of the facts. The story of the New Gallery was brought to mind, with all the horrors of the fearful murder where Catharine de' Medici contrived the plot and where her cowardly son, Henry III, put forty-five daggers in the hands of his suite to stab the Duc de Guise as he entered the chamber: coming unarmed and unprotected, in obedience to the summons of his king, he fell, pierced by every dagger, his brother the following day sharing the same fate. The window was shown whence Marie de' Medici made her famed escape. Of tales of love and war there are not a few connected with the place where we stood, for doubtless the castle has contributed a large share to history. We recalled how great changes came over France, when, at the end of years of war and bloodshed, the reign of the Valois began, with which France proper came into being. In 1515 Francis I ascended the throne and with him came the Renaissance. It was only at the death of the last prince of the Valois that it made way for classic art represented by the Bourbons.

Life was now worth living, thought the Frenchman, and consequently his dwelling became more spacious. The stronghold was gradually abandoned and at last deserted. Dwellings, palaces and châteaux lost their stern aspect and "Welcome" seemed to be the general motto, and in the hands of this monarch all society played the part of courtiers. Fêtes, masked balls and carnivals, plays and ballets were everywhere the order of the day, and amid the richly-decorated apartments all awaited the passage of their king. Here art became the background for a moving picture, society had its architectural setting, gardens were embellished with statues, and colonnade and trimmed hedges enclosed rooms of living green. The gayly decorated apartments, with their magnificent fireplaces and ceilings, the beautifully-carved stonework, all go to attest the grandeur where money seemed the last thing to be thought of, and all was for pleasure with little thought of the morrow.

It is, then, to the direct and intelligent patronage of a monarch that is due the style and the existence of many of these monuments of France. Others had loved art but for the luxuries it procured them—they exercised no personal control over its form. Francis I built palaces and dabbled in various forms of art as an amateur and, doubtless, it was the strong desire in his nature to multiply and perfect his ambitions which has placed him in this respect among the Italian lords such as Florence produced at the time of the early Medicis or Rome under Julius II. Long since the true feudal appearance of Blois has disappeared and entering it to-day it seems to tell of love rather than of war, of pomp and glory rather than of defeat; but we were called from our musings to remember that we are students and must not allow ourselves to forget the real purpose of our visit.

Retracing our steps to the court-yard we left the artists at their sketching and prepared to go systematically through the building, with rule and note-book in hand. At last the shadows began to lengthen and returning to the hotel we found dinner waiting.

It was almost with regret that after some three days spent here we started on foot for Chambord, the prospect of a long walk in the country on a bright sunny day having too much charm to permit of any ordinary drive.

(To be continued.)

F. H. BRIGGS.

PUVIS DE CHAVANNES AT THE PANTHÉON.

M. LEYGUES, Minister of Public Instruction and of the Fine Arts, has visited the Panthéon to see the decorations which have been left uncompleted by the deplorable loss of Puvis de Chavannes. These frescos, properly speaking mural paintings, occupy the wall on the right of the choir which was originally reserved for the hand of Meissonier.

The new series of paintings consist of two large panels surmounted by a frieze; the frieze, remaining in the state of a design modelled *en camaïeu*, is not yet uncovered. The canvas which was so admired at the *Salon*, "Geneviève watching over Paris," is not yet framed in its border.

But the most important composition is now uncovered to the public; the work, which represents "Geneviève revictualising Paris," is one of the most successful, and assuredly among the best, things which Puvis de Chavannes has left. The painter had made certain changes in the *projet* exhibited last year at the Champ de Mars. He omitted a group of two men, on the right of the picture, carrying a jar. Placed in the foreground, they disturbed the balance of the composition. They are replaced by two other figures, isolated but in very happy relation to the other groups. As at present there is more variety, more movement in the crowd ranged along the wall of the city. Further, the landscape, enlivened by the exquisite coloring of the waters, the woods and the sky, has taken on its full decorative value.

The last four canvases which should make up the decoration of the frieze have not, it is said, been fully designed, or, at best, have been left in the condition of mere sketches. Besides the completed works which the master had the joy of seeing in place and in the atmosphere for which they were conceived, he has left unfinished these four pieces of the frieze representing the meeting of Attila and Saint Loup. It is this frieze, incomplete, it is true, but singularly touching in its incompleteness, which it is proposed to color-in

and gild. It is reported that M. Leygues has decided to confide the finishing of these pieces to one of Puvis de Chavannes's pupils.

On this matter M. Léon Bailby says, in *la Presse*, "this report lacks confirmation, nor do we give it credence. M. Leygues has given too many proofs of refined and accurate taste. One might say without flattery that, among our younger officials, he is one of the most Athenian, one whose intelligent appreciation in art matters finds its proper place at the head of the ministry of Fine-Arts. . . . A pupil of Puvis de Chavannes selected for the execution of this sacred trust! — as if the master, when death laid aside his brush, could have bequeathed, even to his disciples, the secret of his charm, the poetic grandeur, the admirable simplicity of his style."

The writer goes on to speak of the respect which belongs to such a work, and suggests a solution likely to meet the requirements of the Commission, which desires to make of the Panthéon a monument complete in every detail. It is, to remove from the wall the unfinished frieze, placing it, instead, in one of the museums, where one may go to admire, as one goes to the cartoons of Puvis de Chavannes at the Luxembourg, and to commission some artist to make in entirety a frieze to take its place. "At least," he forcibly concludes, "one will so safeguard the imperishable work of a great artist from impudent daubing."

With this work, and the uncovering of the two panels of M. Humbert, exhibited in 1880, at the Palais de l'Industrie, will be completed the pictorial decoration of the Panthéon.

It is pretty certain that the idea suggested above will be carried out and that M. Leygues will order a copy made of the frieze as it stands, after which the original will be placed in the Luxembourg and the copy executed as nearly as possible in the feeling of the other friezes by Chavannes and of the panels below. The work will probably be done under direction of the painter Cazin, who is said, in fact, to have already accepted the charge, which he intends to fulfil without remuneration, in memory of the master gone.

FRAGONARD IN LONDON.

THE important position held by the professional beauty of the seventeenth and eighteenth centuries may be attested by the vast number of superb works of art which their adoring slaves lavished upon them. Philibert de Lorme's masterpiece, built for Diane de Poitiers, the Château d'Anet, can only be studied now in the fragment in the court-yard of the École des Beaux-Arts, but the beauty of that fragment is incontestable. Cellini's graceful Diane, and innumerable vases, cups, caskets and jewelled ornaments were made for the Amazons of this sorry army; and now we have amongst us a series of panels by Fragonard, which were commenced at the instance of Mme. Du Barry, or were commissioned by the king as decorations for her new Pavillon de Louveciennes. Why Fragonard carried them off to Grasse is not quite certain — possibly the state of Paris caused the painter anxiety, and prevented him from working in peace; but, whatever led to the journey, we know that their author placed them in the house of his friend M. Maubert, where they have remained ever since until purchased from their late owner, M. Malvilau, by the Agnew firm. Every one knew the pictures were in M. Malvilau's house, but few persons ever saw them. Even the de Goncourts do not seem to have seen them, although they are described in the brothers' "*L'Art du Dix-huitième Siècle*," upon the authority of M. Lagrange. In the biography of Fragonard by Baron Roger de Portalis, published in 1889, four of the compositions were reproduced but imperfectly.

Of the poet-painters of the eighteenth century Fragonard is the least known in England. Watteau has for some years held, and justly, the first rank. People have given up calling such work as "*L'Embarquement pour Cythère*" "meretricious," while holding the ill-drawn heads of Greuze to be "sweet," and "pretty"; every artist and amateur of any knowledge of art can now perceive the beauty of the coloring, the grace of the composition, the elegance and charm of Watteau. But Fragonard, like Chardin, La Tour, and Boucher, is little known out of France, and, where known, as much despised as Boucher. Here, then, in Old Bond Street this painter may be studied at his best. There is nothing in the Louvre to compare to "*Les Souvenirs*" in this collection — not even the "*Leçon de Musique*."

The panels most probably date from about the year 1772, as the Pavillon de Louveciennes was begun by Ledoux in 1770, and finished in the beginning of the former year.

About the same time Fragonard was painting a series of decorations for the hôtel of the celebrated dancer Guimard — "*la belle damnée*" as Marmontel called her — in the Chaussée d'Antin; and, being for some reason disgusted with the work, or the lady, he threw up his task when all but completed — and thereto hangs a tale, or legend. According to this, he returned one day to the *Salon*, and with a few deft strokes of the brush turned the portrait of Terpsichore into a *Tisiphone* with flaming eyes. When the original, accompanied by a devoted crowd, arrived to admire the portrait, what did she behold but herself hideously disfigured, and, giving way to anger and passion, she allowed her worshippers to see that the artist had really succeeded in portraying one side of the lady's character as realistically as the other and more agreeable one. The successor of Fragonard in this work was, oddly enough, the severe and classic painter of the Revolution and the first Empire, Jacques-Louis-David.

Had this series of Fragonards been placed in the Château of Louveciennes they would have been in the company of a vast number of works of art by Pajon, Lecomte, Lemoine, J. Vernet, Greuze, and Vieu; but whether the painter ever received any payment for his work is uncertain, though his grandson, Théophile Fragonard, asserted that Mme. Du Barry gave him an indemnity of 18,000 livres; Baron de Portalis, however, found no account of this in the artist's papers.

The five largest panels were named by Baron de Portalis "*Roman d'Amour de la Jeunesse*," and began with "*L'Escalade*, ou *Le Rendezvous*"; but M. Claude Phillips, in his appreciative notice of the pictures, puts the Baron's second composition, "*La Poursuite*," before "*Le Rendezvous*," on the supposition that no girl would make an appointment with her lover before she had been sought out. Possibly M. Phillips may be right; but, at the same time, the "*Escalade*" might be made by the lover in a tentative manner before he made up his mind to "*pursue*" his lady-love. Keeping to the Baron's arrangement, we find in "*L'Escalade*" the hero and heroine bearing the features of the Du Barry and her dissipated old admirer — the latter rejuvenated by the subtraction of half a century from his age. In "*La Poursuite*" the landscape forms an important part of the composition, for Fragonard not only painted the groups of flowers to perfection but his tree backgrounds are all carefully studied from nature, as we know from the series of original drawings by him at Vienna. Fragonard, like Millais, attained to the perfect mastery of generalization by a few strokes of the brush, through the most painstaking study of detail.

"*Les Souvenirs*" is the most charming of the series both in color and composition. The lovers are in the centre, the girl sitting upon a pedestal with the youth standing by her side. To the right is a sculptured group of Cupid demanding a heart from his mother. Below them is a charmingly colored pink parasol, most deftly touched-in. The general tone of color in the costumes is pale blue, yellow and blush pink — a delightful harmony. The fourth panel is "*L'Amant couronné*," also charming in composition, and rich in the wealth of flowers — roses and peonies. In "*L'Abandon*" we see the end — the lady at the foot of a column which supports a Cupid hissing out the fatal truth, probably, that "*Plaisir d'amour ne dure qu'un moment. Chagrin d'amour dure toute la vie*." This picture is but a monochrome in russet-red, suitable to the subject and the autumn bareness of the trees.

The five other panels are graceful and slightly painted Cupids à la Boucher — "*L'Amour Vanqueur*," "*L'Amour folie*," "*L'Amour poursuivant une Colombe*" and "*L'Amour en Sentinelle*" — all of them floating in the air holding torches, hearts, and so on, and surrounded by doves poised upon the clouds; one little impish Cupid is stabbing a harmless dove with great vigor — denoting vengeance for some offence, real or imaginary.

As the pictures are to be sold, this is a fine opportunity for the generous donors to national museums on both sides of the ocean. In the Hertford House collection (Sir Richard Wallace) England has become possessed of some Fragonards; but, if my memory does not betray me, there are none to equal the Agnew works in beauty of color and general charm.

S. BEALE.

PROPOSED MISSOURI LICENSE LAW.

AN ACT TO PROVIDE FOR THE LICENSING OF ARCHITECTS, AND REGULATING THE PRACTICE OF ARCHITECTURE AS A PROFESSION.

SECTION 1. Be it enacted by the General Assembly of the State of Missouri: That within thirty days after the passage of this Act the Governor of this State shall, by the advice and consent of the Senate, appoint a State Board of Examiners of Architects to be composed of five members, one of whom shall be a member of the faculty of the Missouri State University, and the other four shall be architects residing in the State of Missouri who have been engaged in the practice of architecture at least ten years. Two of the said practising architects appointed as examiners shall be designated to hold office for two years from the date of the passage of this Act, and the other two, together with the member of the faculty aforesaid, shall hold office for four years from the passage of the Act; and thereafter, upon the expiration of the term of office of the person so appointed, the Governor of the State shall, by the advice and consent of the Senate, appoint a successor to each person whose term of office shall expire, to hold office for four years, and said person so appointed shall have the above specified qualifications. In case appointment of a successor is not made before the expiration of the term of any member, such member shall hold office until a successor is appointed and duly qualified. Any vacancy occurring in membership of the Board shall be filled by the Governor of the State, for the unexpired term of such membership.

Sec. 2. The members of the State Board of Examiners of Architects shall, before entering upon the discharge of their duties, make and file with the Secretary of State the Constitutional oath of office. They shall, as soon as organized, and annually thereafter, in the month of January, elect from their number a President, and a Secretary who shall also be a Treasurer. The Treasurer shall file a bond for the penal sum of \$5,000, with the Secretary of State, to be accepted by the Governor of the State, before entering upon his duties. The Board shall adopt rules and regulations to govern its proceedings, not inconsistent with this Act, and a seal, and the Secretary shall have the care and custody thereof, and shall keep a record of all the proceedings of the Board, which shall be open at all times to public scrutiny. The Secretary of the Board shall receive a salary which shall be fixed by the Board, and which shall not exceed the sum of \$1,500 per year; he shall also receive his travelling and other expenses incurred in the performance of

his official duties. The other members of the Board shall receive the sum of \$10 for each day actually engaged in this service, and all legitimate and necessary expenses incurred in attending the meetings of said Board; said expenses shall be paid from the fees received by the Board under the provisions of this Act, and no part of the salary or other expenses of the Board shall be paid out of the State Treasury. All moneys received in excess of the said *per diem* allowance, and other expenses provided for, shall be held by the Treasurer as a special fund for meeting the expenses of said Board, the cost of an Annual Report of the Proceedings of the State Board of Examiners of Architects, and the enforcement of the provisions of this Act.

SEC. 3. Three members of the Board shall constitute a quorum. Special meetings of the Board shall be called by the Secretary upon the written request of any two members, by giving at least seven days' written notice of the meeting to each member, reckoning from the day on which the notices are postmarked, telegraphed or personally delivered. The Board shall adopt rules and regulations for the examination of applicants for licenses to practise architecture, in accordance with the provisions of this Act, and may amend, modify and repeal such rules and regulations from time to time. The Board shall, immediately upon the election of each officer thereof, and upon the adoption, repeal or modification of its rules of government or its rules and regulations for examinations of applicants for licenses, file with the Secretary of State, and publish in at least one architectural journal and one daily newspaper published in the State of Missouri, at least twice, the name and address of each officer, and a copy of such rules and regulations or the amendment, repeal or modification thereof.

SEC. 4. Provision shall be made by the Board hereby constituted for holding examinations at least twice in each year, of applicants for license to practise architecture, and any person over twenty-one years of age, upon payment of a fee of \$15 to the Secretary of the Board, shall be entitled to an examination for determining his or her qualifications. All examinations shall be made directly by said Board, or a committee of two members delegated by the Board, and due notice of the time and place of the holding of such examinations shall be published, as in the case provided for the publication of the rules and regulations thereof. The examination shall have special reference to the construction of buildings, and a test of the knowledge of the candidate of the strength of materials, and of his or her ability to make practical application of such knowledge in the ordinary professional work of an architect, and in the duties of a supervisor of mechanical work on buildings, and should also seek to determine his or her knowledge of the laws of sanitation as applied to buildings. If the result of the examination of any applicant shall be satisfactory to a majority of the Board, under its rules, the Secretary shall, upon an order of the Board, issue to the applicant a certificate to that effect, and upon payment to the Secretary of the Board, by the candidate, of a fee of \$25, he shall thereupon issue to the person therein named a license to practise architecture in the State, in accordance with the provisions of this Act, which license shall contain the full name, birthplace and age of the applicant, and be signed by the President and Secretary, and sealed with the seal of the Board. If an applicant fails to pass said examination his or her fee shall be returned.

All papers received by the Secretary in relation to applications for license shall be kept on file in his office, and a proper index and record thereof shall be kept by him.

