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THE Massachusetts Legislature has, within the last two years, shown itself perhaps a little arbitrary in its dealings with real-estate owners, and one of its latest measures is to come before the Courts for criticism. At the time of the agitation in regard to the State-house, in Boston, which resulted in its reconstruction, some one showed, to the satisfaction of the Legislature, that the effect of the building would be injured if structures of the height legalized in other portions of the city were erected near it; and, in consequence of these representations, a statute was enacted, limiting all new buildings within a certain area to the very modest height of seventy feet. As business is rapidly invading this quarter, some of the owners of land in it thought that the value of their property was lessened by such a restriction, and claimed damages from the State in consequence. The State replied that the restriction was imposed in the exercise of its police power, to promote the health or other advantage of the public, and that the real-estate owners must submit as best they could to measures necessary for the health of their fellow-citizens. As the health of citizens is obviously as much endangered by high buildings in other parts of the city as around the State-house, the question resolves itself into whether the æsthetic consideration of injury to the appearance of the State-house is a proper subject for the exercise of the police power; and the full bench of the Supreme Court is to pass upon it.

WANTED: — THE LOAN OF PHOTOGRAPHS.

THE few extracts from book-reviews and private letters which we make use of in the circular-matter sent out in our efforts to extend the sale of the "*Georgian Period*" give little idea of the generous and appreciative consideration this publication has received at the hands of reviewers and subscribers alike. The attention the early Parts attracted rather surprised us, and the unusual warmth that crept into the ordinary short, and somewhat perfunctory, paragraphic notices found us unprepared for it. In the later and more serious, as well as longer, reviews the publication has received, we have been much impressed by the fact that nothing at all has been said in disparagement of the work, while cordial appreciation and encouragement is to be found in the column after column the reviewers set down without ever seeming to have said quite all that they could, or would like to, say. One and all appreciate the fact that without the cordial coöperation of many hands a work on so large and fairly comprehensive a scale could not have been carried to so very real a success, and we hope that those who have helped us will take pleasure in the thought that they have aided in the production of a real contribution to the literature of architecture, one that is likely to be an authority in its particular field. It is to this spirit of coöperation that we would now make public appeal, with the object of making a good thing as good as possible. In the third volume, we would like to include as large a number as possible of small illustrations of authentic buildings of the eighteenth century, and earlier, buildings of all classes and costs, and we hope that any one who has a photograph — a snap-shot one even — of such a building will lend it to us with such data in the way of locality, date, ownership — original and present — as he can conveniently obtain. There is many an old house, picturesquely set, which is too poor in architectural detail to deserve the trouble and cost of measured drawings, which may nevertheless prove to be an unsuspected missing link in the tale of development. There are very many buildings which merely repeat in form and detail the types already illustrated in the published Parts, but yet deserve nevertheless as much to be put on record for their architectural or historical worth as the buildings already selected as types. It seems to us that the inclusion of small illustrations of such repetends will have so much historical worth that their presence cannot detract from, but must add to, the architectural value of the whole. To those who are proposing to give us their aid in the matter of measured drawings, we will add a word of advice: Let them be on their guard against spending time upon drawings which merely repeat the typical motives and details already illustrated, and, on the other hand, let no new motive or detail, or really interesting variant of an old one, escape them.

JUST now we are particularly desirous of procuring material in illustration of the buildings of the period in the Carolinas and Georgia, of the Pennsylvania Dutch or Lutheran work which is so individual and so abundant in certain sections of the Middle States, and of the derivatives from French and Spanish work to be found in Florida and Louisiana. We remember, too, that during a trip to Quebec, years ago, we were impressed by the amount of Georgian detail that was to be seen on every side, and we have a well-founded suspicion that the same is true of Fredericton, N. B., and probably of other Provincial towns, and we hope that some of our neighbors across the border-line may be induced to send us photographs of those structures which prove that when we "lived under the King" the manners and customs prevailing in Canada, so far as they influenced architecture, were similar to those operating in regions farther south.

TWO Boston architects have died recently, one under painful circumstances. This one, Mr. Horace F. Burr, senior member of the firm of Burr & Sise, appears to have been walking among the rocks in a lonely part of the park known as the Middlesex Fells, and to have fallen in some way, a distance of about six feet, upon a ledge below. No bones are found to have been broken, but the shock of the fall, in the opinion of the official medical examiner, brought on a severe hemorrhage, which resulted in death. Mr. Burr was rather subject to attacks of faintness, and it may have been in one of these that he fell. In that case, he probably did not recover consciousness before his death. Mr. Burr was known in the profession in Boston as an excellent constructor, and, with his partner, Mr. Sise, had carried out a considerable number of buildings of importance, the best known being the beautiful Houghton & Dutton store, on Tremont Street.

THE other architect whom Boston has lost was Mr. Joseph R. Richards, whose unfailing courtesy and interest in artistic matters had made him for many years a favorite in the profession. Although his works belong rather to the last generation than to this, he carried out in his younger days very many mercantile and other buildings, characterized by a quiet good taste which was then perhaps the best quality that such architecture could show.

PHILADELPHIA has also lost an architect of much distinction, in Mr. Thomas P. Lonsdale, who died a few days ago, at the early age of forty-six. Mr. Lonsdale was a graduate of Girard College, and President of its Alumni Association, and was also prominent in the T-Square Club, the

Philadelphia Chapter of the American Institute of Architects, the Spring Gardens Institute, and other bodies, professional and charitable. He was the architect of many churches, orphanages and other public buildings in and about Philadelphia, as well as of the Pennsylvania State Building at the Chicago Exposition.

THE bill for the licensing of architects in New York, which passed both houses of the Legislature some years ago, but was vetoed by Governor Flower, has been revived, and is to be presented again to the Legislature this winter, with the endorsement of the Architectural League, which has appointed a committee, consisting of Messrs. C. F. McKim, J. F. Harder, Woodruff Leeming, W. E. Stone, J. B. Baker, R. W. Gibson, Thomas Hastings, W. B. Tubby. C. W. Romeyn, L. D. Berg, George B. Post, William H. Russell, C. C. Haight, Bruce Price and W. A. Boring, to urge its passage. It would be difficult to select a more influential, or more conscientious, professional committee than this, and it seems probable that the bill will pass. We cannot say that we are unreservedly in favor of license laws for architects, the good that they can do by protecting the public against being imposed upon by ignorant pretenders being partly offset by the possibility of their abuse to shelter a favored few from the competition of men as able and skilful as themselves; but the advantages, under a well-drawn statute, probably outweigh the disadvantages.

AFTER some years of discussion of impracticable or ridiculous schemes for the disposition of the Franklin Fund, left by Benjamin Franklin to the City of Boston for the benefit of the public, the custodians of the fund have, for the first time, agreed with the Committee of the City Government to recommend the erection of a building, to be known as the Franklin Institute, which shall accommodate a branch of the public library, and shall be devoted to classes and lectures in history and science, and to theoretical and practical instruction in applied arts and sciences, with particular reference to the needs of mechanics. How infinitely more sensible this disposition of Franklin money will be than to use it, as was proposed not long ago by a high official, for the provision of "forums," where loquacious citizens, inspired by alcohol, could, without expense to themselves, address the multitude on the "struggle for life," and the "greed" of capitalists, need hardly be pointed out; and Boston is likely to derive real benefit from its famous endowment.

LOVERS of art will regret the decision of the authorities of the Louvre to cover the pictures in the galleries with glass, in the same way that those in the National Gallery, in London, are covered. The glass in the National Gallery interferes very much with the effect of the pictures, it being almost impossible to see any work, as a whole, without having portions of it cut out by exasperating reflections, and the uncovered pictures in the Louvre have afforded a grateful contrast; but it seems that the French authorities, who have just had a Rubens picture disfigured by some mischievous wretch, think it necessary to protect their treasures, and amateurs, while they will mourn the necessity for glazing, cannot complain. It is singular, by the way, that the marbles of the Parthenon frieze, in the British Museum, which have been for many years covered with glass, to protect them from the baleful effects of the London atmosphere, were this year again uncovered. Whether the uncovering was temporary, or whether the London atmosphere was found to have a worse effect on them under glass than when it circulated freely around them, we cannot say, but the condition of the reliefs is so much worse than that of the unprotected statues near by that it seems quite probable that the covering was an injury, rather than an advantage. However that may be, the present condition of the marbles is deplorable. Even a fragment of antique sculpture can generally give pleasure by some smooth surface, but these works of Phidias's, which had remained for twenty-three hundred years the most beautiful sculptured reliefs in the world, are now so blistered, pock-marked and mangy as to be mere shadows of what they once were. Of late years, corrosion has made rapid strides, and it seemed to us, this summer, that there had been a startling change in their condition since we last saw them, two years ago. If stolen fruit is sweetest, it does not often bring blessings upon the thief, and it is sad to think that these great works of art, which, if they had been left where they belonged, would, in all probability, have been still as beautiful as ever, and capable of furnishing casts for an indefinite period for the instruction of people in all parts of the world, are now irretrievably ruined, so that not even casts of any value can be taken from them.

THERE is dissatisfaction in France with the management of the entrance-examinations for the School of Fine Arts. It is acknowledged that the standard of entrance requirements has been raised, and, considering the number of applicants, this is reasonable enough, but it is charged, in addition, that the papers and drawings submitted by the candidates are hurriedly, not to say carelessly, looked over, and that injustice is done. This year, for example, five hundred and forty-eight drawings and papers were examined by five men, — the only members present out of a jury of thirty, — in three hours. We are inclined to think that an expert examiner could form a pretty good idea of the merit of candidates, even at this speed, but the rejected ones, particularly, were not pleased, and the Minister of Public Instruction has been called in to say what shall be done about the matter.

FEW people in this country, probably, realize that the town of Elberfeld-Barmen, in Prussia, is now one of the most important in Germany, containing about three hundred thousand inhabitants, and rapidly increasing in population. Some time ago, some form of rapid transit through the city being found necessary, it was proposed to employ an elevated railway, with the cars hanging from the track, and running below it. This idea is not new, it having been suggested for the Paris Metropolitan, as well as for the Berlin elevated road; but Elberfeld seems to be the first place where it has been carried out in practice. Although many modifications in detail have been made since the designs were first adopted, the essence of the scheme has not been changed, and trains now run regularly over the first section of the road, some three miles in length. In appearance, the new line is much lighter than the ordinary elevated railway, and the peculiar structure makes it possible to carry it through places, as, for example, over the course of the little river Wupper, which flows through the town, where an elevated road could hardly be built. The track is double, each track consisting of one rail. It may be imagined that there are some curiosities of arrangement about the stations, but the opening of the road to traffic does not seem to have been followed by any difficulties, and the remaining sections, comprising some seven miles of additional track, will soon be ready for use.

IT is curious how speedily we become callous to horrors and inured to things that are unspeakably ghastly. Presently we shall regard with a reasonable equanimity the reports in our morning papers of several children or old persons ground to shapeless pulp under the wheels of the erratic automobile. It is only a few years since every one thrilled with horror and indignation at the newspaper stories of the grilling alive of some unfortunate lineman upon a network of wires thirty or forty feet above the street, while now two or three such items — they are hardly more than items now — recorded each week strike the newspaper reader as not very noteworthy. It is not impossible that if some philanthropist should offer a sufficiently attractive prize, some method of giving ocular evidence that a high tension wire was alive might be discovered. Next to linemen and firemen, the derrick-men are, perhaps, the most exposed, through the necessity of often stretching their wire-cable guys over or between suspended electric-wires. It was only a few weeks ago that the foreman of a gang, while setting up a derrick, cautioned his men that one of the guys was in contact with a wire and was probably carrying the current to a column close to the derrick mast. A moment later, finding one of his men unable to clear a halyard that had jammed in a block at the mast-head, he himself climbed up and, forgetting his own warning, incautiously clutched the charged cable and fell dead; and identically the same mishap befell another member of his gang a few days later at the same spot. It would seem that a part of the regular equipment of a constructing gang should be a supply of insulating material in which suspected wires could be readily enclosed.