SEC. 5. Any person who shall, by affidavit, show to the satisfaction of the State Board of Examiners of Architects that he or she was engaged in the practice of the profession of architecture as a principal on the date of the passage of this Act, and shall cite two buildings erected after his or her plans and specifications, in the erection of which he or she had no interest except as architect and supervisor, shall be entitled to a license without an examination, provided such application shall be made within six months after the passage of this Act. Such license, when granted, shall set forth the fact that the person to whom the same was issued was practising architecture in this State at the time of the passage of this Act, and is, therefore, entitled to a license to practise architecture without an examination by the Board of Examiners, and the Secretary of the Board shall, upon the payment to him of a fee of \$25, issue to the person named in said affidavit a license to practise architecture in this State, in accordance with the provisions of this Act. In the case of a copartnership of architects, each member whose name appears must be licensed to practise architecture. No stock company or corporation shall be licensed to practise architecture, but the same may employ licensed architects. Each licensed architect shall have his or her license recorded in the office of the county clerk in each and every county in this State in which the holder thereof shall practise, and he or she shall pay to the clerk the same fee that is charged for the recording of notarial commissions. A failure to have his or her license so recorded shall be deemed sufficient cause for revocation of such license.

SEC. 6. Each county clerk shall keep in a book, provided for the purpose, a complete list of all the licenses recorded by him under the provisions of this Act, together with the date of the issuance of each license.

SEC. 7. Every licensed architect shall have a seal, the impression of which must contain the name of the architect, his or her place of business, and the words, "Licensed Architect," "State of Missouri," with which he or she shall stamp all drawings and specifications issued from his or her office, for use in this State.

SEC. 8. After six months from the passage of this Act it shall be unlawful, and it shall be a misdemeanor punishable by a fine of not less than \$50 nor more than \$500, for any person to practise Architecture without a license in this State, each and every week during which said offense shall continue. This applies to each individual case where plans have been made for erecting, enlarging or altering a building to be or being constructed for any person or persons other than himself, or for supervising the erection of a building, except as hereinafter provided; also for each and every week during which any person shall at any time advertise, or put out any sign or card, or other device which might indicate to the public that he is entitled to practise as an architect.

SEC. 9. Any person who shall be engaged in planning for the erection, enlargement or alteration of buildings for others, and to be constructed by other persons than himself, or who shall supervise the alteration or erection of a building owned by another person and for which he is not the contractor or builder, shall be regarded as an architect within the provisions of this Act, and shall be held to comply with the same; but nothing contained in this Act shall prevent the draughtsmen, students, clerks-of-works or superintendents, and other employes of those lawfully practising as architects, under license as herein provided for, from acting under the instruction, control or supervision of their employers; or shall prevent the employment of superintendents of buildings paid by the owners from acting, if under the control and direction of a licensed architect who has prepared the drawing and specifications for the building. The term "building" in this Act shall be understood to mean a structure, consisting of foundations, walls and roof, with or without the other parts; but nothing contained in this Act shall be construed to prevent any person, mechanic or builder from making plans and specifications for, or supervising the erection, enlargement or alteration of, any building or group of buildings of the value of less than \$2,000, that is to be constructed by himself or employes, provided that such person shall not designate himself, or sign the plans of such building as architect, nor shall a civil engineer be considered as an architect unless he plans, designs, or supervises the erection of buildings, in which case he shall be subject to all the provisions of this Act, and be considered as an architect.

SEC. 10. Architects' licenses issued in accordance with the provisions of this Act shall remain in full force until revoked for cause, as hereinafter provided. Any license so granted may be revoked by unanimous vote of the State Board of Examiners of Architects for gross incompetency, or recklessness in the construction of buildings, or for dishonest practices on the part of the holder thereof, but before any license shall be revoked such holder shall be entitled to at least twenty days' notice of the charge against him, and of the time and place of the meeting of the Board for the hearing and determining of such charge. And on the cancellation of such license, it shall be the duty of the Secretary of the Board to give notice of such cancellation to the county clerk of each county in the State in which the license has been recorded, whereupon the clerks of the counties shall mark the license recorded in his office cancelled. After the expiration of six months from the revocation of a license, the person whose license was revoked may have a new license issued to him by the Secretary upon certificate of the Board of Examiners, issued by them upon satisfactory evidence of proper reasons for his reinstatement, and upon payment to the Secretary of the fee of \$5.00.

For the purpose of carrying out the provisions of this Act relating to the revocation of licenses the Board shall have the power of a court of record sitting in the county in which their meeting shall be held, and the power to issue subpoenas and compel the attendance and testimony of witnesses. Witnesses shall be entitled to the same fees as witnesses in a court of record, to be paid in like manner. The accused shall be entitled to the subpoena of the Board for his witnesses, and to be heard in person, or by counsel in open public trial.

SEC. 11. Every licensed architect in this State who desires to continue the practice of his or her profession shall annually, during the time he or she shall continue in such practice, pay to the Secretary of the Board during the month of July a fee of \$5.00, and the Secretary shall thereupon issue to such licensed architect a certificate of renewal of his or her license for a term of one year. In case any licensed architect shall fail to have his or her license renewed during the month of July in each and every year, he or she shall have his or her license revoked, and notice to that effect shall be given to the clerk of each county in the State. But the failure to renew said license shall not deprive him or her of the right to renewal upon payment of said fee.

SEC. 12. Within the first week of December after the organization of the Board, and annually thereafter, the Secretary of the Board shall file with the Auditor of the State a full report of the proceedings of the Board and a complete statement of the receipts and expenditures of the Board, attested by the affidavits of the President and Secretary, subject to the approval of the State Auditor.



SKETCH-CLUB OF NEW YORK.

THE regular monthly meeting and New Year reception of the Sketch-Club of New York was held at the rooms Saturday evening, January 7th.

The competitive designs for the Club mantel were on view. The successful one will be erected by Mr. Nesbit, as a gift to the Club.

Respectfully,

N. HAUSMAN, Recording Secretary.

WASHINGTON ARCHITECTURAL CLUB.

THE Washington Architectural Club had its Christmas tree on December 23d and spent one of the most enjoyable evenings of the year. Each member received a present and enjoyed himself until the wee hours of the morning.

The Club held its regular meeting January 7, 1899 and the subject was a competition for a Station-house for the District of Columbia. The designs were criticised by Mr. Snowden Ashford and the competition was won by Mr. G. A. Dessez.

ARTHUR B. HEATON, Secretary.

ILLUSTRATIONS.

[Contributors of drawings are requested to send also plans and a full and adequate description of the buildings, including a statement of cost.]

SOUTH PORTICO OF THE TREASURY BUILDING, WASHINGTON,
D. C. AMMI B. YOUNG, ARCHITECT.

[Gelatin Print, issued with the International and Imperial Editions only.]

A COMPETITIVE DESIGN FOR "SHATTUCK PRIZE" FOR ARTISANS' HOMES. [OPEN COMPETITION.] SUBMITTED BY MR. A. P. VAL-
ENTINE, JR., ARCHITECT, 1424 RITNER STREET, PHILADELPHIA,
PA.

THE one design that comprehended within itself all of the following desirable characteristics seemed to me to be the sure winner over all others that might be submitted, however generally meritorious they might be, in which any single one of these essential points had not been properly and fully considered:—

(a) The lay-out of the property, as a whole, in a most economical, advantageous and attractive manner, in such a way as to provide to as great an extent as possible free, permanent, communal benefits, such as abundance of open space, pleasant surroundings, etc.

(b) The planning of the individual dwellings in a manner consistent with the requirements of artisan families, in a way calculated to promote the cheerfulness and health of the occupants, and also their material prosperity, by affording them every possible convenience and facility for economical living.

(c) The designing of the houses, in so far as the exteriors are concerned, with a feeling of breadth, dignity and unaffected simplicity, after such a style as to express, at once and unmistakably, the ideas of homes within the houses; the interiors to be characterized by the same dignity and simplicity as the exteriors, and to offer the fullest opportunity for the attainment of homelike effects at a very moderate cost.

(d) The construction of the houses—not merely in part, in a hit-or-miss fashion, but throughout—walls, floors, stairs, partitions, roofs, porches—to be entirely of incombustible materials, put together so as to produce, as a result, houses that are perfectly fireproof, damp-proof, and permanently lasting, at a cost not exceeding that of ordinarily good, but combustible, moisture-absorbing, swelling, shrinking, decaying construction, that contains within itself all the elements necessary for its own self-destruction. Beyond the obvious advantage the permanent construction possesses in the way of long life, it has the important one of requiring a minimum annual outlay for repairs and renewals.

(e) The making of provision for the accommodation of families of different sizes and incomes, by supplying houses differing in size, relative location, environment and rental values.

(f) The perfection and incorporation of such details and devices as conduce to comfort, relieve personal responsibilities and lessen domestic cares.

(g) And, finally, which, while fulfilling all these exacting requirements in a way for which current practice furnishes but few, if indeed any, precedents, at abnormally low rents, gives, as a return, what any shrewd investor would consider a gilt edge (absolutely net $3\frac{1}{2}$ per cent) income on a non-depreciating security, leaving entirely out of consideration that this investor is supposed to be actuated to a great extent by philanthropic motives.

Believing the only hope of success to lie in the encompassment of all the above points in the design I should submit, I incorporated them all, and, what is still more to the point, I provided houses fulfilling in all respects the requirements of condition "d," at a cost far below that of the every-day, combustible construction prevailing in domestic work.

Several years ago in the *Brickbuilder* there was published an article that at first awakened considerable interest,—I refer to the description (Vol. 3, No. 9, page 183) of Mr. Manly N. Cutter's scheme for the fireproofing of domestic structures, which he believed could be accomplished, at that era of low prices for all forms of structural work, at a cost not exceeding by more than 1 per cent that of ordinary construction. His system, however, as was subsequently pointed out, contained objectionable features and radical defects, and, as being in some respects too flimsy, was, to that extent at least, not fireproof. Its possibilities of realization, at the relative cost named, were also most seriously called in question, if not absolutely denied. Moreover, Mr. Cutter's system did not provide for fireproof, nor even incombustible, stairways, nor yet, seemingly, for fireproof partitions.

Where standard articles or meritorious novelties did not meet fully the requirements,—as, for example, a cheap, incombustible, fireproof stairway, I have devised means to meet the end.

The entire scheme is essentially of brick, with terra-cotta for all trimmings.

COST.

Land, 4 acres (174,000 sq. ft. at 15 cents).....	\$26,000.00
Houses, complete but not including cement pavements, side-yards, paths, etc.:—	
Two-story houses, 44' long, 32' wide, 26' high = 36,608 cubic ft. per twin-house:—	
Ten twin-houses as above, 36,608' x 10' = 366,080 cubic ft. at 14 cents (\$3.64 per sq. ft.).....	51,251.20

Three-story houses, 44' long, 32' wide, 34' high = 47,868 cubic ft. per twin-house:—

Nine twin-houses as above, 47,868' x 9' = 430,812 cubic ft. at 12 cents (\$4.08 per sq. ft.)..... 51,697.44 |

Three-story houses, 44' long, 31' wide, 34' high = 46,376 cubic ft. per twin-house:—

Six twin-houses as above, 46,376' x 6' = 278,256 cubic ft. at 12 cents (\$4.08 per sq. ft.)..... 33,390.72 |

NOTE.—Dimensions taken out to out of house, from cellar-floor to top ceiling.

Cement sidewalks in the square and on main street 17,000 sq. ft.
Cement sideyards from front line of porch, back.. 25,000 " |

42,000 sq. ft. at 16 2-3 cents.....	7,000.00
Driveway of brick, 22 ft. wide:—	
20,520 sq. ft. = 2,280 sq. yds. at \$1.....	2,280.00
Granite curb on both sides of driveway and along front on main street, 2,325 lineal ft. at \$1.85.....	4,301.25
Fountain, grading, gravel paths, parking and curbing to same..	5,000.00
Trees.....	200.00
Entrance-gateway and walls of brick, two chimneys, and the brick wall at the rear of the houses fronting on main street..	8,500.00
Sun-dial, fire-hydrants, etc.....	380.00

Total investment (exclusive of heating-plant).... \$190,000.61

INCOME FROM RENTALS.

Two-story houses:—	
Houses, Nos. 1, 2, 7, 8, 9, 42, 43, 44, 49 and 50 at \$15 per month, \$180 per year, 10 houses.....	\$1,800
" Nos. 10 and 41 at \$14 per month, \$168 per year, 2 houses.....	336
" Nos. 17, 22, 29 and 34 at \$14.50 per month, \$174 per year, 4 houses.....	696
" Nos. 18, 21, 30 and 33 at \$16 per month, \$192 per year, 4 houses.....	768
Three-story houses:—	
Houses, Nos. 3, 4, 5, 6, 45, 46, 47 and 48 at \$21 per month, \$252 per year, 8 houses.....	2,016
" Nos. 11, 12, 13, 14, 15, 16, 23, 24, 25, 26, 27, 28, 35, 36, 37, 38, 39 and 40 at \$20 per month, \$240 per year, 18 houses.....	4,320
" Nos. 19, 20, 31 and 32 at \$21.50 per month, \$258 per year, 4 houses.....	1,032
	\$10,968

Annual gross income from rentals \$10,968, on a total investment of \$190,000 = 5 6-10 per cent.

ANNUAL FIXED AND INCIDENTAL CHARGES.

Taxes (suburban rate), 1 6-10 per cent on assessed valuation of \$125,000.....	\$2,000
Repairs (painting, etc.).....	600
Water rent (\$14 per house), 50 houses.....	700
Water rent, fountain.....	75
Premium, 6 cents per \$100 per year on 5-year policy for \$50,000 (\$1,000 per house, representing the greatest possible fire-damage to any one house).....	30
Loss of rent (possible).....	240
Sinking-fund to replace houses, etc., at end of 100 years at a cost of \$150,000, \$60 each year to be invested at 5 per cent....	60

Total of annual fixed and incidental charges..... \$3,705

NET PROFIT.

Gross income at 5 6-10 per cent on total investment of \$190,000	\$10,968
Total of annual fixed and incidental charges.....	3,705
Net income.....	\$7,263
Absolutely net income of \$7,263 on a total investment of \$190,000 = 3 82-100 per cent, exclusive of heating-plant.	

HEATING-PLANT.—COST.

Boiler-room:—	
Excavation, retaining-walls of upright I-beams and brick arches, roadway above vault supported by girders, beams and Rapp "Segmental" construction.....	\$2,300
Skylights, doors, step-ladder, coal-scale-bin, link-belt-mechanism and small donkey-engine.....	950
Boilers, piping, etc.:—	
Two 75 H. P. water-tube boilers, of B. and W. type, set, complete, with fuel economizers, etc., steam and drip mains, with branch mains to houses.....	6,000
Amount invested in heating-plant.....	\$9,250

INCOME FROM HEATING-SERVICE.

Rate for two-story houses \$33 annually in monthly instalments of \$2.75, 20 houses at \$33.....	\$660
Rate for three-story houses \$45 annually in monthly instalments of \$3.75, 30 houses at \$45.....	1,350
Gross income from heating-service.....	\$2,010

ANNUAL FIXED AND INCIDENTAL CHARGES IN CONNECTION WITH HEATING-PLANT.

Data:—	
Plant is run, i. e., steam-pressure is maintained from October 16th to April 30th, 6½ months; 4½ months zero weather, 2 months milder weather, equal to 5½ months of zero weather.	
Outside temperature = 0 degrees.	
Inside temperature = 70 degrees.	
Coal 10 per cent ash.	
Temperature of feed 212 degrees.	
13,000 sq. ft. radiating-surface.	
1,300 sq. ft. boiler surface.....	87 H. P.
(Link-belt) donkey-engine.....	3 " "
	90 H. P.

Required 270 lbs. coal per hour to supply 90 H. P.

Average length of day at full power 18 hours, 270 lbs. x 18 =
2 1-8 tons coal per day, 2 1-8 x 188 days = 364 tons, at \$2.25 =
\$819.

Charges:—

364 tons of coal at \$2.25.....	\$819
Wages, day fireman per week.....	\$12
Wages, night fireman per week.....	9
	\$21
\$21 per week for 27 weeks.....	567
Incidental repairs.....	30
Sinking-fund to replace boiler, etc., to the extent of \$5,000 at end of 20 years, \$150 per year to be invested at 5 per cent....	150
Total annual fixed and incidental charges.....	\$1,566
Gross annual income from heating-services.....	\$2,010
Total annual fixed and incidental charges.....	1,566
Net income.....	\$444
Absolutely net income of \$444 from heating-service, on a total invest- ment of \$9,250 = 4 8-10 per cent.	

SUMMARY.

Total investment:—	
Houses, land and improvements.....	\$190,000
Heating-plant.....	9,250
	\$199,250
Total net income:—	
3 8-10 per cent, houses, land and improvements.....	\$7,363
4 8-10 per cent, heating-service.....	444
Total.....	\$7,707
Absolutely net total income of \$7,707 on a gross total investment of \$199,250 = 3 8-10 per cent.	
Area of lot, 174,000 sq. ft.	
Gross investment \$199,250.	
Value per sq. ft. improved.....	\$1.15
Value per sq. ft. unimproved.....	.15
Cost per sq. ft. for improvement... \$1.00	

PLANS OF THE SAME.

NORTH WING OF THE CHÂTEAU, BLOIS, FRANCE.

CHIMNEY ON CHÂTEAU, BLOIS, FRANCE.

STAIRCASE-TOWER: CHÂTEAU DE BLOIS, FRANCE.

VETERINARY HOSPITAL FOR THE BOSTON FIRE-DEPARTMENT.
MR. J. A. FOX, ARCHITECT, BOSTON, MASS.

[The following named illustrations may be found by refer-
ence to our advertising pages.]

A GROUP OF STUART EQUESTRIAN STATUES.

HOUSE DESIGNED BY E. G. W. DIETRICH, ARCHITECT.

[Additional Illustrations in the International Edition.]

CREMATORIUM FOR THE INDEPENDENT ORDER OF ODD FELLOWS,
SAN FRANCISCO, CAL. MR. B. J. E. CAHILL, ARCHITECT, SAN
FRANCISCO, CAL.

[Gelatine Print.]

CREMATION has been more successful in California than in any other part of the world. There are several reasons for this. On the Pacific coast there is a certain "advanced" atmosphere in which conventional prejudices are more easily dissipated than elsewhere. Then there is a scientific element composed of German enthusiasts in San Francisco, who as far back as 1868 organized the first Cremation Society established in the United States, and one of the first in the world to come into existence after the modern revival of cremation in Milan, and to this day the majority of subjects for cremation in San Francisco bear names of German origin. Another reason for the success of cremation in that city is the very excellent provision made for carrying on the process. The Crematorium here illustrated, completed in 1895, was built by the Odd Fellows Cemetery Association in the grounds of their cemetery, which is well within the limits of the city of San Francisco. Its success has far exceeded the expectations of the most sanguine of its board of directors. Up to date nearly four hundred incinerations have been recorded. An extra Schneider furnace from Dresden will shortly be installed alongside the old one, while considerable alterations, including the construction of a visitors' gallery over the incinerating room, have just been completed in order to meet the requirements of increasing business.

A COMPETITIVE DESIGN FOR "SHATTUCK PRIZE" FOR ARTISANS' HOMES. [LIMITED COMPETITION.] SUBMITTED BY MR. A. W. LONGFELLOW, JR., ARCHITECT, BOSTON, MASS.

IN presenting the accompanying drawings I wish to call attention to the fact that the philanthropic and sanitary side of the problem has been the chief aim. With this in view, a very generous amount of light and air has been secured. The key-note of the arrangement is the placing of the buildings around open courts or gardens, which has proved so successful in the case of the Harrison Avenue houses of the Boston Coöperative Building Company. But the experience of this Company leads me to state that the prices of rooms given in this programme are lower than are obtainable under similar circumstances. This materially diminishes the amount of return obtainable for the outlay by at least 2½ per cent—an important point. From the experience of the above-mentioned Company, I can state that single rooms are in good demand, and, on the lower floor, as they occur in these drawings, they are found useful for small dressmakers and single tenants, principally women.

The houses have been grouped so to give the greater number of windows on the surrounding streets and upon the open garden courts, only unimportant bedrooms having windows opening only on the wide (16 feet) service passageways leading to the courts. These passageways insure cross draughts and thorough ventilation. The courts are connected by arched passageways. You will notice that there are no pockets or courts open only at one end and that where the houses front one another the space between (46 feet) with permanent planting gives the effect of a parkway with space for driveway on either side.

Clothes-sheds on the roof and separate coal-bins in the basement, where coal is taken in and refuse removed, complete the general conveniences for living. At the basement-entrance to each house a vestibule, at a level with the court, with double sets of doors, the outer one furnished with a grille and ventilating window, serves as a convenient receptacle for ash and offal cans. This method, with the necessary supervision, has been found to work excellently in practice and to increase individual responsibility in the care of the houses.

Planting-spaces portioned off to each family, here arranged next to the paved driveway around the court, brighten the effect and serve to interest the tenants and give them a sense of personal pride and ownership in the garden and care of the court in general. Where it is found necessary to protect the central planting light wire fences are useful. Then the inner paths and seats are opened only on special days.

I would call special attention to the system of central light-wells in connection with the brick staircase-cages. These, open at the top, with fresh-air inlets in basement, give the required outside ventilation for water-closets, where placing them on the outside wall would waste valuable window spaces for living-rooms, etc. These wells work well in practice. The stairs also receive light and air from the open shaft and skylights and, with their brick-lined entrances and walls, can be kept fresh and clean.

The chief aim of these plans has been to give generous rooms with large closets, plenty of light and air and, most of all, to have the tenements as entirely shut off from one another as possible—to encourage a sense of seclusion in home life and a greater personal responsibility and self-respect in the tenant, where there are fewer families in one entry; this is a very important point in the management of such a scheme. The four-room suites are so arranged on the second floor, and above, that they can be let in two-room tenements; in the latter case the water-closets are common to the two tenements, though the general scheme is to have one water-closet to each tenement. Notice first-floor single corner-rooms.

The houses are designed to be built in rough brick with wide white joints and light Indiana stone trimmings, to give brightness to the design, which has been kept as simple as possible in order to diminish the constant repairs necessitated by projections and the breaking-up of detail. The general arrangement of the houses around courts, with driveways out of the street, also passageways between the courts, has been studied in mass to prevent the monotony of long unbroken blocks, as well as for natural ventilation and to avoid corners, which collect dirt and are hard to keep clean. Space next to the court-yard walls is left for the planting of vines for the general effect of the courts.

Metal cornices, iron railings and posts built around the tar and gravel roofs crown the buildings and enclose the clothes-sheds, pent-houses and skylights.

The houses are kept below the height-limit necessitating fireproof construction and are carefully firestopped.

An additional story, at a small proportional cost, would have greatly increased the rentals, but this has been abandoned on account of the general inconvenience to tenants and the philanthropic sentiment of the problem, which demands as many individual homes and entrances as is possible.

The brick staircase-walls demanded by the building-laws also facilitate and simplify the construction of the floors.

The finish throughout, including sheathing in kitchen, living-rooms, entries, etc., is of North Carolina pine, except the floors, which are of Georgia pine.

This scheme can easily be reduced to three-story houses not tenements, where reduced walls and cost can be made to give a fair

return on an investment made in a philanthropic spirit, as has been shown in Dr. Gould's report.

Painted brickwork is shown where possible, also brick hearths, and everything is done to preserve plaster walls by the use of picture mouldings, chair-rails, shelves, etc., and back-boards over sinks and wash-trays.

The building-laws have largely dictated the general construction and been considered in the computed cost.

Also, the fire-escapes required have been made to serve as balconies, and, with window-gardens, to enliven the façade and court-walls.

RENTAL SHEET.

First floor:—	
12 single rooms at \$1 per week.....	\$12
24 two-room suites at \$1.50 per week.....	36
88 three-room suites at \$2 per week.....	176
	\$224

Typical floor:—	
12 single rooms at \$1 per week.....	\$12
8 two-room suites at \$1.50 per week.....	12
28 three-room suites at \$2 per week.....	56
76 four-room suites at \$2.50 per week.....	190
	\$270

4 typical floors at \$270 per week.....	\$1,080
First floor.....	224

Per week, total.....	\$1,304
	52

Per year, total rental at 7 2-3 per cent.....	\$67,808
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Note on rents, as at Harrison Avenue (Boston Coöp. Bldg. Co.):—	
60 one-room suites at \$1 per week.....	\$60
56 two-room suites at \$2 per week.....	112
200 three-room suites at \$2.75 per week.....	550
304 four-room suites at \$3.25.....	988

Total, per week.....	\$1,710
	52

Total, per year, at 10 per cent.....	\$88,920
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COST OF BUILDINGS, ETC.

Lot, 200' x 800' = 160,000 sq. ft. at \$1.50.....	\$240,000
Building, sq. ft. on ground.....	80,640
Cost, per sq. ft.....	\$8
	\$645,120
Building, cubic ft.....	4,193,280
Cost, per cubic ft.....	\$154
	\$645,765.12
Cost of land.....	\$240,000
Cost of building (average between cost per sq. ft. and cubic ft.)	645,443
	\$885,443

Rental, according to programme, 7 1/2 per cent of cost (approximately).
Rental, as at Harrison Avenue, 10 per cent of cost (approximately).

PLANS OF THE SAME.

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DECORATED CHARACTERISTICS.—Arches mostly enclosing an equilateral triangle, the mouldings often continued down the pier. Windows large and divided into two or more lights by mullions; tracery in the head at first composed of geometrical forms, later of flowing character. Clerestory windows generally small. Diamond-shaped piers with shafts engaged. Capitals with scroll moulding on under side of abacus, with elegant foliage arranged horizontally. Bases generally formed of quarter-round and scroll moulding. Doors frequently without shafts, the arch moulding running down the jambs. Rich doorways and windows often surrounded with triangular or ogee-shaped canopies. Buttresses worked in stages, variously ornamented with moulded slopes, triangular heads, with panels and niches. Corner buttresses often placed diagonally. Parapets pierced with quatrefoils and flowing tracery. Niches panelled and with projecting canopies. Steeples lofty and well proportioned. Roofs of moderate pitch open to the framing. Fonts mostly octagonal, with quatrefoils and tracery on sides. Mouldings bold and finely proportioned, generally in groups, the groups separated from each other by hollows, composed of segments of circles. Deep hollows, principally confined to inner angles. Mouldings varying in size and kind, on chamfer and rectangular planes, often ornamented with ball flower. Foliage, chiefly of ivy, oak and vine leaves; natural. Rich-croquets, finials and pinnacles.—*The Architect.*

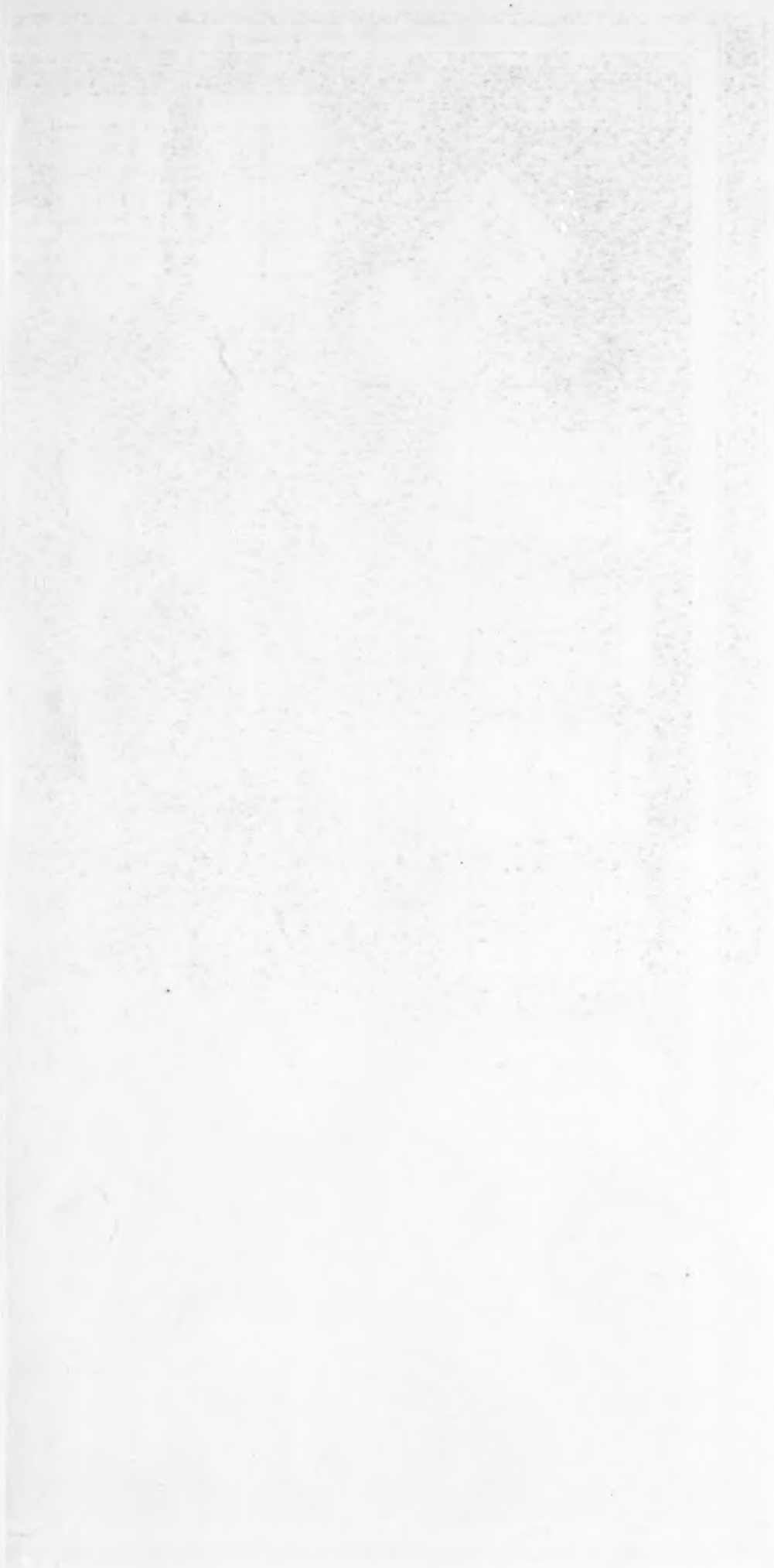
THE COSTLINESS OF ROMAN HOUSES.—A certain Mamurra was the first that encrusted his whole house with marble. After the conquest of Carthage, the ceilings in the capitol were for the first time gilded; but this species of luxury soon extended to private houses. "We live,"

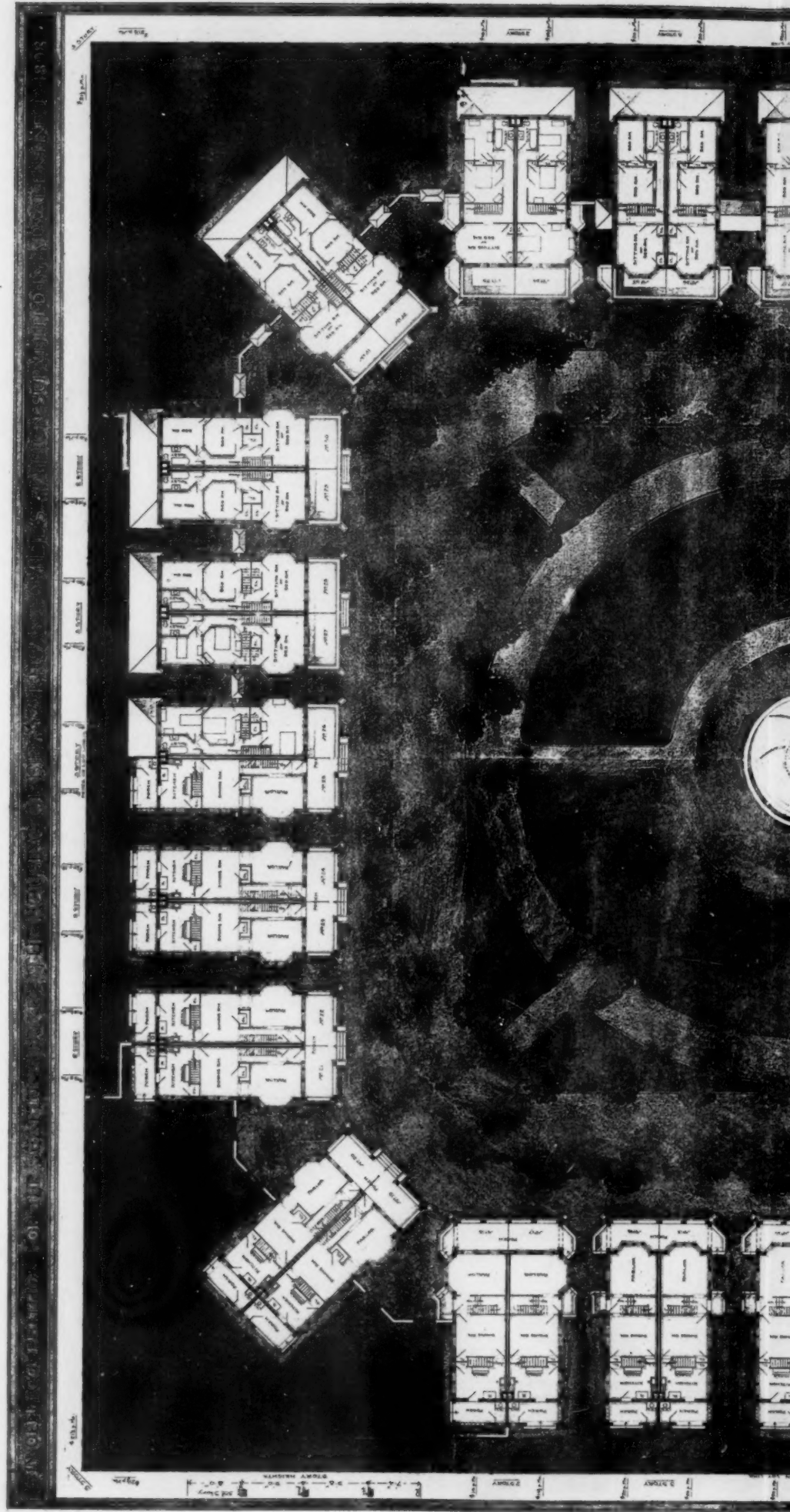
exclaimed St. Jerome, "as though we were to die to-morrow, and build as though we should live forever. Walls, ceilings and columns glisten with gold." Tertullian also speaks of costly tapestry manufactured at Tyre. Columns were an ornament very frequently employed. It was not uncommon to see many hundreds of them in one single edifice, which perhaps had besides a fountain to cool it. The extent of habitations was prodigious. One of the ancients complains that the palace of Augustus took up as much ground as formerly composed the whole farm of Cincinnatus. During Nero's reign some of the slaves of that tyrant possessed fish-ponds which were very large. And Pliny exclaims, "Such were not the habitations of those who founded this empire; they went from the plough or the cottage to triumphs, and their fields were smaller than are now the rooms of their descendants." Sallust and Seneca also compare houses to whole cities. Buildings were immoderately extended, not only in length and breadth but also in height. According to Juvenal, Cetrionius built a house which was more lofty than the Temple of Hercules and Fortune; and Posides erected another that even surpassed the Capitol in elevation. Fruit-gardens and pleasure-grounds were enclosed within the walls of such edifices, or even laid out upon the roofs. Fruit-trees were highly valued. A single apple-tree yielded its owner a yearly profit of 10l. These, however, were only common trees; there were others of rarer kinds, for pomp or pleasure—for instance, the lotus. Valerius Maximus relates that Domitius accused his colleague Crassus of having adorned his portico with columns from Mount Hymettus. "What do you value my house at?" asked Crassus. "At sixty times one hundred thousand sesterces," was the reply. "And how much lower will you rate it if I cut down ten shrubs (arbusculos)?" "Thirty times one hundred thousand sesterces." These ten shrubs consequently cost 15,000l. The palace of Clodius, who was assassinated by Milo, cost 110,000l; it probably contained none of these shrubs or trees, otherwise the expense would have been much greater. Hirrius received merely from the buildings that surrounded his fish-ponds a yearly income of 60,000l. This luxury in building spread with extraordinary rapidity. In the consulship of Lepidus and Catulus, twenty-nine years before Julius Caesar, the house of this Lepidus was the finest in Rome; and thirty-five years afterwards it was surpassed in magnificence by more than 100.—*The Architect.*