TENEMENT-HOUSES.

FEW persons, whether architects or laymen, have taken a more intelligent interest in or bestowed more scientific and philanthropic attention upon the modern tenement-house — "concentrated residences" he delights to call them — than Mr. Edward T. Potter, whose answers to the circular letter of inquiry on the part of the New York Tenement-house Commission it gives us pleasure to reprint, as follows: —

QUESTIONS IN THE LETTER.

"I. *Tenements hereafter to be built.* — What changes in law are desirable from all points-of-view to secure the best type of tenement-houses in the future?"

Ans.: Permit currents of air in every direction. Make clear to officials and planners the distinction between the aim and the letter of a law, and teach that what is intended to be forbidden is what is believed to be harmful, not what is likely to be beneficial. If such points cannot in detail be left to the officials, the owner should have a right of appeal to the Commission as a court of last resort. And so, too, of construction; so that, where there is liability to over-crowding or any high rate of concentration, space may not be taken, for instance, for thick brick walls, etc., when other and less space-taking construction would be equally strong, effective and lasting.

"II. *Existing Tenements.* — What changes are desirable in their regulation?"

Ans.: Help to secure for them horizontal air-shafts to give them through-and-through currents of air, at command, for securing more coolness in summer and better ventilation, at pleasure, at all seasons.

QUESTIONS IN THE LIST OF QUESTIONS.

"1. What should be the minimum percentage of a lot (whatever its size) which should be left unbuilt on for purposes of light and air?"

Ans.: Just so much as will secure all the light and air *needed*, but not by any means all that is desirable.

"*a.* On an interior lot?" (See above.)

"*b.* On a corner lot?" (See above.)

N. B. — The just answers to all the above questions seem to depend partly on the height and plan, and temporarily on the purpose, always liable to change, of the intended building, and partly on the way the adjoining lots are built up, or are to be built up. Theoretically, what is done on adjoining lots may not always be important; but practically it seems generally to be very important. We see this in the admirable back-building system of Philadelphia houses of the better class built before 1855. A New York case is the 10 feet left free at the back of tenement-houses. Where the house on the street in the rear does not likewise leave 10 feet free, for instance, when the building in the rear is a public building of some kind, the 10 feet alone left free is not enough free space, if the 20 feet free between tenement-buildings, which is usual, is intended as the "minimum" percentage allowable.

Remarks bearing on the whole subject of land distribution which is behind questions 1, *a*, *b*: —

It would be interesting, and it seems to me most desirable, to find out with certainty whether the Philadelphia way of building, above named, was the result of law, of compelling, of arbitrary orders issued, *notwithstanding* the *proneness* of the human race to go to the *extreme limit arbitrarily permitted*; or if it was the result of comity and common-sense and perception of what was to individual interest.

Bearing also on this subject are the shallow and wide houses common in England, while houses deep and narrow are common in America. I am referring to rented houses giving about equivalent accommodations. The frequency in England of houses shallow and wide seems to come partly from owning a large plot of land and laying it out to rent in houses to the best advantage. Our New York peculiarities of shape and plan of houses seem to come from owning a single 25′ x 100′ lot, or still narrower lot, equally deep, and planning to build on it so as to rent to the best advantage. The Philadelphia peculiarities of plan of houses seem to result from lots often still narrower and deeper than 25′ x 100′. At first sight these things may seem to have no bearing on the above questions (1, *a*, *b*). But in all these cases we gain good results, though from quite dissimilar methods and shapes and sizes of land distribution. And in all these cases the *good* results seem to come from freedom of choice.

Where people are left alone they choose what is pleasantest. Where they are dragooned, they choose all they can grab.

Still, where they have grabbed too much it is well to have them grab less. The question is: how can this be best secured By education and moral suasion? Or by compulsion? This is a question of method, so it is really behind the question founded on, and assuming the *excellence* of, the compulsory method, which begins this most important series of questions. This fact I hope will be borne in mind where I shall not be able to give direct answers to direct questions without seeming to imply confidence in compulsory methods. Such study as I have been able to give to this subject leads me rather to think that the ingenuity of the few employed in inventing and using compulsory methods will be far out-matched by the ingenuity of the many employed under free conditions to the public's advantage, or employed under compulsory conditions to the public's disadvantage.

No doubt, in *special cases* of ignorance and greed, there is no time for mental or moral education; and how much of a lot would be left unbuilt on must sometimes be told and insisted on. Yet I feel that this depends on the arrangements, on the lot, and on neighboring lots, in each case.

"In each case." Do not these words bring us back to what is friendly, helpful, conciliatory, and away from what is compulsory, perhaps arbitrary? The honest owner when about to build needs a friend more, I rather think, than he needs a policeman. He needs a friend all the more if himself of limited culture — and we are all of limited culture in the matter of the aëration of cities and their buildings. When we ask friendly advice we expect to be told some of the ways, though by no means all the ways, whereby we can be happy without making any one miserable — we do not expect to be told the extreme limit to which we can go without being put in jail.

"2. What should be the minimum size of all air-shafts?"

Ans.: This will depend on the work they have to do. I am not sure what kind of air-shafts are meant. I try to plan *without* air-shafts.

Remarks: The taller the chimney the better its draught generally is; so it is, probably, with a shaft, if open at the bottom so that it can have *any* draught at other times than when some window is open into it. Windows, when open into a shaft, may have, and in hot weather probably will have, a downward draught through them which at first will convey also from the shaft into the lower rooms not only the carbonic acid that settles in all confined air, but any stenches, pestilences, etc., it may have gathered at various times from the stories above. The taller the house, the more numerous its stories, if a tenement; and so the more lungs needing fresh air and expelling used-up air. But the heat of the air expelled from lungs increases the draughts of shafts and flues, at least in cold weather. A very small flue would then keep up a more or less ventilating current of air, as we see in chimneys with open fireplaces, and especially when the latter have fires in them. The *rapidity* of the current is the important point; though of course a limit can be reached to what the rapidest current through a small flue or shaft can do in the way of carrying off bad air.

Long before that limit is reached the case is desperate. "Desperate cases call for desperate remedies." Giving measurements I fear is a desperate remedy. For if the measurements are the minimum, this soon makes the minimum the general practice; a frightful, if not too often a fatal, result. And, if those measurements are liberal, ways are found to circumvent their intention, or else not observe the limits they give. The question is one that is most naturally and almost necessarily asked. But he takes a great responsibility who lightly gives it an answer; because, whatever that answer, it is certain to lead to harm, in proportion as it becomes generally known.

Most shafts have *no current* provided for; to secure a current they should be left open at top and bottom. The shafts closed at the bottom (*e. g.*, in Paris, at a ceiling-light on the ground-floor; and probably very generally in New York) have often no possibility of a downward, or any, current except by opening the windows into them; which act disseminates, through the rooms opened into, the bad air from the lungs of those in the rest of the building. We know this from the smells of various kinds, onions, kidney or giblet soup, frying grease, smoking of burning fat, etc., coming from them unbidden; or we can prove it by experimenting with peppermint, etc. If the germs of disease are carried in such air, as some, though I believe not all, doctors assert, bad results are to be looked for from downward draughts from shafts.

Only when the rooms are heated and the open air is cold, can an upward draught, in shafts opened at the top, be expected; and even then, sometimes vainly.

"3. Should all 'air-shafts' or courts be open to the outer air on one side? (The present law does not require it.)"

Ans: I am not quite sure what this refers to, but *air-ways* that give opportunity for continuous motion of the air in them up or down, and *also laterally*, and in opposite directions, are desirable, and should be studied, appreciated and encouraged. Any shaft, whatever its form or size, is better than no shaft, if it sucks the bad air out of the room, and if the air coming into the room, to supply the place of the air sucked out, is fresh.

"*a.* Under what conditions should closed shafts or courts be permitted?"

I would rather not attempt to answer this question; especially in my present state of health. I recognize its importance. There are times when permission for even what are, at other times, crimes is justified. "Necessity knows no law." In the future of the human race, infinitely more crowding than now is to be expected. We try, as in the case of these questions, and the benevolent work of which they are a part, to evitate the evils hitherto resulting, in part, from crowding. It seems to me that modern great steamers do this now the most successfully. The lower you go down in their holds the

fresher the air is, although the closer the crowding. But, so far as the air is forced down in them, we cannot, as yet, expect their methods to be followed.

But already, in great hotels, clubs, public buildings, etc., air is forced in. Such apparatuses, however, get out of order, and are costly to establish and run. But their use shows what is coming in some form in more extended instances. I trust that I may be pardoned for these remarks where I am not able to give direct answers to direct questions. For such questions stimulate study, and help to elucidate the subject and the difficulties of the subject; all man's advance comes from asking questions, though the saddest and most hopeless of man's miseries come from hastily accepting and acting on well-meant — apparently unanswerable — answers to questions.

"4. What should be the maximum height of new tenement-houses? (The law allows 85 feet — seven stories and basement — when the first two floors are fireproof, and 150 feet — twelve stories — when fireproof throughout.)"

Ans.: The answer to this question would depend on the plan adopted in each case, and on the plans adopted on all the adjoining property. The more that buildings stand free, as islands with currents of air reaching all about them and washing their sides, the better, so far as ventilation goes; and, conversely, the more the air-supply to their rooms is shut up in close-bottom pools, the worse so far as ventilation goes.

We see that where there is a passage between lofty buildings, the rush of draught of air between them is increased. If buildings were isolated like islands, I should expect that the taller they were the faster the air would rush through between them, if it had full opportunity to get a good start in between them.

"*a.* When fireproof?"

Ans.: Yes.

"*b.* When not fireproof?"

Ans.: In truth, the roasting of human beings that would go on in the island part of New York in a really general fire, like that at Chicago or Boston, would be so appalling, that — until there are many more ways of getting readily off from the island in all directions — ALL combustible buildings in that part of that city should be discouraged and disapproved of. Such disapproval should, too, be extended to crowded localities elsewhere.

"*c.* If provided with elevators?"

Ans.: Leg-weariness and haste always will limit, as they always have limited, the height men will habitually climb. Conversely: now that elevators are invented, and much perfected, and in use, and are more to be perfected, there is NO LIMIT to the height of buildings which can be built that will not be built. And as all laws not in accordance with recognition of such facts lead to unimagined evils (like those that have come from the law-established New York street and lot system, and the unhappy, though well-meant, law forbidding rear buildings), further unimagined evils will follow, it is to be feared, such laws, wherever established.

"*d.* In relation to size of courts or 'air-shafts?'"

Ans.: The higher the buildings, the more they will have to stand apart in order to get daylight into them. The wide spaces between them required for daylight will give them plenty of air, if open at the ends. But artificial light, now, is so much used in hotel atriums, etc., that such artificial lighting is to be more and more looked for everywhere in the future. The more that people are out of their homes in the day-time, the less important it is to them to have daylight in their homes, since they are seldom in them except at night. I am a little afraid that limitation on height of buildings will lead to greater squeezing-up of buildings. In fact, freedom of movement is as much called for for population as for the air in an air-cushion; you squeeze it down in one place and it bulges up in another.

"5. How should overcrowding be prevented?"

"*a.* By limiting the number of persons who are permitted to occupy a given cubical space in a house?"

Ans.: So long as no more fresh air could get into one house more than another, I should think this a very good rule. It might be broken often; for where there is shelter from the elements — whether or no from other enemies, organic or inorganic, to man's rest and comfort, such as rogues, beasts, vermin, gases, noises, etc., — those will force, or steal, or beg, their way in who can get no other shelter elsewhere; and in such cases the police, having the wisdom of the heart, rather than a mere Dogberry-like fidelity to the letter, instead of the intention, of the law, would probably permit an infraction of the rule. They might, too, sometimes be open to bribes to that end; bribes from the landlord, who alone would not be too poor to bribe.

Still, the rule would be at least a guide. We make rules for our children, although we know that even our children will not always observe our rules, and that we cannot depend implicitly on nurses or teachers to see that they observe them. But the rule gives a guide, a standard, a limit as to conduct. It tells the policeman exactly the most crowding, the most congestion, he *must* allow, when minded to be unamiable, unindulgent, because cross or sternly virtuous, or unbribed. The publishing of limits, having in view bad localities, leads to crowding up to the limit in other localities. The air-supply in a given space, and not the cubical contents of that space, is what life in it is more generally dependent on. These things, while not lessening the importance of this question, make answering it conscientiously difficult, and answering it wisely still more difficult.

"*c.* By limiting the height of tenement-houses, and permitting only a certain area of land to be covered, thus limiting the accommodations to a certain number of people?"

Ans.: NO: Such an attempted limiting of the ingenuity of the human race, and of interested property-owners, would only lead to other ingenuities of a worse kind, evasions, literal constructions, non-observation of law, bribery, etc. To our unfortunate limitations on laying-out land and size of lots, and the still more unfortunate forbidding of rear buildings, which have created airless or "shafted" deep buildings, would be thus added, I fear, new motives for new horrors.

"6. Are the present laws in regard to fire-construction adequate?"

Ans.: Am not acquainted with them. But by what I see of buildings, I judge that those laws are wholly inadequate; and by what I read of fires in New York, and the loss of life in them, or in connection with them, I *know* that those laws are wholly inadequate. Laws — except the decalogue, which indeed is not punitive, and so is chiefly educational — seem to have a way of being inadequate. That is why study, persuasion, help to enlightenment (like these questions, and the possibilities of use to be made of the answers to them) can, so much more than laws, be relied on, as well as looked to, to effect what laws are *looked to*, but *cannot be relied on*, to effect.

"*a.* Should all new tenement-houses be fireproof throughout?"

Ans.: They should be "slow-burning," or else "non combustible."

"*b.* If not, what form of construction is adequate?"

Ans.: "Slow-burning" or else "non-combustible."

"*c.* Should stairs be permitted to open upon the air-shafts?"

Ans.: Apart from my lack of familiarity with the kinds of "air-shafts" here alluded to, I should think that, except the noise — and consequent publicity, so far as apprehended through the ears — there would be no other objection; at least none now occurs to me. The connection of the stairs with the street, if kept open, would aid in keeping the air in the shafts in motion, in such cases, I incline to think. The street-door or fan-light or window over it being open, there would tend to be a downward draught from the shaft down the stairs and out to the street in warm weather. In cold weather such openings would tend to an upward draught through the shaft (if it were open at the top). It is when the air inside the house and outside the house is about the same temperature that such draughts would, I think, be most sluggish.

That is one more reason why air-ways, open at their ends of their full height, as well as open to the sky, are desirable for ventilation of buildings opening on them, such buildings having also through-and-through currents of air at command; at command, because, as our own experience in our own homes shows us, the possibilities of airing rooms at such times as we wish is safer and more satisfactory to us than a thin, constant draught of air, which may give chill, or cold in the head, etc.

"*d.* Should not all shafts in such buildings, including dumb-waiter shafts, be fireproof?"

Ans.: Certainly, *i. e.*, they should be incombustible. (There are ways now of making wood incombustible that makes it better than metal for purposes where metal would convey heat or sound quickly. Such wood also takes less space and has more length strength than most other non-inflammable, non-metallic substances.)

"7. Are the present laws in reference to fire-escapes for tenements adequate? (At present the Commissioner of Buildings has full power to decide what kind of fire-escape shall be erected.)"

Ans.: I know too little about the existing laws to be able to answer this question.

I should explain that I have always thought it my duty to mankind, in studying Concentrated Residence subjects — or rather that *limited portion* of them that has engrossed most of my time since 1876 — to try to avoid having the "perspective" lost, by close contemplation of local and temporary factors. Of course, I recognize the importance of those factors. But I have not had the time and strength to study them fully, understandingly, and in ways to be useful to others, *other than here named*, *i. e.*, as *inflexible*.

I have long thought, and still think, the best fire-escape is a free good path, by easy stairs, to the roof and free access thence and down the stairs of an adjoining house. Of course this implies study to prevent such stairs from the roof being used to admit thieves at

other times than at fires. But such study does not seem always necessary when the stairs of the adjoining house belong to the same proprietary — as in the case of a front and rear tenement-building entered from one door on the street. In such cases a light bridge extending from the roof of the rear building to the roof of the main building is required. In cases where hotels are made from a number of private houses, where party-walls are carried a little above the roof, such escape to the roof is safer than descending by fire-escapes of any kind. But with access to roofs, as with fire-escapes, constant vigilance is needed to see that that which is depended upon for escape is not, like some ship's boats, so tied up, locked up, blocked up, in ways not intended, that escape cannot be secured thereby with sufficient promptitude.

"*a.* On tenement-houses should vertical ladders be permitted or should stairs with hand-rails be required?"

Ans.: In either case, if the rungs of the ladders, or the treads, and especially hand-rails, of stairs were of metal, they would heat up quickly and soon make escape by them painful, and so delay or prevent it.

"*b.* What method can be adopted to prevent obstruction of fire-escapes?"

Ans.: Eternal vigilance. Also practice in using such escapes made part of the instruction and discipline of the public and other schools. What would be fun to children would be death from mortification or fright to inexperienced older people. But things learned in youth last in the mind and power to use them a long time. The whole public would thus have its attention turned to, and so be vigilant in, the importance of non-obstruction of fire-escapes, as well as be expert in the acrobatics of using them. While ingenuity in seeking a method to prevent obstructions is desirable, yet it will be met by ingenuity, also, in further devising of obstructions. It is one inventor against an innumerable host of inventors, and the latter all immediately interested inventors, their powers of invention stimulated by some immediate perception of a way of meeting an immediate need in a way obstructive to, though not designed for, the purpose of being obstructive to, such fire-escapes.

"8. Should owners of tenement-houses be compelled by law to provide bathing-facilities for the tenants?"

Ans.: I would not say *compelled*, but encouraged to do so; encouraged, that is, *as far as they could get tenants who would not abuse and injure* (there is a difference) such facilities. I think giving to people facilities of any kind, whether for bathing, or transit, or keeping neat and safe clothes or toys belonging to them when not in use tends, and often quickly tends, to create a taste for, a use of, these facilities. I am disposed to think that every person, nay, every animal, prefers to be clean. True, we are all lazy, even the best of us. Still, our lazy moments and instincts should not give the rule to limit our possibilities of being clean in our better moments and yielding to our better instincts.

I try to provide, in all plans, a bath 2 feet 6 inches wide, and from 4 feet 4 inches to 6 feet 4 inches long for each family (and a water-closet also with it), also just enough room to stand in, locked in and unseen, and dress and undress, when using the bath. I find a room 2 feet 6 inches wide will do for this, by stepping into the bath from the end of it instead of from the side of it. The 2 feet 6 inches is taken from the closets in the best Cunard steamers.

But we must not throw pearls before unappreciative animals, *so long as they remain such.*

"9. Shall it be compulsory to have a private water-closet for each set of rooms or family? (The present law allows one water-closet to every two families.)"

Ans.: Here again I should hesitate as being "compulsory." Those affairs easily get out of order, even with (supposedly) good usage. If out of order they are inimical to the comfort of the olfactories; and so to general comfort; and hence inimical, too, we are generally told, to health. One would not one's self like to be *compelled* to share almost anything, but above all anything of that kind, with another family. Sharing even a seat in church with another family or even another person is sometimes quite bad enough. Experience shows, too, that many people who will not defile a vehicle's floor, or a room's floor, or anything else belonging exclusively to themselves, will not hesitate to spit on the sidewalk or on the floor of a street-car, or neglect care in other places where they do not feel sure that their own care will not be nullified by the lack of care of others having access to those places. For people who *will not* take care not to defile or not to misuse places or conveniences to which they have access, the fewer such places, *so long as they are easily within reach*, the better.

"*a.* Shall water-closets be allowed to ventilate upon the same shaft as bedrooms?"

Ans.: I should say, decidedly not. I should not like that myself. It is a good rule to put *nothing* in a plan which *we* would *dislike* to have to put up with *ourselves.* (Still, it is because planners are so little sensitive to the disagreeabilities of shafts, and so put them in palaces, private houses and hotels, that they have come to be so much employed — as the various questions of this paper sadly reveal — in tenement-houses.)

N. B. — For ventilation: air-ways are better than air-bays; air-bays are better than courts enclosed on all sides; courts open at the bottom are better than those closed at the bottom; courts closed at the bottom are better than shafts so closed; a separate shaft for each family is better than one shaft for several families; a shaft for each room is better than a shaft for several rooms in common; a separate horizontal air-shaft, in the angle 'twixt wall and ceiling, will take less room (on plan) than a vertical separate air-shaft.

Thus, by painful stages, we arrive at separate horizontal air-shafts for each room, debouching on the opposite side of the house from the outside window of said room; and, so by another, and still more painful, stage, we arrive, if wise and faithful, and, alas, humble in mind, at horizontal air-shafts, in opposite directions, to the outside air, from each inside room.

Then, by a more joyful, because more consolatory, stage, we arrive at appreciating the meaning of, and advantages from, "Alternate Ventilation."

"*b.* Shall they be located in the common hallway, as permitted by the present law?"

"*Ans.:* Very objectionable; quite disgusting.

"11. Common hallways in new tenement-houses."

Ans.: I am ill qualified to speak to this point from experience. What I know of existing tenement-houses and their peculiarities is derived chiefly from what I read, or used to see. So, of my own knowledge, I could not make out the meaning of this phrase, "common hallways." But I have consulted an architect who tells me that "a common hallway" is where the way of getting from room to room of one family is open to the like use by other families.

I should consider such an arrangement truly devilish. I cannot imagine that a devil who wanted to ruin old and young could do better than invent and cause to prevail such hallways. I now understand why immoral examples are worse in adjoining tenements than in adjoining houses, as I have read, but puzzled over.

"*b.* Are the present hallways light enough?" "If not, what method should be ahopted to light them?"

Ans.: For increasing the daylight, use translucent material in the partitions, in panels extending from above hand-height to the ceiling, and in the upper panels of doors and over the doors. By night use hall-lamps, or other hall artificial lights, lest the artificial light in the rooms be not sometimes, late or early, strong enough to pass through the translucent partitions and light sufficiently the halls; or lest those in the rooms should naturally not want their lights to betray whether they are "at home" or not, and so have pulled down opaque shades in their rooms over the partitions.

[The difference to privacy resulting from the direction the light comes from through a translucent partition is a good illustration of the caution called for in what we recommend and depend on, still less lay down, as law.]

I do not see why the street lamp-lighter, or his deputy, should not turn on electric-lights that would light, enough for safety, not more, all the stairs and hallways of a tenement-house. Whether the increased rents, for the increased safety and convenience, would pay for the cost is, however, a matter for investigation, if not for trial for each place and date. Prices change so as civilization is perfected, and new methods also, that not only assumption for or against, but investigation as to prices, can only lead to being temporary guides.