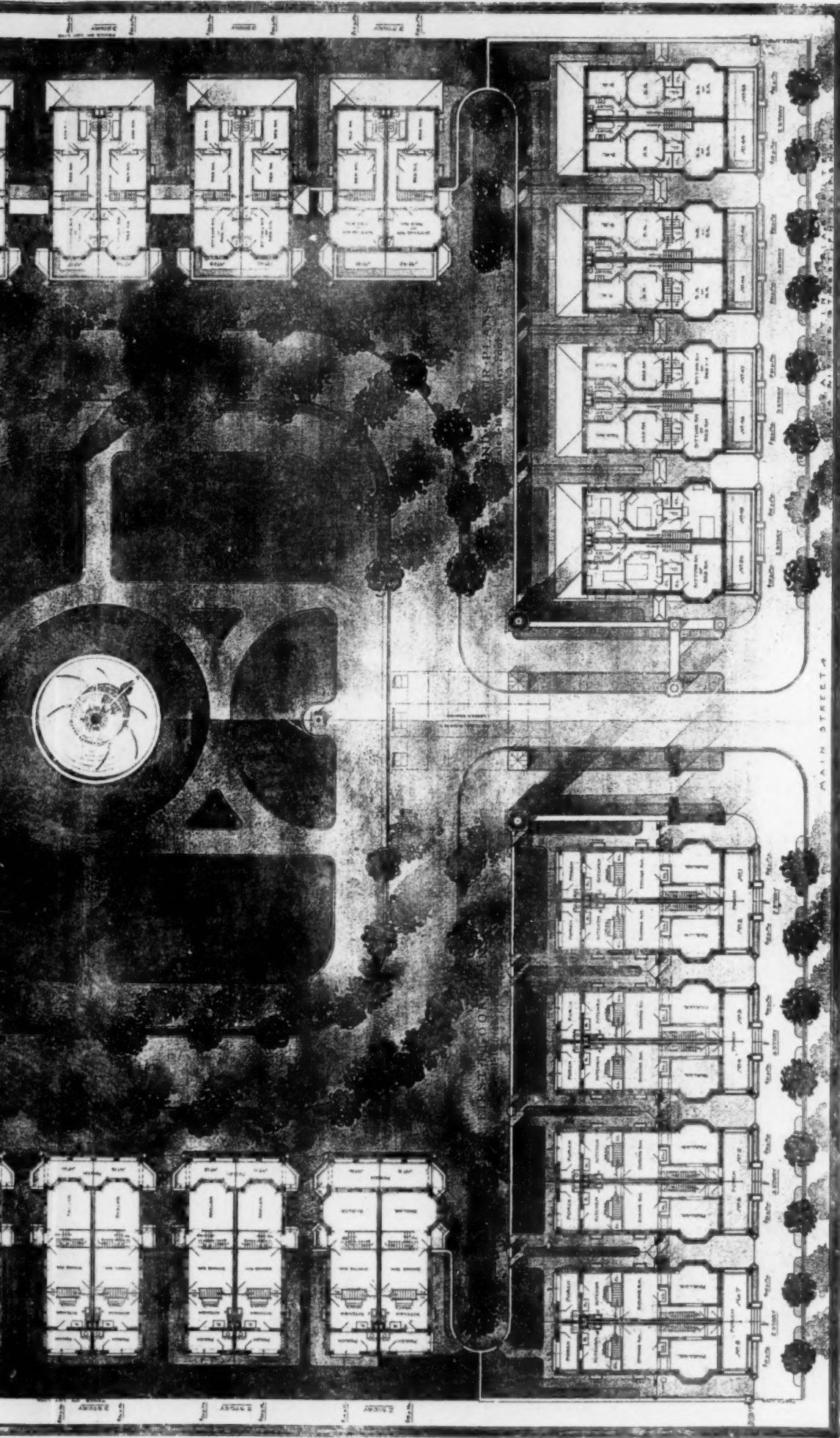
EXTRAORDINARY CASE OF GALVANIC ACTION.—A very interesting case, involving the question of damage to shipping by galvanic action, was recently fought before the Italian law courts. From the account given in the *Engineer*, it appears that the captain of the port of Leghorn, Cavaliere Alcesti Torrini, was the plaintiff in an action against the owners of certain wooden yachts with coppered bottoms, lying in the Darsena part of the harbor of Leghorn, to enforce a notice on the owners for the removal of such vessels from that part of the harbor. This notice was made on the grounds that the new warships and other iron and steel vessels lying in that part of the harbor were damaged by galvanic currents set up from the copper bottoms of the wooden yachts, the contact with the steel vessels being due to ropes which were made fast to different buoys in the harbor or basin. The fact of the damage to steel and iron ships having arisen and of its being due to this cause was clearly established before the court, and the captain's orders for the removal of the wooden yachts with coppered bottoms from the Darsena harbor of Leghorn was consequently confirmed by the Court.—*Boston Transcript.*

A RIVAL TO THE LONDON MONUMENT.—Everybody knows that competition tends in almost every direction to become keener and keener; but one would hardly have supposed the Monument of London to be among the sufferers from it, yet it is said that ever since the Tower Bridge started up in rivalry patronage has fallen off from the Monument. Official returns are said to show, however, that nearly 10,000 people climbed the merry height last August. At threepence apiece, that would bring in about £125 for the month. But that is said to be a considerable falling off from the receipts before that Gothic interloper straddled across the river and offered a free view of the Thames and London around. It is not so good a view, of course. It is not so high, and the fabric was not designed for sightseers. The lofty passageway across is merely a thoroughfare, and it is only with some difficulty that a good view may be got up and down the river. But then it is free to all comers, and it is supposed that a good many people go to see the famous bridge when they come to London, and find that the treadmill toil up its stony steps satisfies their ambition for climbing.—*London News.*

EXIT PULLMAN.—The *Chronicle* says that the dream of George M. Pullman's life has been shattered. The fenced-in model town of Pullman is to become a free community. The anomaly of a city within a city is at an end. The Pullman Palace Car Company has accepted the decision of the Supreme Court of Illinois, sustaining the contention of Attorney-General M. T. Maloney, and has instructed its attorneys to close the suit. The terms of the decree are now being prepared. The decree will divorce the great corporation from everything save the business for which it was incorporated. Thus will end as a feudal institution the town of Pullman. Its churches and schools, its hotel, its magnificent arcade hall, the market-house, the public library and 2,000 brick residences will be sold to the highest bidder. The Pullman Iron and Steel Company will be reorganized. The brickworks will pass from the control of the Company. The streets of Pullman will be given over to the authorities of the city of Chicago, and the waterworks will also pass into the control of the city. Pullman will cease to be a hedged in municipality. Its property will no longer figure on the assessors' books as "three hundred and fifty acres, with the improvements thereto." In the scheme of disposing of the vast and multiplied interests of the company that the Supreme Court has declared must be abandoned preference will be given to the employes to purchase the homes which they now occupy.

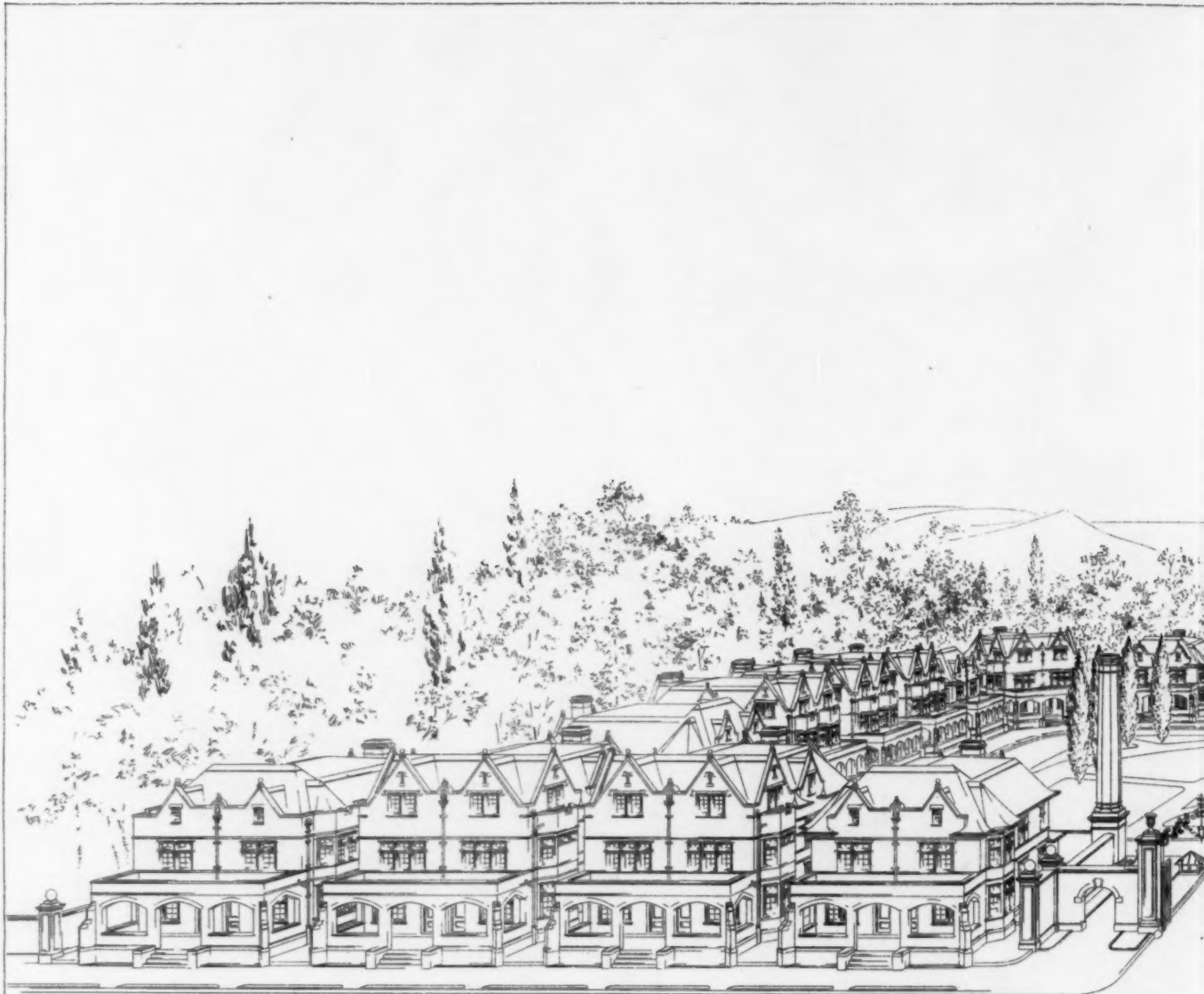






SHATTUCK PRIZE FOR COMPETITIVE DESIGNS FOR ARTISANS' HOMES (OPEN COMPETITION.)

A. P. VALENTINE, ARCHITECT, PHILADELPHIA, PA.



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• DESIGN • SUBMITTED • IN • OPEN • COMPETITION •

• 189

SHATTUCK PRIZE FOR COMPETITIVE DESIGN

A. P. VALENTINE, ARCHT.



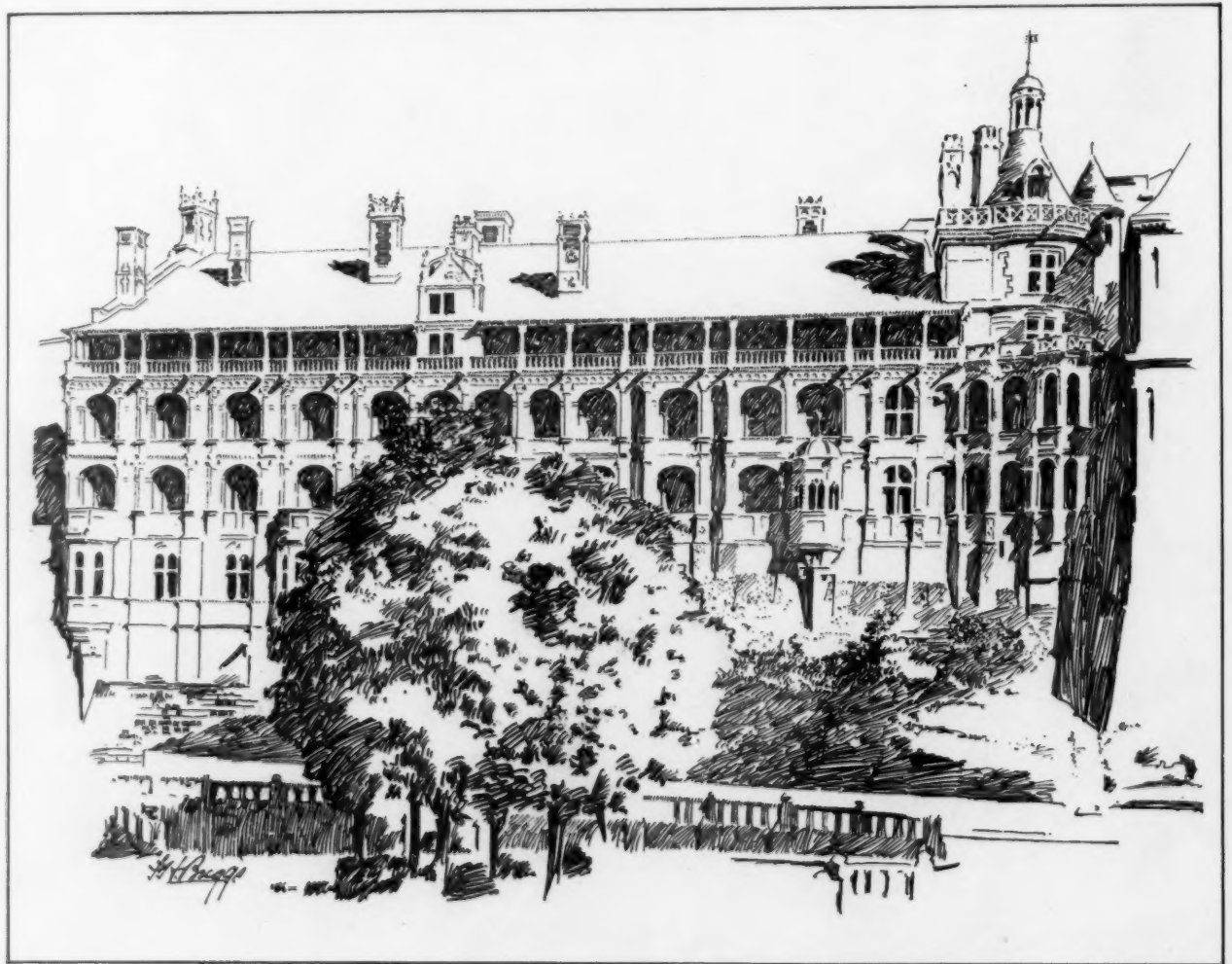
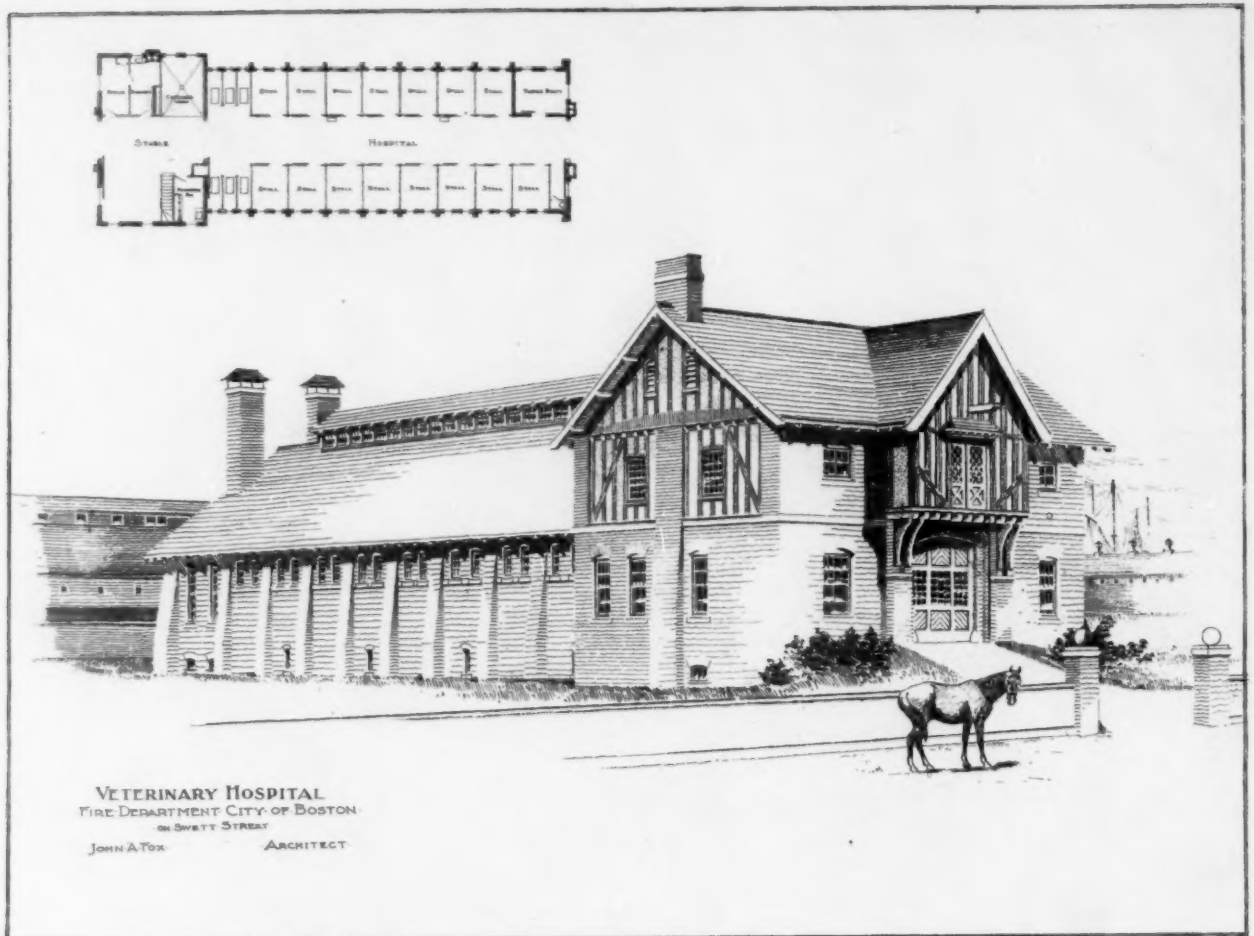
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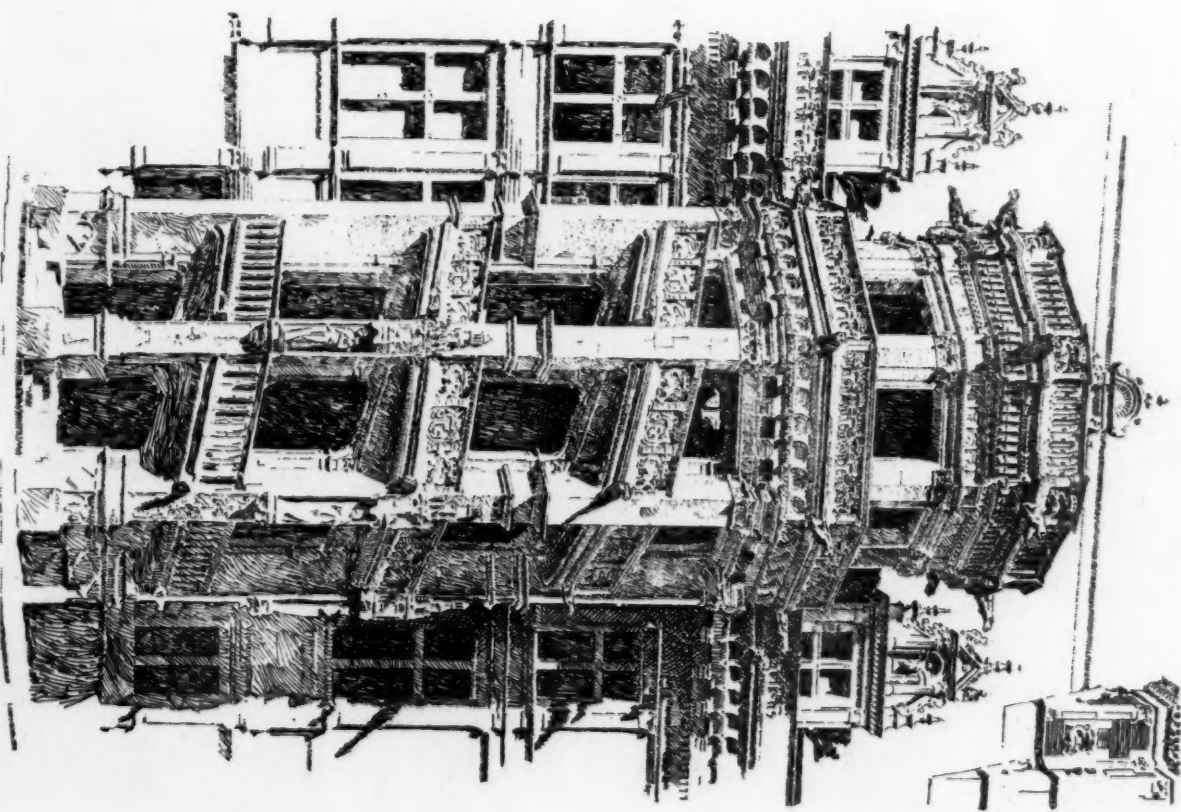
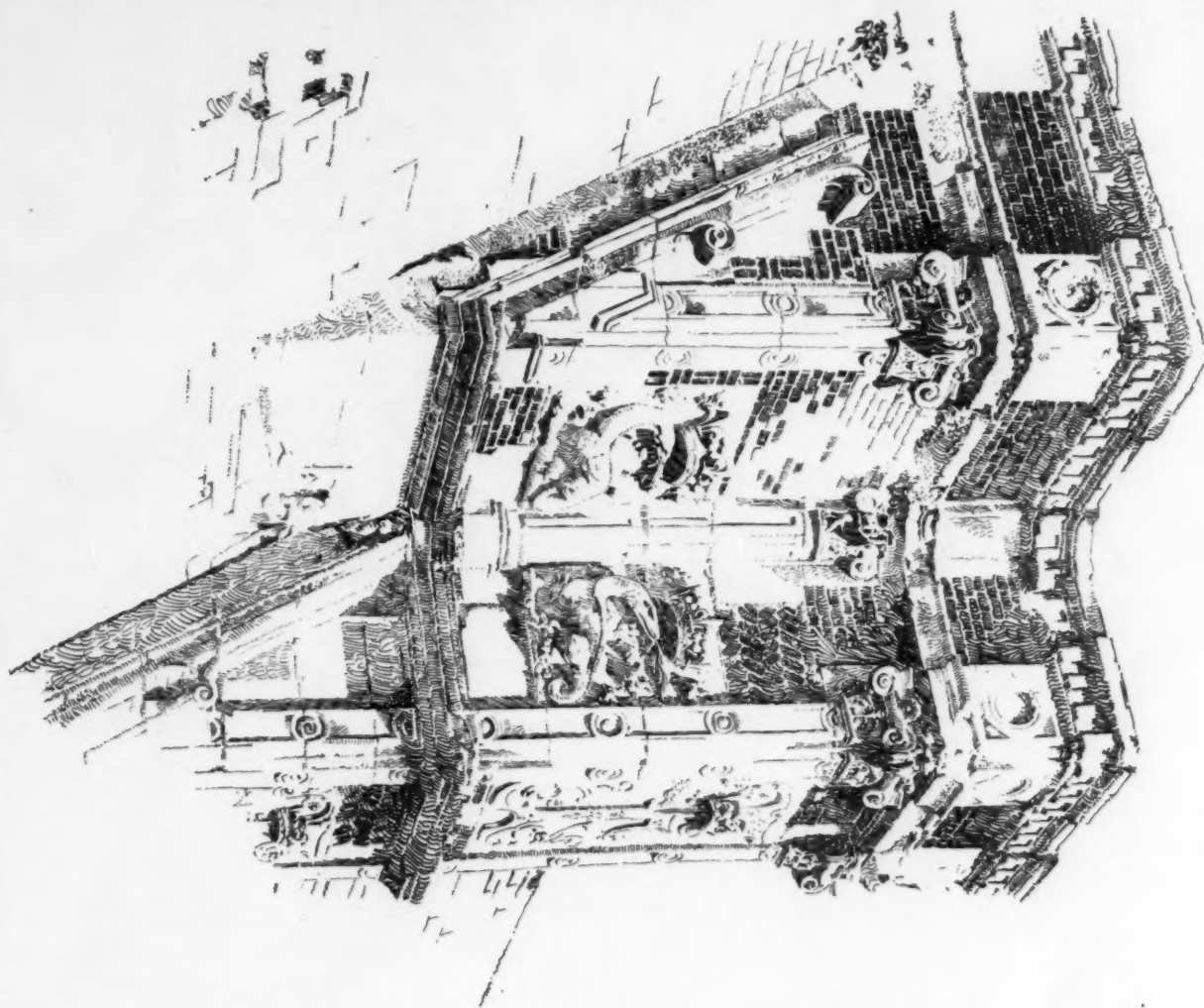
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VALENTINE, ARCHITECT, PHILADELPHIA, PA.

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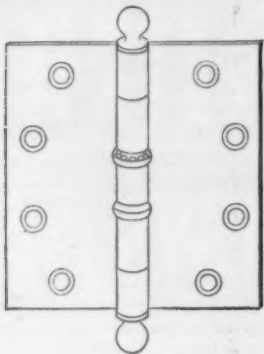
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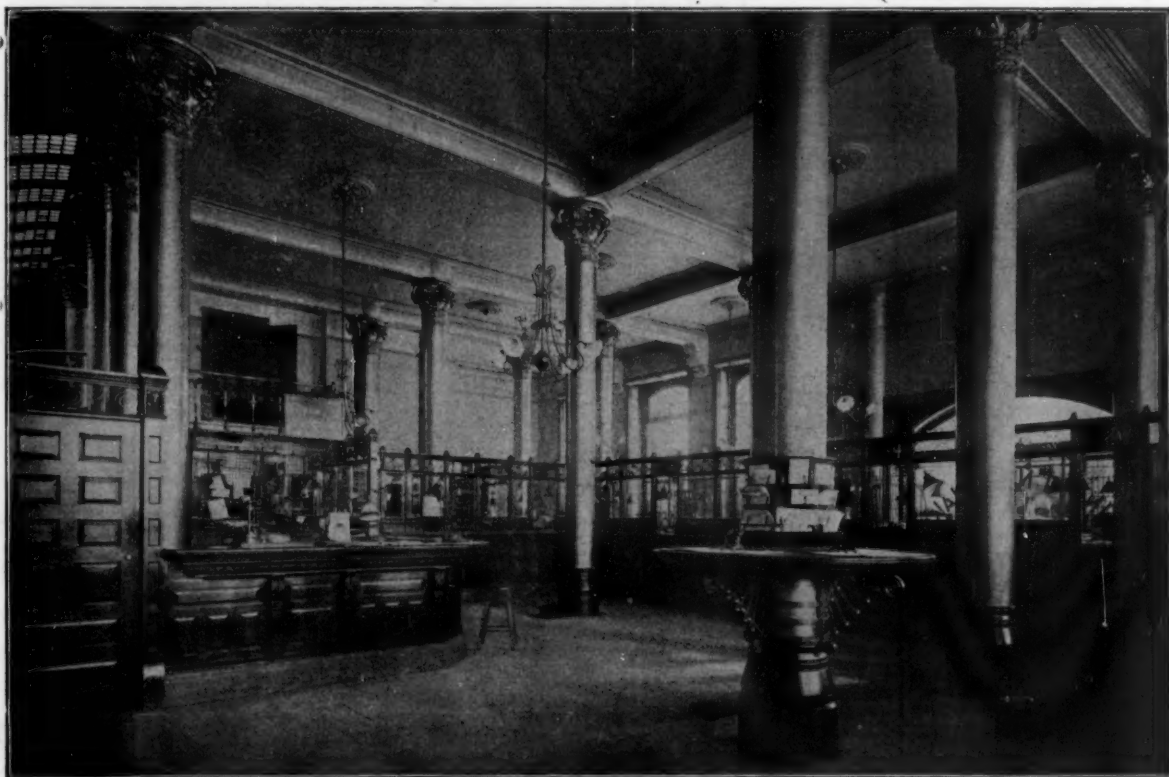
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STONE. (per cubic foot, rough.)	New York.	Boston.	Chicago.	Philadelphia.
Foundation:				
Dimension.....	5 00 per ton.	5 00 per ton.	5 00 per ton.	5 00 per ton.
Block.....	4 00 per perch.	4 00 per perch.	4 00 per perch.	4 00 per perch.
Rubble.....	1 25 1 50	1 25 1 50	1 25 1 50	1 25 1 50
Sandstone:				
Longmeadow.....	80 90	80 90	80 90	80 90
Kibbe.....	90 1 10	90 1 10	90 1 10	90 1 10
Brown (Connecticut).....	1 00 1 30	1 00 1 30	1 00 1 30	1 00 1 30
Amherst Ohio.....	90 1 00	90 1 00	90 1 00	90 1 00
Berea.....	75 1 00	85 90	45 55	55 95
Berlin.....	75 1 00	80 90	45 55	55 95
Bellville.....	80 1 25	25 1 35	1 25	1 00 1 10
New Brunswick (Dorchester).....	1 00	75 90	Not sold.	1 05 1 15
Potdam Red.....	1 30	1 40	1 55	1 40
Caen.....	1 00	2 00	1 25	1 35
Carlisle, English.....	1 05	1 05	1 05	1 05
Corse Hill (Scotch).....	1 05	1 05	1 05	1 05
Granite: (Maine)				
Limestone:				
Bedford.....	45 1 25	95 1 00	20 40	75 85
Joliet.....	1 00			Richmond
Lemont.....				Perch 75 1 50
Serpentine.....				Perch 4 50 5 50
Bluestone: (per sq. ft.)				1 in. th. 10 25
Sidewalk.....	30 5 00	40 1 75	1 00 1 25	37 50
Planned.....	50 6 00	75	1 00 1 25	
Marble: (per cu. ft.)				
Lee, Mass.....		1 75 2 50	Not sold.	2 00 2 50
Rutland, white and blue.....		3 00	3 50 6 00	2 00 3 00
Sutherland Falls.....	1 25 1 75	2 00	3 50 6 00	1 70 3 00
Glens Falls, black.....			Not sold.	4 00 4 50
Italian, blue-veined.....			4 40	2 50 2 75
" Sienna.....			Not sold.	5 00
Tennessee, red.....			4 40	4 00 6 00
" Knoxville.....			4 40	3 00 4 00
Pennsylvania, blue.....			Not sold.	2 00 3 00
Vermont, white.....			3 50 6 00	2 25 3 00
Slate: Roofing (per square).				
Green.....	5 00 6 00	4 75 5 25	3 75 5 00	2 90 3 60
" unfading.....	5 00 6 00	5 00 6 50	5 25 6 00	4 25 5 00
Purple.....	5 00 6 00	5 50 6 50	5 25 6 00	4 50 5 50
Red.....	10 00	10 00 11 00	10 50 12 50	11 50 13 00
Black, Lehigh.....	4 25 4 75		4 50 5 50	4 00 4 35
" Chapmans.....			5 30 6 15	4 50 5 00
Genuine Bangor.....	4 35 5 50	4 75 5 90	5 25 6 50	4 35 5 50
Unfading black.....	6 00 8 50	6 00 8 50	4 25 8 95	6 50 9 00
" ".....	8 50 8 00	5 50 8 00	5 50 9 20	6 50 9 00
Tiles, Am..... per M.				
N. Peach Bottom, war. unfading				
Fire Clay Roof Tile on ears at fac.	8 00	8 00		
LUMBER.—per M.				
Boards: (Ordinary dimensions.)				
Pine, 1st quality, clear.....	55 00 75 00	55 00 70 00	50 00 60 00	47 50 60 00
" 2d quality.....	55 00 60 00	42 00 50 00	42 00 50 00	38 00 48 50
" 3d quality.....	18 00 22 00	30 00 40 00	20 00 28 00	27 50 36 50
Spruce.....	25 00	12 00 18 00	Not sold.	15 00 21 50
Hemlock.....	14 14	12 50 14 00	10 00 12 00	11 50 13 75
Yellow pine.....	20 40	19 00 35 00	18 00 25 00	14 00 29 00
Cypress.....		26 00 40 00	30 00 35 00	30 00 38 00
Clapboards:				
Pine.....		35 00 55 00	25 00 30 00	14 00 25 00
Spruce.....		24 00 35 00	Not sold.	Not sold.
Framing Timber:				
Pine.....	14 00 16 00	14 00 16 00	15 00 25 00	25 00 37 30
Spruce.....	12 00 16 00	12 00 15 00	Not sold.	15 00 21 50
Hemlock.....	18 00 21 00	19 00 25 00	10 00 15 00	14 00 20 00
Yellow pine.....			16 00 25 00	22 50 30 00
Laths:				
Pine..... Round Wood		2 00 2 50	1 90 2 00	2 75 3 00
Spruce..... Slab.....	2 00	1 80 2 25	Not sold.	2 30 2 35
Shingles:				
Pine, shaved..... per M.	5 00 6 00		Not sold.	
Pine, sawed.....	4 00 5 00	4 50	2 00 2 75	
Spruce, sawed.....	1 50 2 00	1 50 1 75	Not sold.	
Redwood.....	1 40 1 60	3 00 3 75	4 00 6 00	
Cedar split..... per M.			Not sold.	
Cedar sawed.....		3 00 3 25	2 50 2 90	
Cypress, Split..... 7 x 24	18 00 20 00	8 00 6 00		