"*c.* How should hallways be ventilated?"

Ans.: If this refers to the entrance ways of buildings and the stairs leading from them, they should be open to the street so far as necessary to secure the air passing from time to time readily in and out of them; and, again, at the top of the house they should be so far open as to secure a small current of air through them, whether they are or are not artificially heated. Where they are artificially heated, the opening to the street other than the doorway need not be specially provided. For the cold air from outside will rush in each time the door is opened; and a small opening through the roof is all that is needed where, at such times, a corresponding amount of air can get out, which (as the experience of Peary showed) will not too much cool said hallways.

"*d.* Should hallways have windows opening directly on the open air? (At present most public hallways receive their light and air only from the opening on the stairs.)"

Ans.: I lack the familiarity with the plans of tenements now usually required to be sure that I understand this question. I note, however, that, except the front door of the house, most New York private houses have no way of ventilating the halls and staircases except by opening the doors, or other openings, into the rooms adjoining them. In such cases, whether those halls and stairways are defectively ventilated — *i. e.*, are lacking in fresh air — depends, I have always thought, on the frequency with which such doors are

opened. In the houses of wealthy, elderly people, who live much alone, with no family beside themselves and some elderly, little-moving, servants, I have sometimes thought such ventilation lacking.

This has seemed to me to indicate that it is not altogether the plan so much as, in connection with it, the habitual use of that which is built according to the plan that determines whether it is good or bad, gives enough or too little ventilation, and so on. I confess I have noticed, however, that in certain corners of staircases that turn often, cooking smells will linger after they have disappeared in other parts of the staircase. Still, a very small opening through the roof, enough for the passage of a very little air, and hooded to prevent rain getting in, in connection with a frequent opening of the door to the street, I have felt would keep a stairway, most stairways, sufficiently ventilated.

Until lately, however, all my plans have had windows to the outer air from all the staircases. But, in planning housing, much as in most cases of human conduct or choice of action, and more than in many cases of such action, we have to retreat often on some kind of a compromise.

A hard-and-fast rule, however well intended, may bring grief and pain and loss in a family, whether it be some rule applied to the conduct of the daily life of some one or more members of that family or is some hard-and-fast rule followed in the plan of the dwelling or tenement, whether it be palatial, or ordinary, or poverty-stricken, in which that family dwells. Griefs and harms brought on by conduct resulting from hard-and-fast rules in life can be sometimes stopped, when perceived, by giving up those hard-and fast rules. But griefs, discomforts, stiflings, illnesses, deaths, which come from hard-and-fast rules in planning cannot be ended so easily. We can change conduct in a moment; but a building once built, how can it be changed? When? By whom?

When I remember the terrible results of two well-intended hard-and-fast rules in New York; the evils which they, and they alone, so far as I can find, have brought; the absence of like evils for so long in Philadelphia; the model which those evils, so bred, have set now, for even the open country, and little populated and wind-blest islands, I confess I dread the responsibility of recommending any more inflexible factors.

"For streets symmetric, straight, lots uniform of size,
Sufficient for all average needs the Fathers had an eye;
But not for needs, alas, as small as yours and mine.
So now, in stifling tenements we suffocate and die.

In what they seek t'affect, men often are well taught;
In what t'avoid, as oft but children ne'er at school.
The yielding factors yield, some crush, whenever men
Some factor introduce of changeless iron rule."

"13. Is the space left vacant in the rear of new tenement-houses sufficient? (Under the present law on interior lots a space of 10 feet is required to be left, and on corner lots a space of 5 feet.)"

Ans.: No. But more space *there* would not remedy the evil. There should be a continuous air-way between the front and rear tenements. This would require double the number of staircases now usual in buildings having front and rear tenements with no such air-space between them. Incidentally, this doubling of the number of the staircases avoids waste of space in hallways on each floor to get to both front and rear tenements, from one stair. It also allows, where the stairs are in the middle of the building, immediate access to many, or most, of the rooms from the landing at the top of the stairs and from vestibules leading from it for each dwelling; and so, in good measure, saves the necessity of passing through one room to reach another; which passing is inconvenient because destructive of privacy and especially of the privacy of bedrooms, where privacy is most needed.

"14. What action should be taken in reference to the existing unsanitary tenement-houses in this city?"

Ans.: For one thing: Study out and encourage, or even help, to be put in, horizontal air-shafts from the tenements needing them (*i. e.*, most New York existing tenements) to the outer air on the other side of the building from that upon which the principal (*i. e.*, outer) windows of said tenements face.

"*a.* Are the present powers of the Board of Health in this respect sufficient?"

Ans.: I am not qualified, as yet, to form an opinion about the present Board; but, as I wrote to the Board of Health in 1891 explaining and recommending horizontal air-shafts as above described, and as that Board took no action in the matter so far as I have learned, I judge the powers of that Board, legal or of inclination, were not sufficient.

"*b.* Should the work of condemning unsanitary property and building model tenements undertaken on such a large scale by European cities be followed in New York?"

Ans.: So far as the property is unsanitary its destruction is an advantage, even though those turned out of it crowd in somewhere else, more closely packed than ever, and somewhat to the disadvantage of the places where they take refuge, while the new buildings get filled with those of another class. So far as these latter get better quarters than they can find elsewhere for their money, they benefit; but so far as this is at less than market rates on the investment, they are pauperized. As to the plans of European tenements as models, the trouble is — besides that they cannot be well repeated on New York lots — that, in kind and number, they are founded on class distinctions, and tend, and sometimes, I fear, are intended to tend, to intensify and perpetuate them.

"15. Should the definition of a tenement-house as a house occupied by three families or more be changed?"

Ans.: The word *two* might be substituted for the word "three," with both scientific and social advantage.

Remark. — The sooner we get rid of derogatory terms for honest things, in housing, the greater the advantage to human beings. When the word "tenement" first became used as at present, instead of in its original sense of dwelling, no other than poor families were to be found, in New York, one over the other, in the same house. So the word came to have, or convey, a derogatory meaning about a house. Now that temporary condition has passed away and families of all degrees of fortune are to be found so housed. The derogatory distinction no longer exists; and few of us, *in our better moments*, feel like using derogatory terms about our honest neighbors or their belongings. Houses are tenements; but tenements are not houses necessarily; where a dwelling is not a whole house it is still a tenement. Two or more tenements under one house-roof make a tenement-house. Why continue or aim to use meanly other language?

"*a.* Should the tenement-house law apply to flats and apartment-houses as well as to tenements? (It does at present.)"

Ans.: For the reasons just above stated I would like the sting to be taken out of the word "tenement" wherever it is applied; and, as to law, what is bad in itself is bad wherever it is to be found. I do not like having one law for Peter and another for Paul, nor exempting noblemen from prosecution for debt, nor approve of any form of creating privileged classes. Apart from other more excellent reasons, it is contrary to the trend of civilization, the spirit of the age, as well as the development and ennobling of humanity. What in a law one wishes in one case to be exempt from must be, I fear, because it hampers wise planning for wholesome living.

The well-meant law hampering land-division led to the evils this commission are benevolently wishing to lessen; the well-meant law forbidding rear-tenements led to intensifying those evils; and now, to introduce laws, or mitigations of law, founded on, and tending to intensify, class distinctions would be another mistake, and a very sad and far-reaching one.

"*b.* If not, mention provisions of the tenement-house law from which apartments and flat-houses should be exempt."

Ans.: Am not familiar with these laws. But I remember a builder saying, "They wouldn't allow this," of a plan for eliminating nearly or quite *all* the "evils" which the Tenement-house Commission seeks to overcome. Architects tell me such, too, is their experience.

"16. In general, what practical suggestions have you to make to the Commission with regard to this work?"

Ans.: Continue that most benevolent and largely beneficent work. Especially, keep on the path illustrated by the carefully-considered questions asked in this paper by the Commission. Continue your enquiry, study the exciting, and so the engaging, of public attention, the inviting and hospitable consideration of suggestions from all quarters; then hestitate at condemning, or forbidding, or creating any inflexible factors.

The New York street and lot system was the inflexible factor that created the first form of the New York peculiar tenement-house evils. The law forbidding rear buildings was the next main inflexible factor, and thereon became the creator of a change for the worse and an intensifier of, and spreader to a distance of, those evils. Both these inflexible factors were well intended.

What is wanted is to secure the good results of order, such as the 20-foot-wide air-ways between New York rear-tenements, while evitating the bad results of insufficiently studied wording of attempts to benefit by compelled order, like the prevention of air-ways between New York front and rear tenements; and further to recognize the absence, so near New York as Philadelphia, of evils like those deplored in New York, and also the significant absence there of restrictive methods used in New York; and yet still further to acknowledge that in proportion to the intensity of concentration is the need to discover and, in extreme instances, to impose the order, however arrived at, that will ensure the greatest amount of comfort and health, and the greatest absence of their opposites.

EDWARD TUCKERMAN POTTER, *Architect.*

NEWPORT, R. I., June 28, 1900.

THE FRENCH WINDOW-TAX. — In France a tax is levied upon all doors and windows opening upon streets, courts, and gardens in houses, mills, or factories throughout the nation. The revenue from this source for the year 1899 aggregated $18,694,394. — *N. Y. Evening Post.*

SOCIETIES

THE ARCHITECTURAL LEAGUE OF AMERICA.

AT the monthly meeting of the Executive Board of the Architectural League of America, held November 6, were appointed the members of the Committees on *Ethics and Competition Code* and *Current Club Work*, thus completing the standing committees of the League.

The members of the five standing committees and the organizations to which they belong are as follows: —

Ethics and Competition Code: The Architectural League of New York, Walter T. Owen, *Chairman*, Julius F. Harder and Percy Griffin.

Exhibition Circuit: The Cleveland Architectural Club, Victor E. Rondel, *Chairman*, Charles S. Schneider and Wilbur M. Hall.

Current Club Work: The St. Louis Architectural Club, E. J. Russell, *Chairman*, E. G. Garden and W. B. Ittner.

Foreign Exhibit: The T-Square Club of Philadelphia, Lawrence V. Boyd, *Chairman*, Louis Calvert and Gilbert L. Hindermeyer.

Education: John Watrous Case, *Chairman*, Detroit Architectural Club; Albert Kelsey, T-Square Club, Philadelphia; Prof. J. M. White, The Architects' Club, University of Illinois, Urbana, Ill.

Publicity and Promotion: The Chicago Architectural Club, Henry K. Holsman, *Chairman*, William K. Fellows and Walter B. Griffin.

The members of the Special Committee on Municipal Improvement are the following: —

H. K. Bush-Brown, *Chairman*, Architectural League of New York; John M. Carrère, Beaux-Arts Society, New York; F. W. Striebinger, Cleveland, O.; Dwight H. Perkins, Chicago, Ill.; Edgar V. Seeler, Philadelphia, Pa.; Charles M. Robinson, Rochester, N. Y.: Mr. Howe, Boston, Mass.; George Cary, Buffalo, N. Y.; Edwin Henri Oliver, New Orleans, La.

Mr. Victor E. Rondel, *Chairman of the Committee on Exhibition Circuit* reported that an exhibition circular had been sent to all the Clubs who were to receive the circuit drawings, and that the dates of exhibition had been scheduled as follows: —

Philadelphia, January 5–21; Cleveland, January 28 to February 9; New York, February 16 to March 9; Washington, March 15–21; Chicago, March 28 to April 15; Urbana, April 20–27; St. Louis, May 6–20; Cincinnati, May 27 to June 7; Pittsburgh, June 13–20; Toronto, June 15 to July 1.