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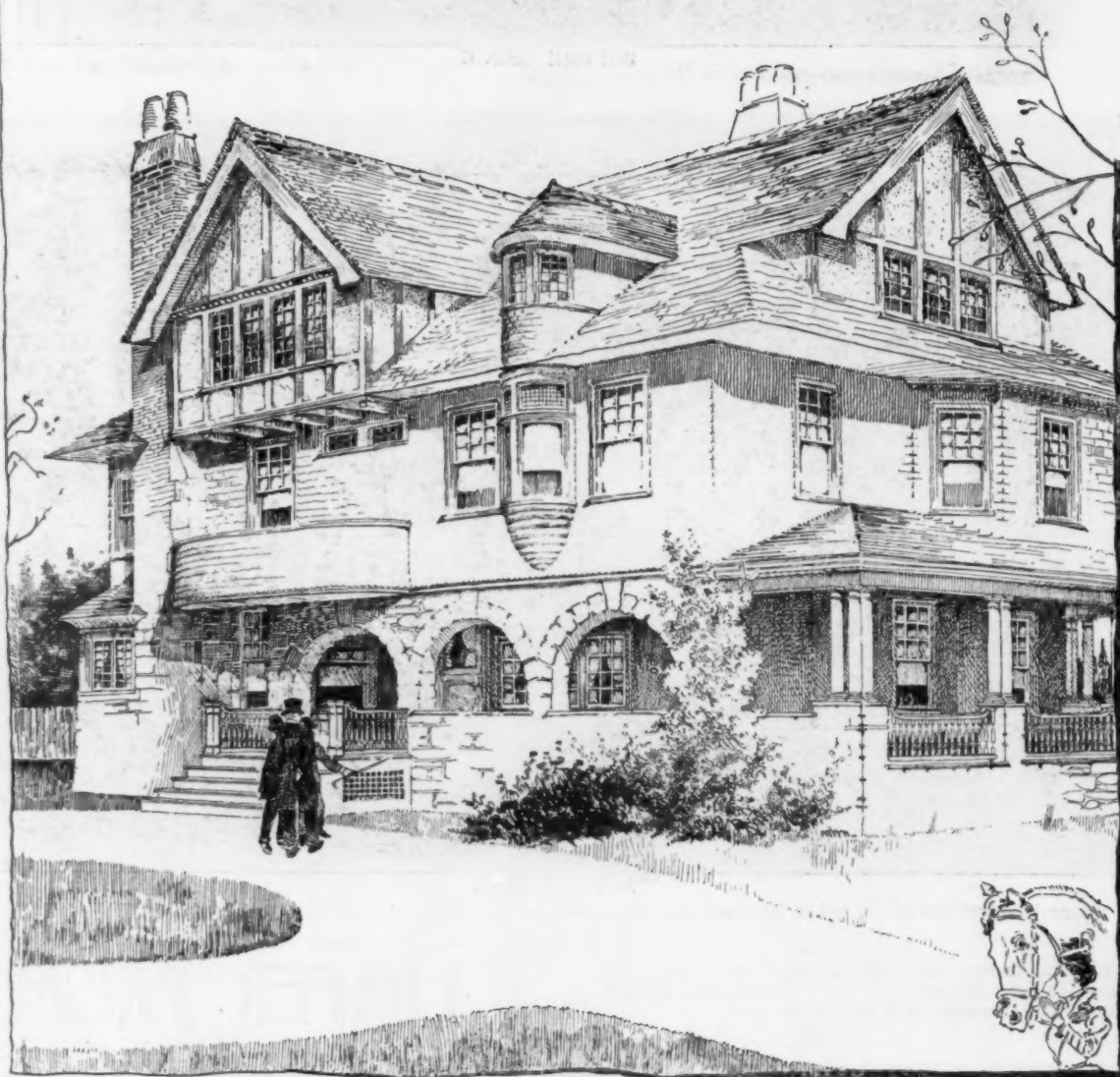
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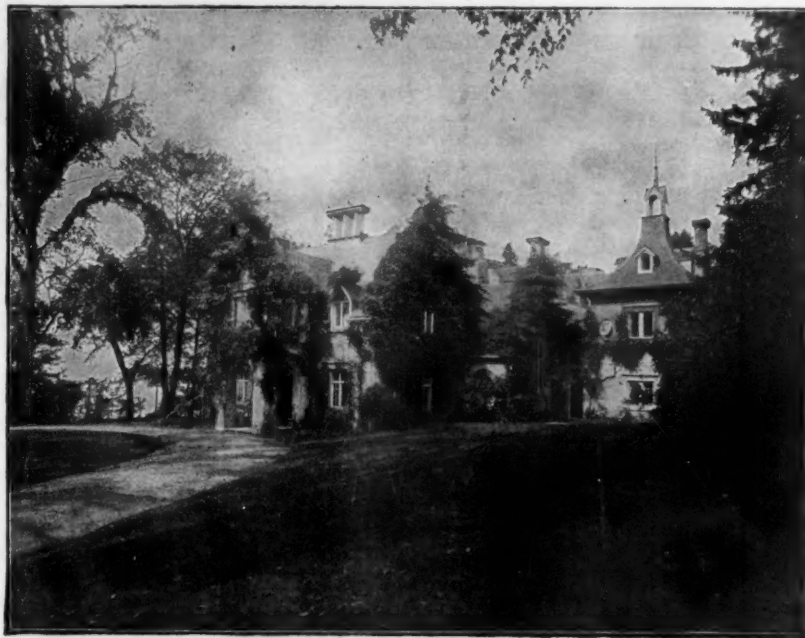
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Green Vault, Dresden, Saxony.
Gottfried Langeher, Sculptor, 1667.



Charles I., bronze, Charing Cross, London.
Hubert La Sœur, Sculptor.
Cast in 1633. Erected, 1674.

STUART EQUESTRIAN STATUES.

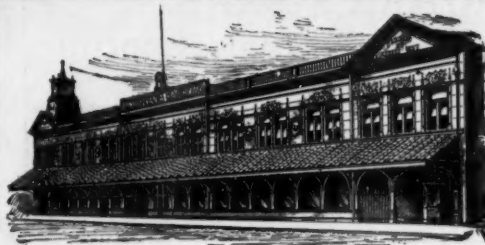
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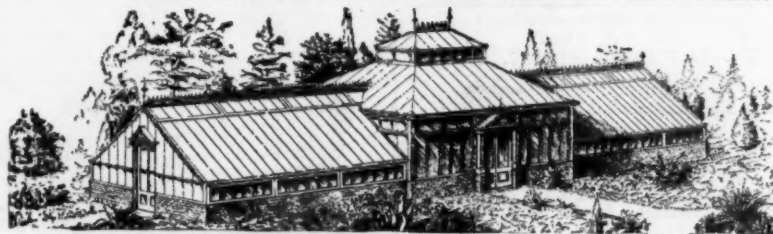
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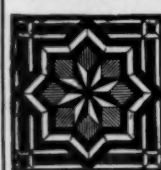
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617,186. WINDOW.—Martin Riley, Washington, D. C.
617,211. HANGER FOR STORM-SASHES.—Henry E. Willer, Milwaukee, Wis.
617,298. WATER-TUBE STEAM-BOILER.—Joseph Provancher, East Providence, R. I.
617,305. ELEVATOR.—Ethebert M. Fraser, San Francisco, Cal.
617,309. STORM-DOOR.—Oscar Cobb, Chicago, Ill.

BUILDING INTELLIGENCE.

(Reported for The American Architect and Building News.)

[Although a large portion of the building intelligence is provided by their regular correspondents, the editors greatly desire to receive voluntary information, especially from the smaller and outlying towns.]

ADVANCE RUMORS.

Atlantic City, N. J.—It is stated that the Delaware & Atlantic Telephone Co. will shortly erect a central station to cost about \$50,000. Mr. Westbrook, Gen. Mgr.

Barre, Mass.—The plans of Andrews, Jaques & Kantoul, of Boston, have been accepted for the new high school; cost, \$25,000.

Boston, Mass.—McKim, Mead & White, of New York City, have prepared plans for a new building to be erected by Swift & Co., of Chicago, Ill., in this city. It will be five stories, of brick and granite construction, and will cost \$400,000.

The Boston & Albany R. R. Co. propose building a freight-house on South St., near Kneeland St. The new building will be constructed of brick, 87' x 417', with a monitor roof; estimated cost, \$20,000.

Brooklyn, N. Y.—A fifteen-story brick and stone hotel building of fireproof construction is to be erected on the property at the southeast corner of Fulton St. and Myrtle Ave., recently leased by John F. Morrissey, Jr., from the Johnson estate for a term of 93 years. The building is to cost \$500,000 and will contain 175 rooms. The main floor will be occupied by a restaurant and café, and on the second floor will be public and private dining-rooms. Nothing will be done until the expiration of the present leases.

Canton, O.—The Board of Education has decided to erect a \$15,000 school. A. O. Slentz, Supt. School Bldg.

Canton, S. D.—It is stated that bonds to the amount of \$28,000 will be issued for the erection of a Court-house in Lincoln County.

Champaign, Ill.—It is stated that the Trustees of the University of Illinois will ask for an appropriation of \$150,000 to erect a building for the Department of Agriculture.

Chicago, Ill.—Wilson & Marshall, 218 La Salle St., have designed for L. D. Hammond an \$8,000 store and office building, 50' x 55'. It will be built at the corner of 43d St. and Lake Ave.

It is announced that Louis H. Sullivan has prepared plans for the Crane Co. for a \$100,000 factory building, 93' x 226', to be built adjoining their plant at 12th and Canal Sts.

The Graham & Morton Transportation Co. are to erect a \$35,000 four-story and basement building, 66' x 196', at their dock at the foot of Wabash Ave. George Beaumont, architect, 115 Dearborn St.

Columbus, O.—Report states that A. J. Solomon, has prepared plans for a casino to be built in Olentangy Park; cost about \$40,000.

Danbury, Conn.—Tracey Bros., of Waterbury, have received the contract for the Court-house at \$37,678.

Dubuque, Ia.—It is stated that the diocese of Dubuque will erect a \$150,000 seminary on Kelly's Bluff.

East Liberty, Pa.—The Crystal Lake Ice Co., of

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(Advance Rumors Continued.)

Allegheny, Pa. has purchased the property of the National Lead Co. and will erect a \$100,000 artificial ice plant.

Elgin, Ill.—The School Board is considering plans for a \$12,000 school.

Everett, Mass.—A new City-hall is contemplated and an order has been introduced in the City Council requesting the Mayor to appoint a commission of five citizens to examine into and report upon a site for the building.

A 12-room school-house to be built on Lexington St. is under consideration by the City Council.

Indianapolis, Ind.—It is reported that \$75,000 will be expended in improving the Spencer Hotel. The improvements include an electric-light plant. D. A. Bohlen, 95 E. Washington St., is said to be preparing the plans.

Madison, Minn.—The plans of Buechner & Jacobson, of St. Paul, are stated to have been accepted for the proposed Court-house.

Montgomery, Ala.—\$50,000 in bonds will be issued for the enlargement and erection of schools.

New Britain, Conn.—Appropriation of \$25,000 has been made for additions to two schools.

New Castle, Pa.—It is stated that a \$40,000 school will be erected.

Northampton, Mass.—Bayley & Goodrich, Hartford, Conn., are drawing plans for a hotel, to be built by Joseph Hebert. It will cost about \$50,000.

Pawtucket, R. I.—Cram, Goodhue & Ferguson, of Boston, have been chosen architects for the new public library.

Peoria, Ill.—It is announced that Architect C. W. Traeger, 107 Hurlburt St., has prepared plans for a factory plant for the Kingman Plow Co.; cost, \$105,000.

Philadelphia, Pa.—Chas. McCaul, 10 N. 11th St., has received the contract for the new Law School for the University of Pennsylvania; cost \$300,000; Cope & Stewartson, 320 Walnut St., architects.

It is reported that plans are under consideration for a \$400,000 edifice for the First Baptist Church.

Sea Isle City, N. J.—Thos. M. Leeds, 1025 Race St., Philadelphia, Pa., has received the contract for an academy for the Sisters of St. Joseph, at \$20,000.

St. Bernard, O.—It is stated that the congregation of St. Clement's Church will build a \$30,000 addition to their edifice.

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BUILDING INTELLIGENCE.

(Advance Rumors Continued.)

Syracuse, N.Y.—Plans have been prepared by M. D. Makepeace, 116 S. Salina St., for the Onondaga County Penal Institution, to be erected near this city. It will be 245' x 350', four stories and basement, of brick and stone construction, have steel and granitoid floors, tin roof, steel cells, and will cost \$155,000.

Worcester, Mass.—Drs. J. H. Kelly and W. J. Delahanty will soon erect a five-story brick apartment-block to contain all modern improvements.

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Chicago, Ill.—W. Congress St., bet. Albany & Kedzie Aves, three-sty & base. bk. & st. apart., 60' x 190', comp. roof, steam; \$60,000; o. John V. Haney; a. Harold Flower, 810 Astor Building.

Michigan Ave., bet. 41st & 42d Sts., four-sty & base. st. apart., 60' x 90', gravel roof, steam; \$25,000; o. M. McDermott; a. S. S. Beman, 604 Pullman Building.

N. Hamilton Ave., three-sty & base. bk. & iron apart., 62' x 75', gravel roof, steam; \$25,000; a. Harry E. Stevens, 1301 W. Madison St.

New York, N. Y.—Seventeenth St., No. 319, five-sty & base. apart., 26' x 88'; \$30,000; o. b. Harry Fishel, 215 E. Broadway; a. Horenburger & Straub, 122 Bowery.

One Hundred and Twentieth St., nr. 7th Ave., five-sty & base. bk. flat, 25' x 82'; \$24,000; o. Wm. G. Webber, 52 W. 100th St.; a. G. F. Pelham, 503 Fifth Ave.

Fifth Ave., nr. 115th St., five-sty bk. store & flat, 25' x 87' 10"; \$23,000; o. Wm. Cummings, Jr. and Rob't Ferguson, 109 Manhattan Ave.; a. G. F. Pelham, 503 Fifth Ave.

Ninety-second St., nr. 2d Ave., five-sty bk. store & flat, 20' x 72'; \$20,000; o. F. J. Schnugg, 78 E. 96th St.; a. M. Johnston, 78 E. 96th St.

Broome St., Nos. 133-135, six-sty bk. store & flat, 40' x 48'; \$30,000; o. Julius & Max Weinstein, 6 E. 112th St.; a. G. F. Pelham, 503 Fifth Ave.

One Hundred and Thirteenth St., nr. Boulevard, six-sty bk. flat, 50' x 90' 11"; \$55,000; o. & a. Louis & John Brandt, 116th St. & 8th Ave.

Eldridge St., No. 126, six-sty bk. store & flat, 26' 3" x 89' 4" & 86' 11"; \$23,000; o. E. R. Poerschke, 55 St. Marks Pl.; a. Kurtzer & Rohlf, 3d Ave. & 7th St.

Broome St., Nos. 127-131, six-sty & base. store & flat, 50' x 60'; \$50,000; o. Jacob Fischel, 197 Henry St.; a. Horenburger & Straub, 122 Bowery.

Seventy-fifth St., nr. 1st Ave., 2 five-sty bk. stores & flats, 27' 6" x 83'; \$28,000 each; o. Adolph Wiedhopf, 2068 First Ave.; a. Edw. Wenz, 1491 Third Ave.

One Hundred and Nineteenth St., nr. Lenox Ave., five-sty bk. flat, 32' x 90' 11"; \$30,000; o. Johanna M. Lalor, 121 E. 116th St.; a. Neville & Bagge, 217 W. 125th St.

Broome St., Nos. 194, six-sty bk. store & flat, 25' x 70'; \$25,000; o. Hubener & Escher, 628 E. 154th St.; a. Horenburger & Straub, 122 Bowery.

One Hundred and Second St. and Boulevard, seven-sty bk. store & flat, 75' x 94' 11" & 89'; \$200,000; o. Andrew J. Kerwin, Jr., 316 W. 88th St.; a. S. B. Ogden & Co., 904 Lexington Ave.

Continued on page xii.)

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[121 plates, 10 x 14½ inches.]

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stores & flat, 45' 11" x 55' x 95' & 83' 1"; one \$100,000
& one \$75,000; o., W. M. Hyne, 803 Boulevard; a.,
Neville & Bagge, 217 W. 125th St.

Stanton and Goerck Sts., 2 six-st'y bk. stores &
flats, 30' 29' 6" x 76' 4", 70' 7"; \$60,000; o., Bar-
nett Hamburger, 237 E. Broadway; a., Horenburger
& Straub, 122 Bowery.

One Hundred and Thirty-sixth St., nr. Willis
Ave., 2 five-st'y bk. flats, 20' x 88'; \$40,000; o., Henry
Muller, 701 E. 138th St.; a., Harry T. Howell, 748
E. 138th St.

Ninetieth St., nr. 2d Ave., 4 five-st'y bk. & st.
flats, 25' x 74'; \$80,000; o., John & Geo. Schreiner,
104 W. 121st St.; a., John Hauser, 1441 Third Ave.

Ninety-eighth St., nr. 2d Ave., 2 five-st'y bk. & st.
flats, 25' x 74'; \$40,000; o., John & Geo. Schreiner,
104 W. 121st St.; a., John Hauser, 1441 Third Ave.

Ninety-eighth St., nr. 2d Ave., 6 five-st'y bk. &
st. flats, 25' x 74'; \$120,000; o., John & George
Schreiner, 104 W. 121st St.; a., John Hauser, 1441
Third Ave.

One Hundred and Thirty-first St., nr. Park Ave.,
4 five-st'y bk. & st. flats, 25' x 86' 6"; \$120,000; o.,
John A. Picken, 548 W. 165th St.; a., John Hauser,
1441 Third Ave.

Broome St., Nos. 137-139, six-st'y & base. bk. & st.
flat, 40' x 50'; \$28,000; o., J. & M. Weinstein, 6 E.
112th St.; a., George F. Pelham, 503 Fifth Ave.

CHURCHES.

Chicago, Ill.—Hoynes and Webster Aves., two-st'y
bk. & st. church, 92' x 182', slate roof, steam; \$190,-
000; o., Archbishop Feehan; a., A. Druiding, 27
Metropolitan Block.

FACTORIES.

Worcester, Mass.—Mill St., one-st'y fr. factory,
40' x 100'; \$4,200; o., American Dry Plate Co.; b.,
Vernon Prince; a., Fuller, Delano & Frost.

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HOUSES.

Allenhurst, N. J.—2½-st'y fr. dwell.; \$5,000; o., C.
W. Brown; a., Child & De Goll, 62 New St., New
York City.

Boston, Mass.—Bakersfield St., nr. Stoughton St.,
Ward 20, 2½-st'y fr. dwell., 34' x 44', hip roof, fur-
nace; \$5,000; o. & b., H. A. Wood, Abington Road,
Brookline.

Esmond St., No. 35, Ward 20, two-st'y fr. dwell.,
20' x 44', pitch roof, hot water; \$6,500; o., Mary A.
Bateman; a., C. J. Bateman.

Highrock Road, nr. Allston Heights, Ward 25,
two-st'y fr. dwell., 20' x 28' x 41', pitch roof, fur-
nace; \$5,500; o., S. B. Shapleigh, Allston; a. & b.,
A. C. Ringer, Elmira St., Brighton.

Topliff St., nr. Geneva Ave., Ward 20, two-st'y bk.
dwell., 23' x 55', flat roof, stoves; \$6,000; o. & b.,
Louis Carney, 117 Cedar St.

Everett St., No. 75, Ward 2, three-st'y fr. dwell.,
22' x 47', flat roof, stoves; \$4,000; o. & b., Jos. A.
McComick, 122 Everett St., E. Boston.

Falcott St., nr. Columbia Road, Ward 20, 2½-st'y
fr. dwell., 27' x 49', pitch roof, furnace; \$6,000; o.,
Geo. S. Webster; b., J. P. Saunders, 170 Harvard
St., Cambridge.

Centre St., No. 394, Ward 22, 2½-st'y fr. dwell., 26'
x 50', pitch roof, hot water; \$4,500; o., Mrs. A.
O'Leary; b., W. F. Ferguson.

Savin Hill Ave., cor. Grampian Way, Ward 20,
two-st'y fr. dwell., 27' x 43', pitch roof, furnace;
\$4,000; o. & b., Emil Le Blanc, 17 Denney St., Dor-
chester.

Mather St., cor. Nixon Ave., Ward 20, two-st'y fr.
dwell., 29' x 45', pitch roof, furnace; \$4,500; o.,
Sarah Eaves; b., G. P. Laning, 111 Clifton St.,
Roxbury.

Clayton St., nr. Freeport St., Ward 24, tw-st'y
fr. dwell., 24' x 36', flat roof, stoves; \$3,500; o.,
Michael Davis; b., Dan'l McDonald, 127 Bellevue
St., Dorchester.

Quincy St., nr. Blue Hill Ave., Ward 21, 2 three-

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(Houses Continued.)

bk. dwells., 22' x 60', flat roofs, furnaces; \$13,000;
o., Morris Frye; b., Thos. Brown.

Melville Ave., nr. Washington St., Ward 20, 2½-
st'y fr. dwell., 25' x 29' x 46', pitch roof, hot water;
\$5,000; o. & b., Haddock & Allen, Wellesley Park,
Dorchester.

Dakota St., cor. Claybourne St., Ward 20, 2½-st'y
fr. dwell., 32' x 48', pitch roof, furnace; \$5,000; o. &
b., Frank Cummings, 10 Durham St.

Bellevue Ave., No. 159, Ward 23, two-st'y fr.
dwell., 22' x 28', pitch roof, hot water; \$2,500; o.,
John E. De Witt, 9 Orange St., W. Roxbury.

School St., Nos. 13, Ward 20, 2 three-st'y bk.
dwells., 25' x 59', flat roofs, steam; \$12,000; o. & b.,
M. J. Kearney, 435 Washington St., Dorchester.

Fensway St., No. 32, Ward 11, three-st'y bk. dwell.,
25' x 75', pitch & flat roof, furnace; \$25,000; o.,
Mrs. E. B. Everett; b., Norcross Bros., 120 Tremont
St.

Rochester St., Nos. 18-20, Ward 9, 2 three-st'y bk.
dwells., 14' x 20' x 45', flat roofs, stoves; \$12,000; o.
& b., Zisman & Segal, 82 Brighton St.

Savin St., nr. Blue Hill Ave., Ward 21, 2 three-
st'y dwells., 23' x 24' x 62', flat roofs, stoves; \$12,-
000; o., Morris Frye; b., Thos. Brown.

Brooklyn, N. Y.—Prospect Pl., cor. Kingston Ave.,
3 three-st'y & base. bk. dwells., 16' 8" x 48'; \$58,-
500; o., R. C. Gilles, Jr., 117 Kingston Ave.; a., A.
E. White, 711 Union St.

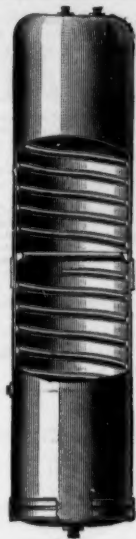
Pulaski St., nr. Lewis Ave., two-st'y bk. & st.

(Continued on page xiii.)

Topographical Index of Advertisers.

[For pagination, see Alphabetical Index on Cover 2.]

CONNECTICUT.	MASSACHUSETTS.	NEW YORK.	NEW YORK.
Bridgeport. The Bridgeport Chain Co.....[Sash Chains.]	Palmer. Flynt Building & Construction Co.....[Building Contractors.]	Alsen's Cement Works.....[Cements.] Armstrong & Co., Matland.....[Stained-Glass.] Atlas Cement Co.....[Cement.] Atelier Masqueray, The.....[Architectural Design and Rendering.] Bicklehopt, G.....[Stylights.] Bolles Revolving Sash Co.....[Modern Safety Sash.] Bracebridge, Philip.....[Cellar Drainer.] Central Fireproofing Co.....[Fireproof Building.] Clark, Bennett & Co.....[Ceiling Shutters.] Coll & Co., J. B.....[Acetylene Gas, Columbia College, School of Architecture.] Continental Insurance Co.....[Insurance.] Deane, E. Eldon.....[Colorist.] Devore & Co., F. W.....[Paints.] Eripan, J. E.....[Fireproof Lathing.] Fisher & Co., Robert C.....[Marble.] Flexible Door & Shutter Co.....[Rolling- Shutters.] Frank, L. F.....[Reflectors.] Gorton & Lidgerwood Co.....[Joiners.] Hayes, George.....[Metallic Lathing.] Hitchings & Co.....[Greenhouses.] Jackson & Co., Wm. H.....[Ornates.] Jackson Architectural Iron Works.....[Iron Work.] Jenkins Bros.....[Valves.] Johns Mfg. Co., H. W.....[Asbestos.] Jones, T. W.....[Plumbometer.] Lawson Oscar.....[Civil Engineer.] National Wood Mfg. Co.....[Inlaid Floors.] Neschel Asphalt Co.....[Asphalt.] S. Y. and Rosendale Cement Co.....[Cement.] New York Belting and Packing Co., Ltd.....[Interlocking Rubber Tiling.] New York Mastic Works.....[Asphalt.] N. Y. Metal Ceiling Co.....[Metal Ceilings.] Northrop & Co.....[Metal Ceilings.] Okonite Co. (Ltd.).....[Insulated Wire.] Otis Bros. & Co.....[Elevators.] Pitt, W. B.....[Folding-Gates.] Raritan Hollow & Porous Brick Co.....[Fireproof- ing.] Rider-Erison Engine Co.....[Hot-Air Engines.] Sargent & Co.....[Builders' Hardware.] Sidman, H. Herbert.....[Photographer.] Smith Co., H. B.....[Steam Heat.] Smith & Co., Edward.....[Furnishes.] Thiele, E.....[Portland Cement.] U. S. Mineral Wool Co.....[Mineral Wool.] Van Kannel Revolving Door Co.....[Revolving Doors.] Warren Chemical & Mfg. Co.....[Asphalt Roofing.] Williams, John.....[Wrought Metal.] Wilson, Jas. G.....[Rolling-Shutters.]	Troy. Globe Ventilator Co.....[Ventilators.] Troy Laundry Machinery Co.....[Washing Ma- chines.]
ILLINOIS.	MARYLAND.	MICHIGAN.	OHIO.
Chicago. Amer. Luxfer Prism Co.....[Luxfer Prisms.] Northwestern Terra-Cotta Co.....[Terra-Cotta.] Pioneer Fireproof Construction Co.....[Fire- proofing.] Taylor, J. W.....[Photographs.]	Baltimore. Vaile & Young.....[Stylights.]	Detroit. Dwight Lumber Co.....[Hardwood Flooring.]	Canton. Berger Mfg. Co., The.....[Metal Ceilings.]
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Davenport. Davenport Foundry & Machine Co., [Castings, Steel Beams, etc.]	St. Louis. Hydraulic-Press Brick Co.....[Bricks.] Ludlow Saylor Wire Co.....[Art Metal-Work.] Oriol Glass Co.....[Best Glass.]	Camden. Webster & Co., Warren.....[Steam Heating.]	Ambler. Kearney & Mattison Co.....[Magnesia Covering.]
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CAMBRIDGE.	NEW YORK.	TENNESSEE.	WISCONSIN.
Lawrence Scientific School.....[School.]	Brooklyn. Bommer Brothers.....[Spring Hinges.] Chrome Steel Works.....[Chrome Steel.]	Knoxville. University of Tennessee.....[University.]	So. Milwaukee. Stowell Mfg. & Fdry. Co.....[Parlor Door Hanger.]
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Clinton Wire Cloth Co.....[Metallic Lathing.]	Brooklyn. Bommer Brothers.....[Spring Hinges.] Chrome Steel Works.....[Chrome Steel.]		



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is marred by hot water discolored from the galvanized-iron kitchen boiler, which rusts inside and affords a lodging-place for dirt. The smooth tin lining of the

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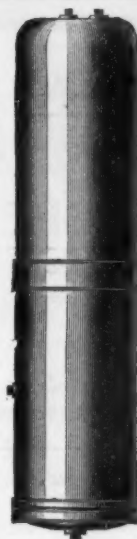
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Spiral rib guarantees against collapse.

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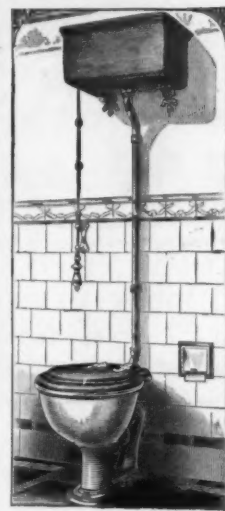
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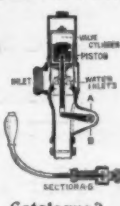
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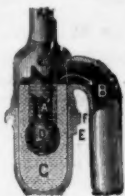
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Is the standard sewer-gas trap of the world. It has stood every kind of practical usage for years successfully.

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AUTOMATIC.

Operated by WATER or STEAM PRESSURE.

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BUILDING INTELLIGENCE.

(Houses Continued.)

dwelling, 20' x 50'; \$5,000; o., Henry Fettel, 896 Park Ave.; a., Walter B. Willis, 19 Troutman St.
E. Seventeenth St., nr. Avenue B, two-sty' & attic fr. dwell., 35' 6" x 38' 6", shingle roof; \$6,000; o., Geo. W. Egbert, 126 E. 19th St.; a., Detwiller & Melendy, 97 Nassau St., New York.

Elberon, N. J.—Three-sty' fr. bk. foundation dwell., 70' x 100'; \$30,000; o., Eugene Meyer, 10 Wall St., New York City; a., Robert T. Lyons, 41 Union Sq., New York City.

Flatbush, L. I., N. Y.—2½-sty' fr. dwell., 32' x 40'; \$5,000; o., W. C. Tegethoff, 26 Broadway, New York City; a., C. Meyers, 361 Broadway, New York City.

Fort Wayne, Ind.—Three-sty' st. & fr. dwell., 34' x 60', slate roof, steam; \$6,000; o., M. J. Stock; a., Meyer & Stock, 108 Calhoun St.

Green Lake, Wis.—Three-sty' bk. dwell., 36' x 70', tile roof, hot water; \$12,000; a., Church & Johnson, Marquette Building, Chicago.

Monmouth Beach, N. J.—Two 2½-sty' fr. dwells., 36' x 62'; \$10,000; o., Wm. M. Whitney, Albany, N. Y.; a., A. W. Fuller, Albany, N. Y.

Montclair, N. J.—2½-sty' fr. dwell., 32' x 38'; \$5,000; o., S. M. Southward; a., C. Meyers, 361 Broadway, New York City.

New York, N. Y.—Woodcrest Ave., cor. Kemp Pl., Highbridge, three-sty' fr. dwell. & store, 24' 10" x 49' 10"; \$6,000; o., Mrs. Augusta M. Gray, on premises; a., F. E. Albrecht, 184th St. & Jerome Ave.

One Hundred and Forty-second St., bet. Convent & Amsterdam Aves., block of bk. & st. base dwells.; \$40,000; o., D. Stevens; a., George W. Spitzer, 156 Fifth Ave.

Fifth Ave., Nos. 723-725, 2 five-sty' bk. dwells., 60' x 108'; \$80,000; o., W. W. Astor, 21 W. 26th St.; a., Clinton & Russell, 32 Nassau St.

Tremont Ave., nr. Harrison Ave., two 2½-sty' fr. dwells., 28' x 42', shingle roof; \$12,000; o., C. J. Singhi, Davidson Ave., nr. 184th St.; a., F. E. Albrecht, 184th St. & Jerome Ave.