EMIL LORCH, *Corresponding Secretary.*

AMERICAN INSTITUTE OF ARCHITECTS.

PROGRAMME of the Thirty-fourth Annual Convention, to be held in Washington, D. C., December 12, 13, 14 and 15, 1900.

Wednesday, December 12.

Meeting of the Board of Directors at 10 A. M.

The festivities in connection with the Centennial Celebration of the occupation of Washington as the seat of Government will take place December 12, 1900, and members wishing to attend should come on December 12.

Thursday, December 13. — *Morning Session.*

The members of the Institute will meet in the assembly-room of the Arlington Hotel at 9.30 o'clock; will register their names; the President will appoint a committee of three on the credentials of delegates, and at 10 o'clock there will be an address of welcome, after which the President of the Institute, Mr. Robert S. Peabody, will deliver the annual address, when the Convention will be declared open and will at once listen to the various reports.

Afternoon Session.

1. Report of Special Committees: —
   - Legislative Committee on Government Architecture, George B. Post, *Chairman.*
   - Delegate to National Conference on Standard Electrical Rules, Alfred Stone, *Chairman.*
   - Conference with the Architectural League of America on Competition Codes and Coöperation, R. Clipston Sturgis, *Chairman.*
   - Conference with Heating and Ventilating Engineers, A. J. Boyden, *Chairman.*
2. Discussion and vote on proposed amendments to the Constitution and By-laws.
3. Reports from delegates to the Fifth International Congress of Architects, Paris, France. Paper by Mr. W. L. B. Jenney.
4. Consideration of the annual address of the President, of the Board of Directors, of the Reports of the Chapters, and of the Standing and Special Committees, followed by the appointment of Special Committees to which recommendations contained therein shall be referred.

Evening Session.

Held in Lecture Hall, Columbian University, corner Fifteenth and H Streets. The grouping of Government buildings, landscape and statuary in Washington City.

Introduction by Joseph C. Hornblower, *Architect*, of Washington, D. C.

Papers. — C. Howard Walker, *Architect*, of Boston, Mass.; Edgar V. Seeler, *Architect*, of Philadelphia, Pa.; H. K. Bush-Brown, *Sculptor*, of New York, N. Y.; Frederick Law Olmsted, Jr., *Landscape Architect*, of Brookline, Mass.

A discussion will follow these papers in which the following members are expected to participate: William A. Boring, New York, N. Y.; D. H. Burnham, Chicago, Ill.; Cass Gilbert, New York, N. Y.; Edward B. Green, Buffalo, N. Y.

Friday, December 14. — *Morning Session.*

1. Paper. — "Progress of Architectural Design in the United States in Recent Years," by Walter Cook, New York, N. Y.
2. Reports of Special Committees.
3. Unfinished business of previous day.
4. Appointing of committees to nominate officers of the Institute for the ensuing year, and to suggest a place in which to hold the next Annual Convention.

Afternoon Session.

Held in Lecture Hall, Columbian University, corner Fifteenth and H Streets.

Papers. — "Gardens": R. Clipston Sturgis, of Boston, "English Gardens"; John G. Howard, of New York, "French Gardens"; A. D. F. Hamlin, of New York, "Italian Gardens"; K. Honda, of Tokio, Japan, "Japanese Gardens."

Saturday, December 15. — *Morning Session.*

1. Reports of committees appointed at the opening session, and their consideration.
2. Unfinished business.
3. Election of officers and selection of a place for the next Annual Convention.
4. Miscellaneous business.

Afternoon Session.

1. Unfinished business.

Exhibitions, December 12–15.

1. Drawings of Government buildings in charge of private architects, and drawings of the Pan-American Exposition in the Octagon.
2. Exhibition of the Phœbe Hearst competitive drawings for the University of California.

Delegates, distinguished by a red ribbon, will occupy seats from the front row as far back as is necessary for their accommodation.

Members of the Institute who are not delegates are entitled to enter all discussions, to offer resolutions and motions, and to vote on a proposition that it is the sense of the meeting.

Prompt and full attendance on the successive sessions at the hours indicated is requested, otherwise the business of the Convention cannot be fully accomplished.

Committee of Arrangements. — Glenn Brown, W. S. Eames and J. C. Hornblower.

Per order of the Committee,

GLENN BROWN, *Secretary, A. I. A.*

ILLUSTRATIONS

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

THE ACCEPTED DESIGN FOR THE LADY CHAPEL OF ST. PATRICK'S CATHEDRAL, NEW YORK, N. Y. MR. CHARLES T. MATHEWS, ARCHITECT, NEW YORK, N. Y.

PLANS AND SECTIONS OF THE SAME: TWO PLATES.

[The following named illustrations may be found by reference to our advertising pages.]

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THE TOWERS, PANGBOURNE, ENG., LOOKING WEST. MR. J. BELCHER, ARCHITECT.

NOTES & CLIPPINGS

Si-Ngan the Ancient Capital of China. — It is perfectly natural that the Empress Dowager of China should take refuge at Si-Ngan, for that is the ancient capital of the Empire and the seat of the Chau dynasty, the most powerful, famous and prosperous of all the Imperial line. Si-Ngan is known as Chang-An, which means "The City of Continuous Peace." There is no place in all China that under present conditions so appeals to the sentiment and superstition of the Chinese Court. Si-Ngan is on a branch of the Yellow River, 800 miles from the sea, and in location corresponds to Indianapolis, if Albany should represent Pekin and New York Tien-Tsin. The old capital was abandoned nearly eight centuries before Christ, but it is still next to Pekin in size, population and importance, and surpasses that city in architecture and historic interest. It is believed by those familiar with Chinese character and superstition that the Imperial family will never again occupy the "Forbidden City" at Pekin, because it has been profaned by the intrusion of foreign devils. Si-Ngan is not subject to such objections. Few foreigners have ever visited the place, although it is one of the most interesting of all cities, and its age alone makes it an object of curiosity as well as veneration. It was founded by Wu-Wang, known to Chinese legend as "the martial king," while David was ruling over Israel. Marco Polo described it in his book, written in the thirteenth century, and his descriptions are still very accurate, because nothing has changed at Si-Ngan for a thousand years or more. It is surrounded by two walls, the outer one being ten miles in circumference and built five hundred years later than the inner one, which is still in an excellent state of preservation, although it was built at the time that the Jews were weeping over the destruction of Jerusalem. There are several extensive and magnificent palaces, ancient temples and many private establishments occupied by mandarins of great wealth. The most notable object of interest is the temple of Ta-Fu-Sz, which is a cave dug by artificial means out of the solid rock in the side of a bluff 800 feet high. In the centre of this underground temple is a colossal statue of Buddha, hewn out of the solid rock, 56 feet in height. The figure and its crown are richly colored and gilded. The work was done under the direction of one of the emperors of the Chau dynasty thirteen hundred years ago. Si-Ngan has about one million population, and does a large trade with Central Asia. Most of the inhabitants are Mahometans, but they have always been loyal to the Chinese throne. — *Chicago Record.*

Master and Servant. — A suit involving the question when and under what circumstances the servant of a general master becomes the servant of another, was lately decided by the Second Appellate Division, Justice Woodward writing the opinion. George W. Mills, while in the employ of the Manhattan Concrete Company doing concrete work on the twelfth floor of the Doscher Sugar Refinery, at Long Island City, was injured through the alleged negligent starting of a hod-elevator by the engineer in charge. The Thomas Elevator Company, the defendant in the suit, had put in the hod-elevator plant and furnished a man to operate it, pursuant to a contract with the Manhattan Concrete Company. The Court is of the opinion that the engineer who had charge of the engine in the basement was not a fellow-servant of the plaintiff, but was engaged in doing the work of an independent employer. "The plaintiff was in the employ of the Manhattan Concrete Company," Justice Woodward says, "and was engaged with others in the laying of concrete floors. The defendant company was engaged in supplying elevators to be used in the construction of buildings, and entered into a contract with the Manhattan Concrete Company to furnish the elevators necessary to deliver the concrete upon the several floors of the building. The defendant company employed one Thurston to operate the engine which controlled the motion of the elevators, and paid him for his services; he was under the direction of the defendant company, and supplied with the signal code by which the employés of the Manhattan Concrete Company were to inform him when they were ready to have the elevators moved. . . . Thurston, being the servant of the defendant, the latter, under the rule of law stated in Sanford *vs.* Standard Oil Company (118 N. Y. 571), was liable for the negligence of Thurston in starting the engine without the signal agreed upon, and this becomes the more apparent when considered in the light of the evidence of Thurston's dissipated habits, and the fact that they were known to defendant." — *N. Y. Times.*

Cæsar's Rostrum in the Forum. — Almost simultaneously with these discoveries [described in the *American Architect* for October 6] Signor Boni, in another part of the Forum, near the Capitol, came on the rostrum of the Cæsars, which many writers have erroneously placed at a spot some distance from the real site. While exploring the course of a mediæval sewer Signor Boni saw reason to think that important structures of Classical times lay under a huge mass of bricks and concrete with which Pope Pius VI had encumbered the Forum. Removing the concrete and cutting an aperture through an old wall, he came on four low-arched chambers built in the style of the first century before Christ. For some time he was at a loss as to the meaning or the use of these chambers, which were most carefully constructed, with floors of mosaic and red concrete. In time, however, he remembered having seen in Bologna a coin of Palicanus on which the arched chambers were perfectly represented. Sending to Bologna for a cast of the coin, he was able to identify the chambers as those which contained the *rostra* of ships taken from the enemy, and which were surmounted by a table, from which orators harangued the crowd or pronounced eulogies of prominent citizens. The *rostra* of the ships and the table have disappeared, but the chambers still remain in perfect preservation. The havoc which Signor Boni's discoveries have made in the accepted topography of the Forum has been accentuated during the last week by the discovery of a fourth *cloaca maxima.* Since Signor Boni obtained the conjunction of the so-called *cloaca maxima* with the present main sewer of Rome he has been able to prevent the flooding of the Forum whenever the Tiber rises, and to explore the *cloaca* itself. This proceeding has led to the discovery of three other *cloacæ*, each older and larger than the one hitherto known. They have proved to contain many fragments of splendid Etruscan vases and other interesting relics. The examination of the fourth *cloaca*, which has been sealed for at least two thousand years, will begin next week. — *London Post.*

Artificial Daylight. — A paper, by Messrs. A. Dufton and Walter Gardner, was read during a reception to the members of the British Association held at the Bradford Technical College, on which occasion the chairman of the Technical Instruction Committee, Councillor W. E. B. Priestley, did the honors. This institute began as a weaving school in 1877, and the college was opened by the Prince and Princess of Wales in 1882. It is splendidly fitted, especially for the textile industry, and for the allied departments of dyeing and chemistry; but the departments of civil, mechanical, and electrical engineering, and of applied art, are also well provided for. The full title of the paper was: "The Production of an Artificial Light of the Same Character as Daylight." The paper has considerable technical interest. How very much color-combinations change appearance, when viewed under different circumstances, was shown in many singularly striking manners. That would be so with pure colors, and is much more so with all our ordinary impure colors. Various drabs, greens, blues, etc., hardly differing in shade in daylight, looked very different, and generally much uglier, when illuminated by a glow-lamp or an arc-lamp. Most artificial lights — the arc-light not excepted — being comparatively too rich in red rays, and the ordinary colors being peculiarly transparent to red light, the color-matching becomes a very difficult matter with our foggy atmosphere and short days. Many designers, moreover, make their studies only during the evening hours, and thus get entirely incorrect color-impressions, and the use of magnesium-light does not improve matters. By using cupric-salt-solution screens, generally the ordinary sulphate, for arc-lamps, the authors have overcome the difficulty with surprising success. Pale-blue glass, colored by means of copper, answer as well, and the screen takes the form of the ordinary lamp-globe. — *Engineering.*