BUILDING INTELLIGENCE.

(Houses Continued.)

Tremont Ave., nr. Harrison Ave., 2½-sty' fr. dwell., 25' x 38' 6"; \$6,000; o., C. J. Singhi, Davidson Ave., nr. 184th St.; a., F. E. Albrecht, 184th St. & Jerome Ave.

Morton Pl., nr. Harrison Ave., 2½-sty' fr. dwell., 23' 6" x 36', shingle roof; \$6,000; o., C. J. Singhi, Davidson Ave., nr. 184th St.; a., F. E. Albrecht, 184th St. & Jerome Ave.

Seagate, L. I., N. Y.—Three 2½-sty' fr. dwells.; \$15,000; o., Walter & Kittie Tompkins; a., Rosseter & Wright, 92 Liberty St., New York City.

Somerville, Mass.—Walnut St., nr. Pearl St., three-sty' dwell., 45' x 61', flat roof, furnace; \$12,000; o., Kate B. McLeellan; a., E. L. Currier; b., John P. Lillibach.

St. Louis, Mo.—West Belle Pl., three-sty' bk. & st. dwell., 48' x 65', slate roof, steam; \$45,000; o., C. Spencer; a., Barnett, Haynes & Barnett, 418½ Olive St.

Fullerton Pl., three-sty' bk. dwell., 48' x 48', slate roof, furnace; \$20,000; o., Dr. W. A. Shoemaker; a., G. A. Hellmuth, Fullerton Building.

Page Ave., nr. Taylor Ave., three-sty' bk. dwell., 30' x 50', slate roof, furnace; \$6,000; o., Francis Geoghegan; a., Ernest J. Hess, Chemical Building.

N. Market and Twentieth Sts., three-sty' bk. dwell., 25' x 65', slate roof; \$5,000; o., Fred. Erker; a., Chas. F. May, 418½ Olive St.

Kensington Ave., bet. King's Highway & Academy St., two 2½-sty' dwells.; \$10,000; o., W. M. Sutherland.

Tuxedo Park, N. Y.—2½-sty' fr. dwell.; \$10,000; o., Theodore Frelinghuysen, 345 Broadway, New York City; a., Howard & Cauldwell, 10 E. 23d St., New York City.

Washington, D. C.—Kalamazoo Ave., Nos. 2019-21, 2 three-sty' bk. & st. dwells., 18' x 122', tile & metal roofs, steam; \$14,000; o., Franklin T. Sanner.

Yonkers, N. Y.—Yonkers Ave., cor. Matilda St., 2½-sty' fr. dwell., 27' 10" x 51'; \$5,000; o., Anna H. Morrison, 405 W. 22d St.; a., Geo. A. Schellenger, 28 Broadway.

BUILDING INTELLIGENCE.

(Houses Continued.)

Worcester, Mass.—Clifton Pl., three-sty' fr. dwell., 26' 1" x 52'; \$4,000; o. & b., C. A. Stone.

Horner St., three-sty' fr. dwell., 26' x 40'; \$4,200; o., W. H. Mott; day-work.

Gardner St., three-sty' fr. dwell., 47' x 64'; \$10,000; o. & c., Geo. H. & L. W. Rice.

Schuster Road, two-sty' fr. dwell., 33' x 37'; \$4,600; o. & c., J. Horace Lord.

Marie Ave., two-sty' private dwell. & 1½-sty' fr. stable; \$6,000; o., O. M. Savels; a., W. H. Harvey; o., M. H. & J. D. Andrews.

Jefferson St., three-sty' fr. dwell., 28' x 63'; \$4,000; o., William Callahan; c., F. Gallagher.

Highland St., 2½-sty' fr. dwell.; \$4,000; o., F. W. White; a., L. W. Briggs; contracts not let.

MERCANTILE BUILDINGS.

Boston, Mass.—Malden St. and Harrison Ave., Ward 9, 2 three-sty' bk. mercantile buildings, one 65' x 115' x 125', other 68' x 75' x 80', flat roofs, stoves; \$40,000; o., Rosenbaum Bros.; a., C. J. Bateman, 7 Exchange Pl.

OFFICE-BUILDINGS.

Cleveland, O.—Euclid Ave., cor. Public Sq., sixteen-sty' bk. office-building, 80' x 91', gravel roof, steam; \$400,000; o., H. Clark Ford, 702 New England Building; a., Geo. B. Post, New York City.

New York, N. Y.—Broad St., Nos. 70-72, bet. Beaver & Marketfield Sts., nine-sty' & base, bk., st. & terra-cotta offices & lofts, 44' x 63' & 66' 3"; \$80,000; o., Edw. Kemp, 722 Fifth Ave.; a., R. W. Gibson, 54 Broad St.

PUBLIC BUILDINGS.

Arkadelphia, Ark.—Two-sty' bk. court-house, 70' x 90', slate roof, hot air; \$30,000; o., Clark County; a., Chas. L. Thompson, Little Rock.

STABLES.

New York, N. Y.—Eighty-fifth St., Nos. 14-16, two-sty' bk. stable, 36' 4" x 50'; \$8,500; o., A. Lanfear Norrie, 17 E. 41st St.; a., Renwick Aspinwall & Owen, 367 Fifth Ave.; b., Geo. Mulligan, 33 E. 32d St.

Seventy-fifth St., nr. Lexington Ave., three-sty' bk. & st. stable, 40' x 109'; \$22,000; o., Jacob H. Schiff; a., De Lemos & Cordes, 139 Fulton St.

Worcester, Mass.—Florence St., two-sty' fr. stable, 27' x 48'; \$2,000; o., James H. Quinn; b., Faucher Bros.

STORES.

Cleveland, O.—Broadway, Nos. 94-96, three-sty' bk. & st. store, 48' x 84', gravel roof, steam; \$15,000; o., John Black; a., F. W. B. Stiebing, New England Building.

New York, N. Y.—Nineteenth St., No. 39, eight-sty' bk. store, 25' x 84' 1"; \$90,000; o., John F. Scannell, 551 W. 14th St.; a., Henri Fouchaux, 11th & Ave. & 162d St.

Wooster St., No. 200, three-sty' bk. store & lofts, 25' x 69'; \$7,000; o., F. W. Saltzeder, 133 E. 92d St.; a., M. C. Merritt, 1267 Broadway.

One Hundred and Twenty-sixth St., nr. Park Ave., two-sty' bk. store & lofts, 25' x 90'; \$8,500; o., The American News Co., 39-41 Chambers St.; a., Gilbert Robinson, 215-217 W. 125th St.

Fourth Ave., No. 59, eight-sty' bk. & st. stores & lofts, 25' x 61'; \$145,000; o. & b., Irons & Todd, 320 Broadway; a., Neville & Bagge, 217 W. 125th St.

Amsterdam Ave., cor. 145th St., two-sty' & base, bk., iron & glass store & offices, 99' 11" x 100'; \$30,000; o., Mr. Werker; a., R. R. Davis, 247 W. 125th St.

Pontiac, Ill.—Madison St., three-sty' bk. department-store, 50' x 106', tin roof, steam; \$20,000; o., S. A. Rathburn; a., James E. Fisher, Eddy Building, Bloomington.

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For Finishing
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TENEMENT-HOUSES.

Brooklyn, N. Y.—Cook St., e. Graham Ave., 2 five-sty & base, bk. & st. tenements, 25' x 82'; \$20,000; o., Kaplan & Pomeranz, 76 McKibbin St.; a., M. J. Smallheiser, 22 Stuyvesant Ave.

Chicago, Ill.—Forty-ninth St. No. 552, three-sty & base, st. flat, 50' x 51', comp. roof, steam; \$15,000; o., Mrs. A. M. Johnson; a., J. T. Fortin, 421 New Era Building.

Larchmont, N. Y.—Two-sty bk. flat & store, 48' x 57'; \$12,000; o., Mrs. Alice P. Hudson, New Rochelle; a., F. D. Pagan, New Rochelle.

New York, N. Y.—Eleventh St., Nos. 633-637, 2 six-sty & base, bk. & st. store & tenements, 25' x 88' 6"; \$50,000; o., Leopold Kaufman, 2487 Third Ave.; a., Schneider & Herter, 46 Bible House.

Fifth St., No. 739, five-sty & base, bk. store & tenement, 22' 5" x 53' 2"; \$18,000; o., Rachel Hoffman, 71 Avenue C; b., Sam'l J. Ruth, 123 Henry St.; Horenburger & Straub, 122 Bowery.

One Hundred and Eighth St., nr. Columbus Ave., 3 five-sty bk. tenements, 25' x 85' 5"; \$54,000; o., Arthur Moore, 232 W. 112th St.; a., C. A. Millner, 81 E. 125th St.

W. Central Park, cor. 98th St., seven-sty bk. flat, 50' 11" x 95'; \$90,000; o., Mary C. Dempsey, 347 Jamaica Ave., Astoria; a., Neville & Bagge, 217 W. 125th St.

One Hundred and Forty-second St., cor. Hamilton Pl., one seven-sty & 2 six-sty bk. stores & flats, 40' 4" x 89' 11", 94' 11"; \$240,000; o., Chas. F. Rogers, 1663 Amsterdam Ave.; a., Neville & Bagge, 217 W. 125th St.

Broome St., Nos. 133-135, six-sty bk. & st. tenement, 40' x 50'; \$28,000; o., J. & M. Weinstein; a., George F. Pelham, 505 Fifth Ave.

Cherry St., cor. Catherine St., six-sty tenements with stores, 30' x 62' 6" & 36' 6" x 61'; \$70,000; o. & b., Louis J. Levy, 205 E. Broadway; a., Horenburger & Straub, 122 Bowery.

Jackson St., cor. Monroe St., 3 six-sty tenements with stores, 25' 2" x 84', 25' x 79' & 25' x 66' 2"; \$60,000; o. & b., Goldstein & Brumer, Hoboken; a., Horenburger & Straub, 122 Bowery.

Suffolk St., cor. Broome St., six-sty tenement with stores, 25' x 70'; \$25,000; a., Horenburger & Straub, 122 Bowery.

Elton Ave., nr. 160th St., 2 four-sty bk. flats, 25' x 25'; \$30,000; o., Edward W. Heanly, 513 Boulevard; a., W. C. Dickerson, 149th St. & 3d Ave.

Stanton St., cor. Goerck St., 2 six-sty tenements with stores, 30' x 77' 4" & 29' 6" x 70' x 30' x 70'; \$50,000; o. & b., B. Hamburger, 76 Barclay St.; a., Horenburger & Straub, 122 Bowery.

St. Louis, Mo.—Hebert St., nr. Grand Ave., two-sty bk. store & flat, 25' x 56', comp. roof; \$20,000; o. & a., Sophia Rosenfeld, Arcade Building.

THEATRES AND HALLS.

Chicago, Ill.—Cottage Grove Ave. and Forty-second Pl., three-sty & base, bk. & st. Masonic hall, 49' x 80', comp. roof, steam; o., Boydston Bros.; a., Arthur Foster, 4310 Cottage Grove Ave.

Detroit, Mich.—Monroe Ave., five-sty bk. theatre & museum, 73' x 100', comp. roof, steam; \$65,000; o., Jas. H. Moore, Wonderland Theatre; a., J. W. Wood, 355 Dearborn St.

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New York, N. Y.—E. Twenty-first St., No. 41, eight-sty bk. & st. fireproof stores & flats, 25' x 98' 9"; \$65,000; o., Walter M. Fernbach, 289 Fourth Ave.; a., Pollard & Steinam, 19 Union Sq.
Church St., cor. Leonard St., twelve-sty bk. & st. store & loft building, 125' 7" x 101'; \$700,000; o., Fred'k B. Esler, 40 Wall St.; a., Henry J. Hardenbergh, 10 W. 23d St.

MISCELLANEOUS.

Worcester, Mass.—Milbury St., three-sty fr. building, 28' x 52'; \$6,000; o., Mrs. Mary Dulligan; a., T. F. Melican.
Chandler St., five-sty bk. block, 50' x 78'; \$18,000; o., L. J. Bassett; a., John Skelthorne.
Lincoln St., three-sty block, 52' x 80'; o., Wm. Banaghan; a., Earle & Fisher; contracts not let.

COMPETITIONS.

POSTPONEMENT.—The date fixed for the delivery of the competitive drawings has been changed from January 17 to February 1, 1899. ERNEST FLAGG, Chairman of Committee on Education. 1203

PROPOSALS.

LIBRARY. [At Oshkosh, Wis.]
Bids are wanted January 30 for a library. CASPER FLUOR, Chmn. Bd. Pub. Wks. 1204

STORAGE BATTERIES. [At Fort Monroe, Va.]
U. S. Engineer Office, 168 Granby St., Norfolk, Va. Sealed proposals for furnishing and setting up four storage batteries at Fort Monroe, Va., will be received here until January 24, 1899. THOS. L. CASEY, Major, Engineers. 1203

BRICK, CEMENT, ETC. [At Washington, D. C.]
Office of Washington Aqueduct, 2728 Pennsylvania Ave., Washington, D. C. Sealed proposals for furnishing and delivering at shafts of Washington Aqueduct tunnel, brick, cement, sand, special castings and bolts will be received here until January 26, 1899. M. MILLER, Lieutenant-colonel, Engineers. 1203

DRY DOCK. [At Boston, Mass.]
Sealed proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until January 31, 1899, for the construction of one dry dock of stone or concrete lined with stone. MORDECAI T. ENDICOTT, Chief of Bureau. 1203

PIER. [At Duluth, Minn.]
U. S. Engineer Office, Duluth, Minn. Sealed proposals for substructure for north pier Duluth ship canal will be received here until February 1, 1899. CLINTON B. SEARS, Major, Engineers. 1203

EXTENSION OF TIME. [At Owatonna, Minn.]
The time for receiving bids for the new public library building has been extended to February 1, 1899. B. E. DARBY, Sec. 1203

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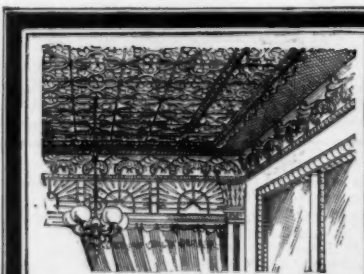
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PROPOSALS.

COURT-HOUSE. [At Douglass, Ga.]
Bids are wanted February 25 for a Court-house. JUDGE C. A. WARD, Chmn. Bd. Co. Commrs. 1204

Professional Ethics.

The following . . .

... CODE OF ETHICS ...

Prepared in Conformity with the Best Standards of Practice, and Recommended to its Members by the Boston Society of Architects, WAS

ADOPTED BY THE SOCIETY, FEBRUARY 1, . . . 1895. . .

SECTION 1. No Member should enter into partnership, in any form or degree, with any builder, contractor, or manufacturer.

SECTION 2. A Member having any ownership in any building material, device or invention, proposed to be used on work for which he is architect, should inform his employer of the fact of such ownership.

SECTION 3. No Member should be a party to a building contract except as "owner."

SECTION 4. No Member should guarantee an estimate or contract by personal bond.

SECTION 5. It is unprofessional to offer drawings or other services "on approval" and without adequate pecuniary compensation.

SECTION 6. It is unprofessional to advertise in any other way than by a notice giving name, address, profession, and office hours, and special branch (if such) of practice.

SECTION 7. It is unprofessional to make alterations of a building designed by another architect, within ten years of its completion, without ascertaining that the owner refuses to employ the original designer, or, in event of the property having changed hands, without due notice to the said designer.

SECTION 8. It is unprofessional to attempt to supplant an architect after definite steps have been taken toward his employment.

SECTION 9. It is unprofessional for a Member to criticise in the public prints the professional conduct or work of another architect except over his own name or under the authority of a professional journal.

SECTION 10. It is unprofessional to furnish designs in competition for private work or for public work, unless for proper compensation, and unless a competent professional adviser is employed to draw up the "conditions" and assist in the award.

SECTION 11. No Member should submit drawings except as an original contributor in any duly instituted competition, or attempt to secure any work for which such a competition remains undecided.

SECTION 12. The American Institute of Architects' "schedule of charges" represents minimum rates for full, faithful and competent service. It is the duty of every architect to charge higher rates whenever the demand for his services will justify the increase, rather than to accept work to which he cannot give proper personal attention.

SECTION 13. No Member shall compete in amount of commission, or offer to work for less than another, in order to secure the work.

SECTION 14. It is unprofessional to enter into competition with or to consult with an architect who has been dishonorably expelled from the "Institute" or "Society."

SECTION 15. The assumption of the title of "Architect" should be held to mean that the bearer has the professional knowledge and natural ability needed for the proper invention, illustration and supervision of all building operations which he may undertake.

SECTION 16. A Member should so conduct his practice as to forward the cause of professional education and render all possible help to juniors, draughtsmen and students.

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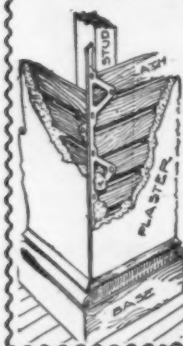
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