Labor Laws delay Ship. — "The English laboring man cannot see beyond his own nose," said Mr. Nels Grön to a New York *Tribune* reporter, "and he does not realize the extreme value of labor-saving machinery, and that his whole future welfare depends on its immediate and wholesale use in England. Here it is different. The farmers and laborers appreciate the value to them of labor-saving devices, and use them wherever possible. But the English laborer cannot and will not comprehend that by excluding labor-saving machinery he will ultimately force the products of his labor out of the markets of the world because of the increased cost of the product, on account of his failure to adopt labor-saving devices. He does not realize that by thus gradually forcing England out of competition in the markets of the world he is at the same time gradually forcing himself out of the factories at home, which must ultimately close from lack of orders if he pursues his present suicidal course. The factories closed, the laboring class in England will have to fall back on the land, which is at present practically deserted. While in England I saw enormous storehouses fairly brimming over with goods awaiting shipment, and yet on account of the stringency of the labor laws months will elapse before the last of them are sent away. So slowly do they transport goods in England that the records show that Christmas presents sent to India never reach that country earlier than Easter. On account of these same labor-laws ships are constantly leaving England for all parts of the world, carrying only a part of their cargoes, their schedules not permitting them to await the slow loading of the balance. Let me give you an example from what I personally saw of how these labor-laws work. A ship with a cargo of light iron-girders was being unloaded. A number of the girders at a time were brought up from the hold by a crane, and swung to the side of the ship. Two feet farther and the crane could have deposited them on the lighter alongside. But the law here steps in and requires that the girders must be lowered inside the rail of the ship. Then they are loaded by hand, one at a time, on the lighter. This requires a man at either end of the board on which they are slid to steady them. Another man must be half way down to regulate the velocity of the girder's descent. Then, when the girder has finally reached the lighter's deck, three more men were required to put it in place on the barge. In all, six men took fifteen minutes to do the work that the crane would have as efficiently performed in thirty seconds — an absurd waste of time and energy on account of an unwise law. This is but an example. The same state of affairs exists in every sphere of labor throughout Great Britain."

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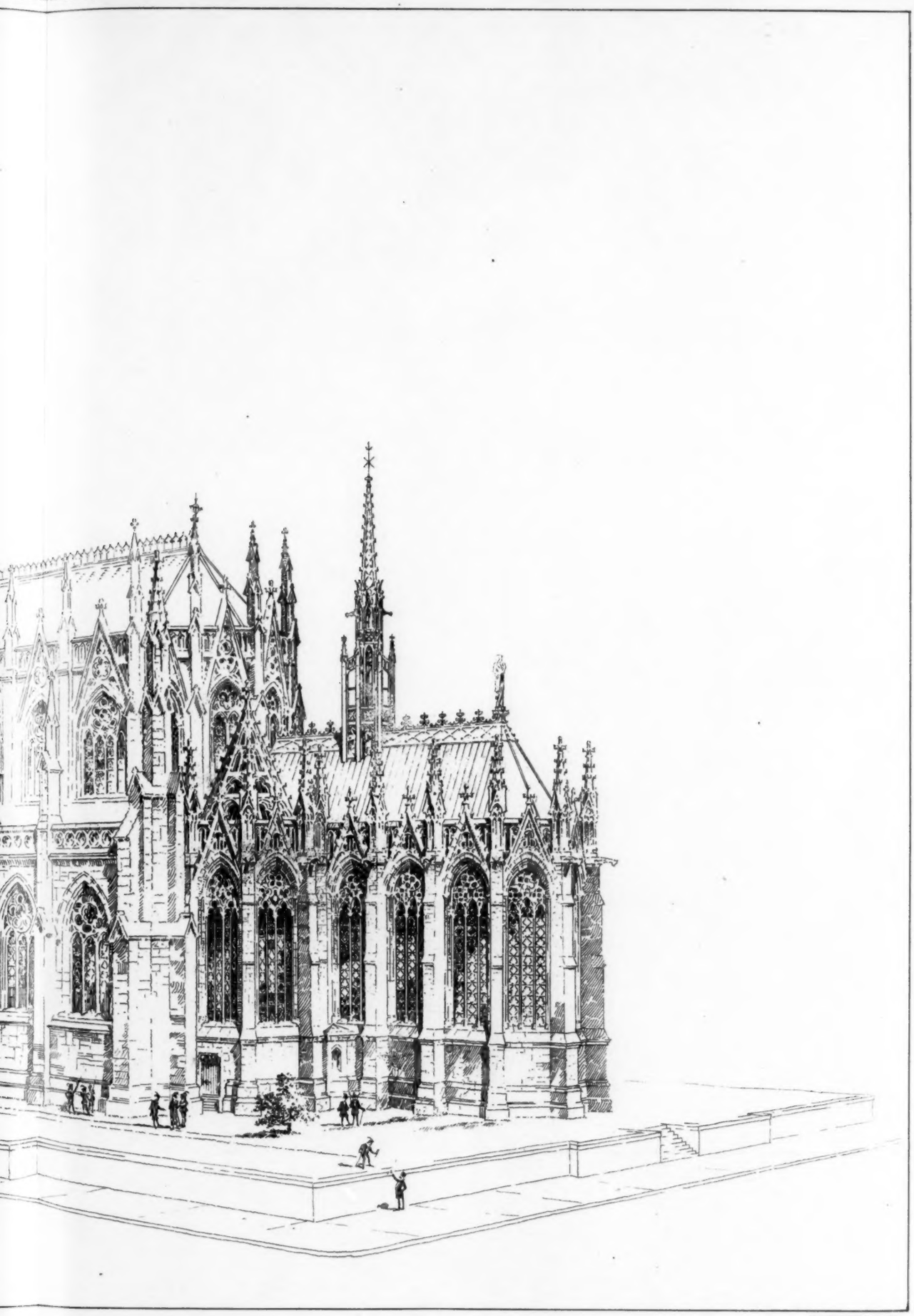

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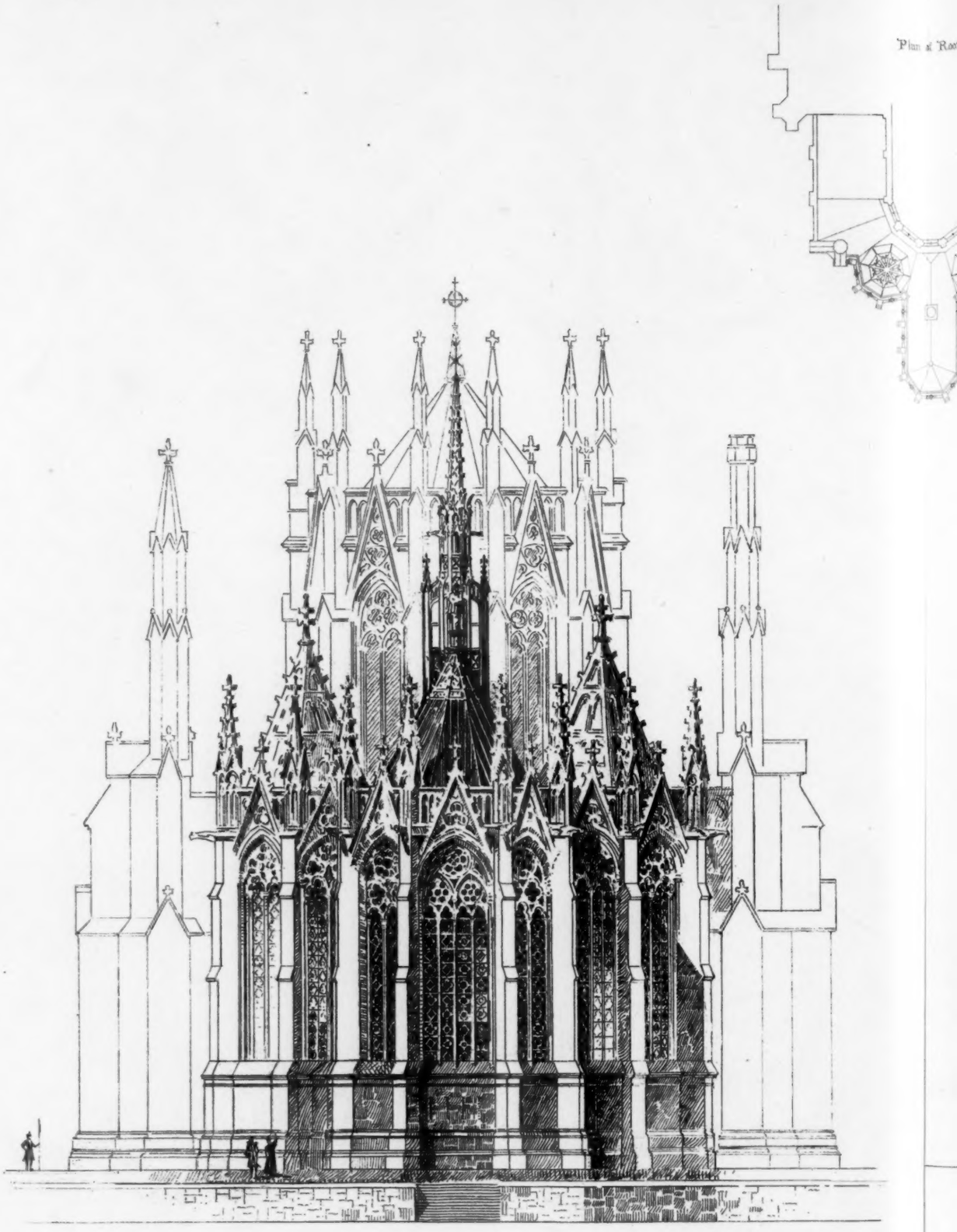

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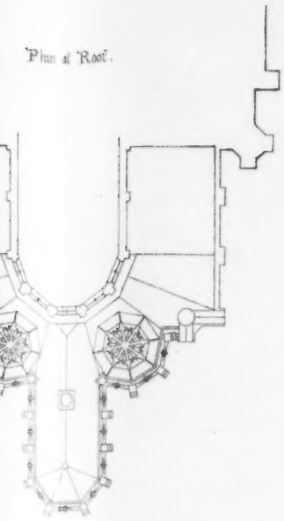

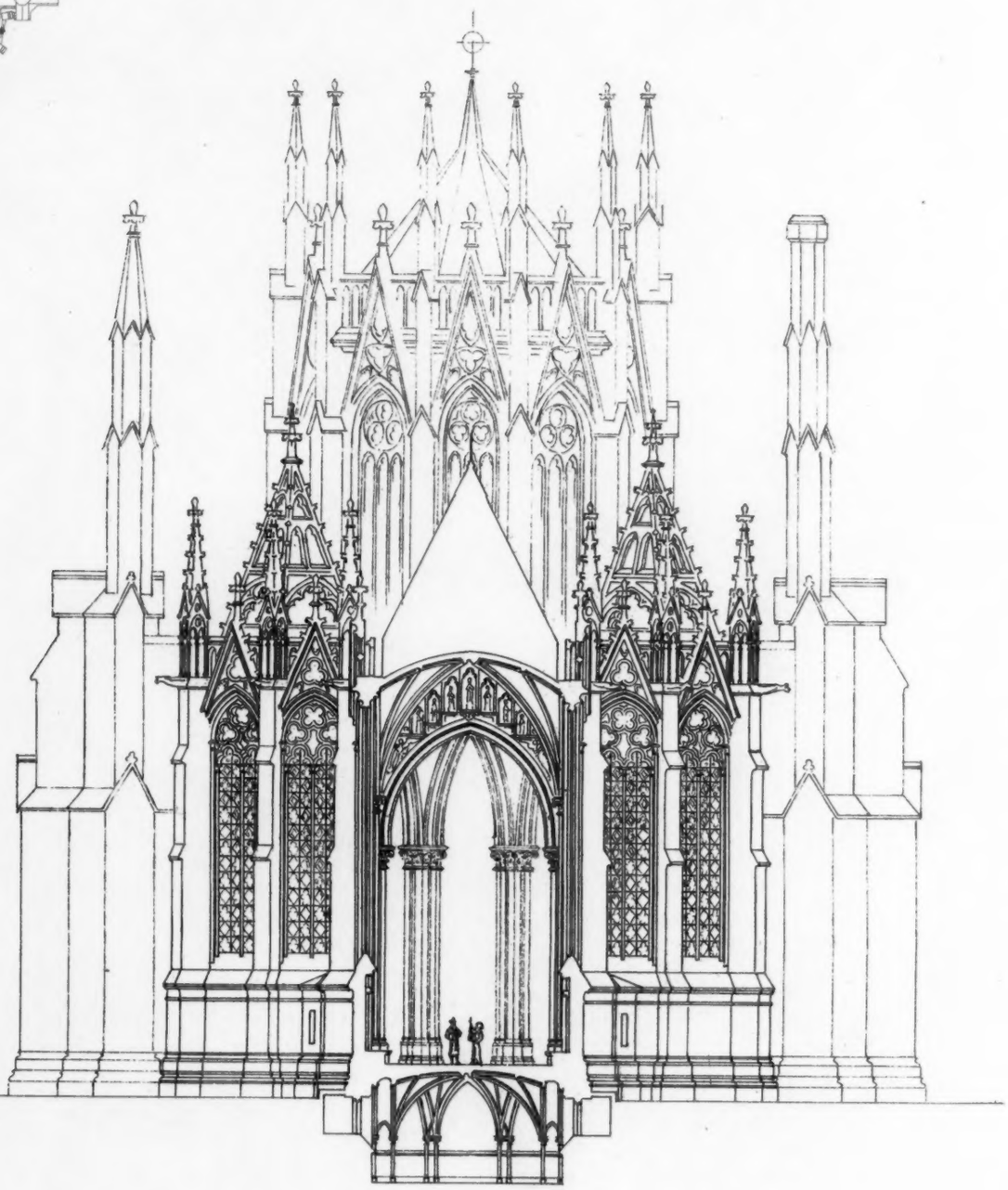

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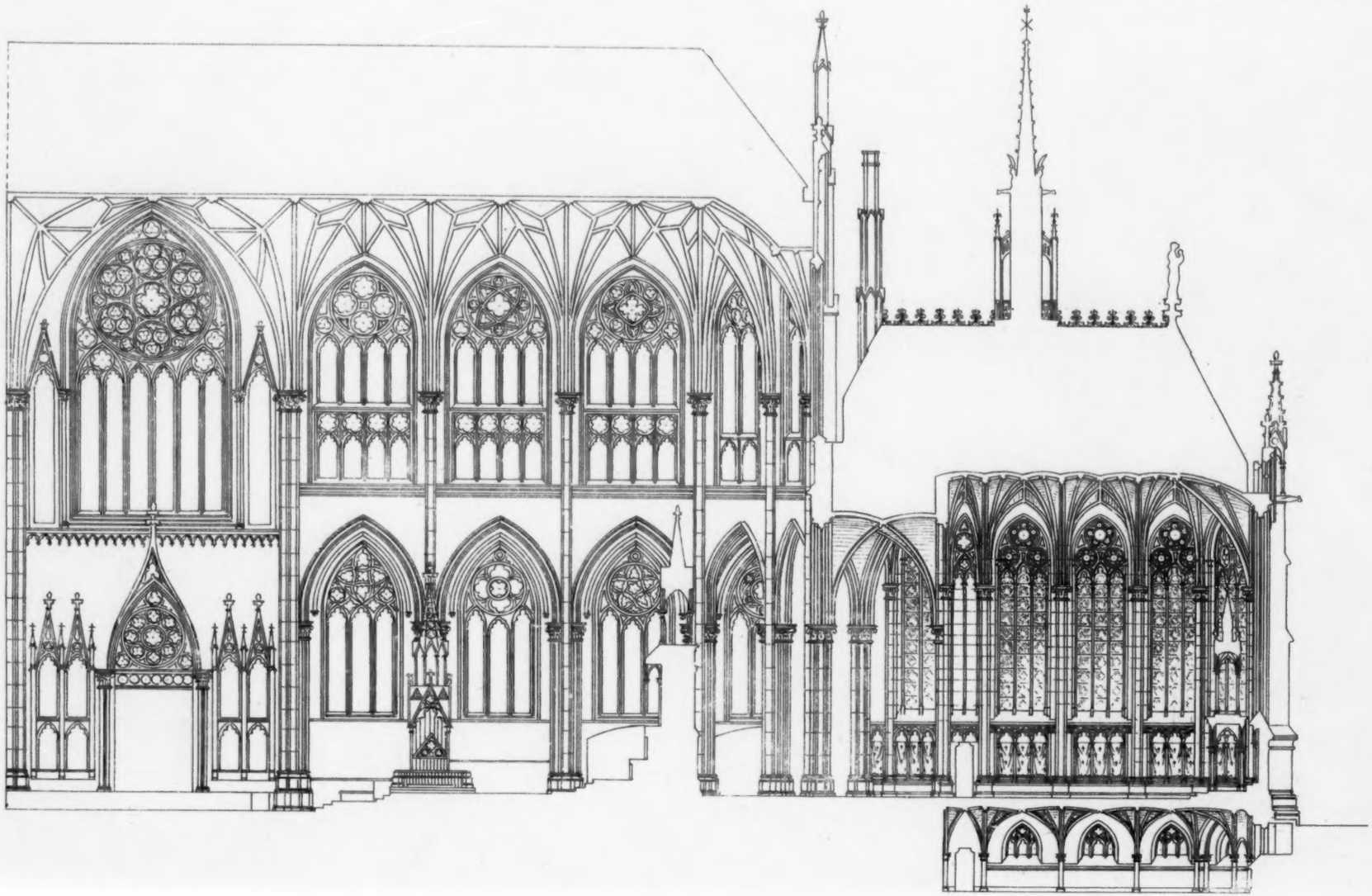

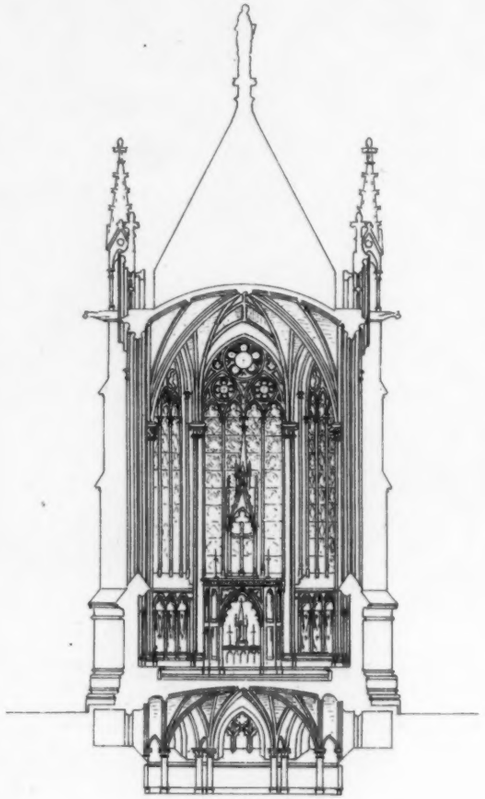

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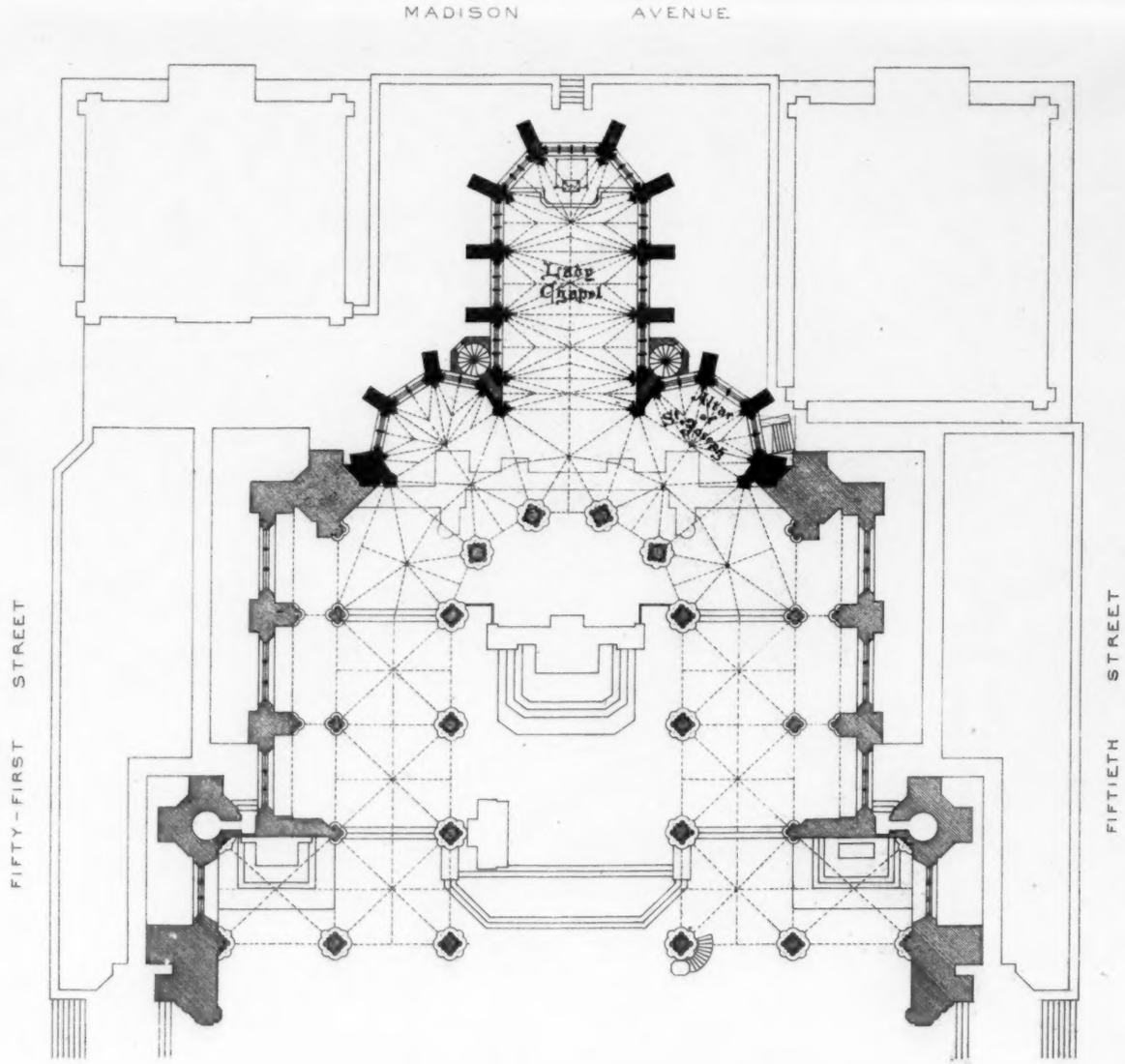

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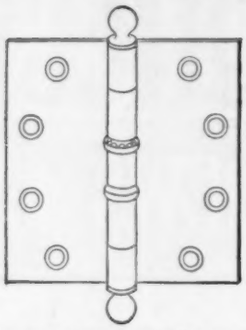

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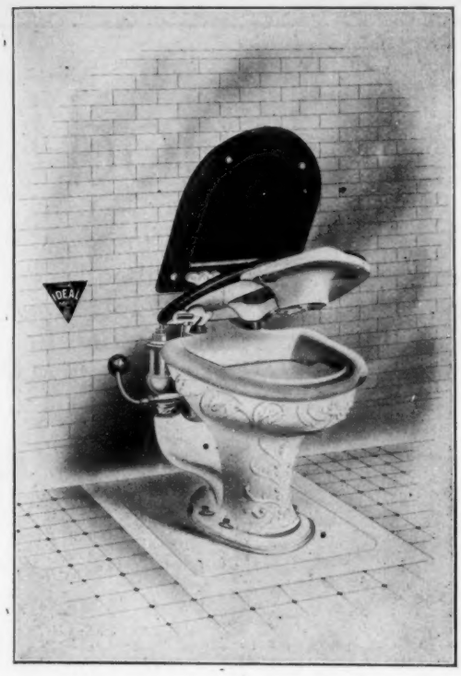

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Troy Laundry Machinery Co...[*Washing Machines*.....

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"The Georgian Period"

This publication, which now consists of six Parts, contains about one hundred pages of text, illustrated by some two hundred text-cuts, and two hundred and sixteen full-page plates, of which forty-three are gelatine or half-tone prints. It is in truth a work of superior excellence and great usefulness.

The matter already illustrated may in small part be classified thus:

PUBLIC BUILDINGS

City Hall, New York, N. Y.	Date 1803-12
Old State House, Boston, Mass.	" 1748
Pennsylvania Hospital, Philadelphia, Pa.	" 1755
Carpenters' Hall, Philadelphia, Pa.	" 1770
Independence Hall, Philadelphia, Pa.	" 1729
Faneuil Hall, Boston, Mass.	" 1741

and others.

CHURCHES

King's Chapel, Boston, Mass.	Date 1749
Seventh-day Baptist Church, Newport, R. I.	" 1729
Christ Church, Alexandria, Va.	" 1767
Christ Church, Philadelphia, Pa.	" 1727
St. Paul's Chapel, New York, N. Y.	" 1764
Old South Church, Boston, Mass.	" 1729
First Church, Hingham, Mass.	" 1681
St. John's Chapel, New York, N. Y.	" 1803
First Congregational Church, Canandaigua, N. Y.	" 1812
St. Peter's P. E. Church, Philadelphia, Pa.	" 1758
Gloria Dei Church, Philadelphia, Pa.	" 1700

and others.

IMPORTANT HOUSES

Fairbanks House, Dedham, Mass.	Date 1636
Royall Mansion, Dedham, Mass.	" 1737
Philipse Manor House, Yonkers, N. Y.	" 1745
Tudor Place, Georgetown, D. C.	" 179-
Mappa House, Trenton, N. Y.	" 1809
Woodlawn, Va.	" 1799
Mount Vernon, Va.	" 1743

and others.

Incidentally there are shown special measured drawings or large views of the following features and details:

Porches and Doorways	36	Subjects
Staircases	13	"
Mantelpieces	68	"
Pulpits	6	"
Fanlights	60	"

In addition to the subjects enumerated above there is a large quantity of measured and detailed drawings of Cornices, Ironwork, Gateposts, Windows, Interior Finish, Ceiling Decoration, Capitals, etc., together with elevational and sectional views of entire buildings.

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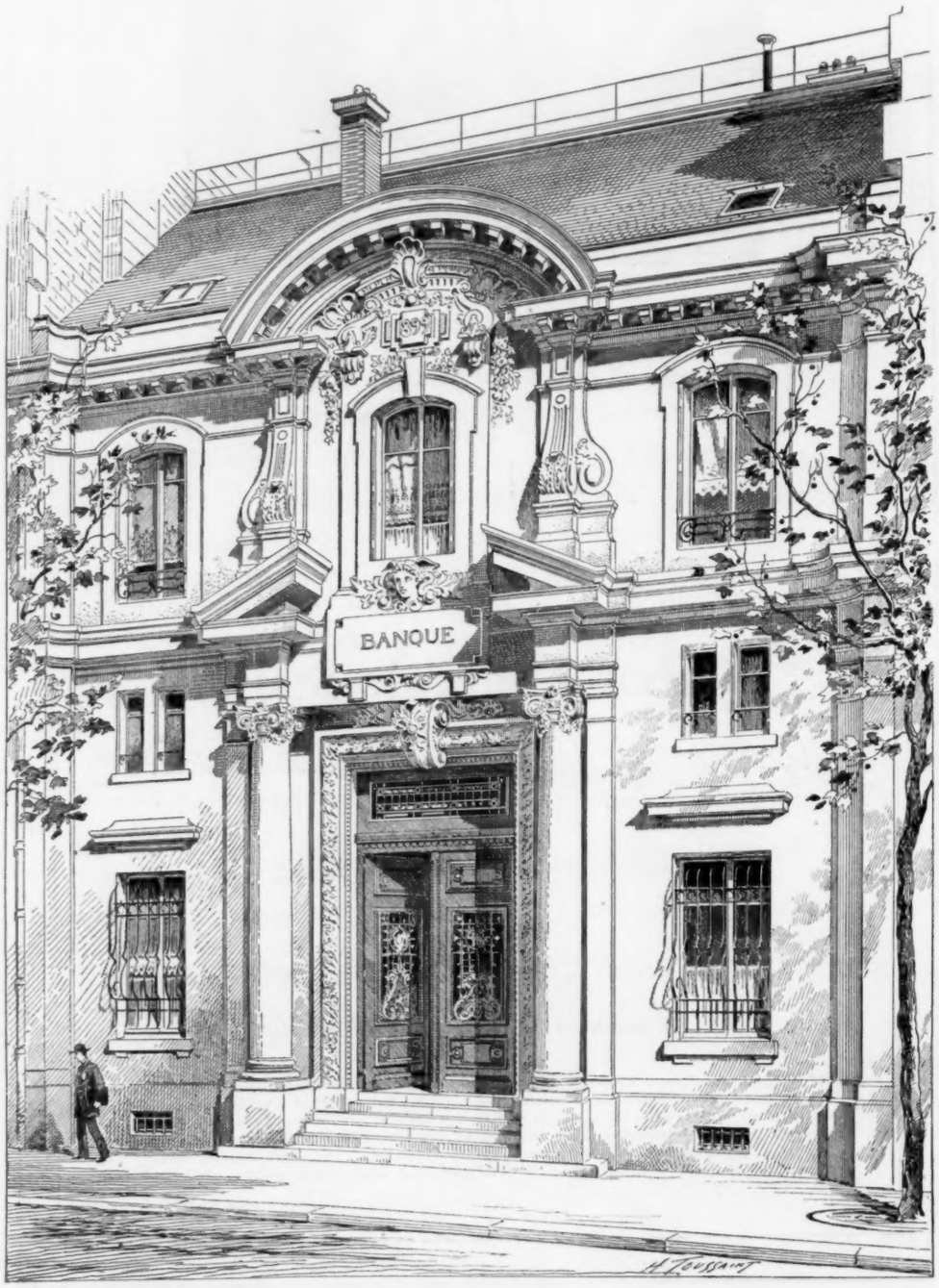

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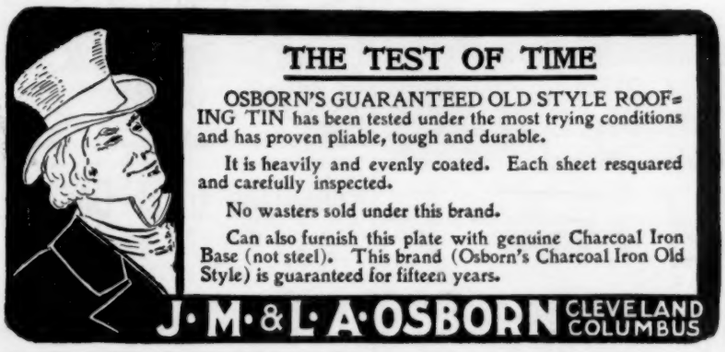

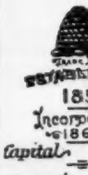

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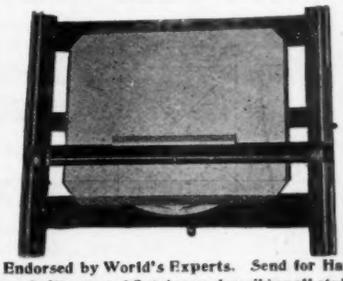

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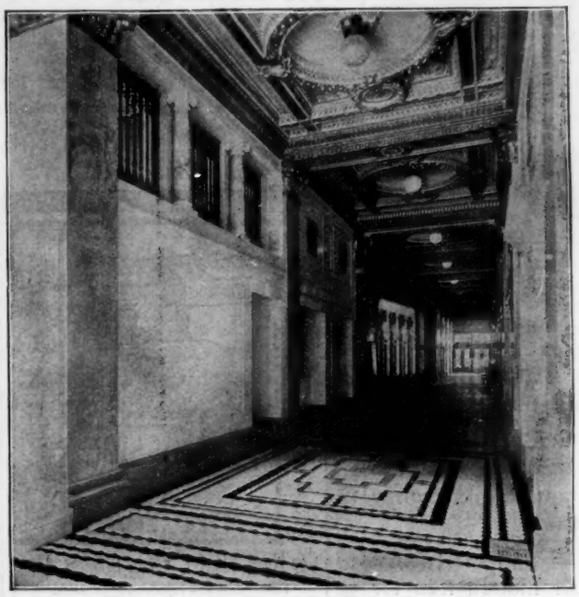

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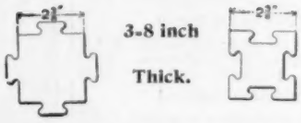

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BUILDING INTELLIGENCE.

(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.

Albia, Ia. — C. E. Eastman, architect, Des Moines, is preparing plans for remodelling the basement of the Methodist Church. Improvements will cost $15,000.

Alexandria, La. — The First National Bank contemplates erecting a two-story pressed-brick bank building to cost about $12,000.

Arlington, Mass. — Architects Prescott & Sidebottom, 113 Devonshire St., Boston, have prepared plans for a house to be built for Grace T. Viets, to cost $7,000.

Austin, Minn. — W. T. Towner, Chamber of Commerce Building, St. Paul, has prepared plans for a modern hotel building. It will be a four-story structure, 70′ x 70′, with modern equipment throughout; cost, $40,000.

Baltimore, Md. — C. D. Kenney has given $25,000 to build a new Catholic church at Elkridge to replace the present structure. The new edifice will be 50′ x 100′, and will be built of stone. Plans by Architects Baldwin & Pennington.

Hechinger Bros. & Co. contemplate building a five-story brick warehouse; cost, $15,000.

Baton Rouge, La. — Architects Favrat & Livandais, New Orleans, have prepared plans for a hall and dormitory for the Louisiana State University. It will be a brick structure, 45′ x 165′, and three stories in height; cost, $20,000.

Bloomfield, N. J. — James W. Jarvie will erect and donate to the Westminster Presbyterian Church a two-story stone church building to be equipped with all facilities for church and Sunday-school work as a memorial to his parents. The structure will be built adjoining the church and harmonizing with it architecturally; cost, $100,000.

Boston, Mass. — Architects Winslow, Wetherell & Bigelow have prepared plans for extensive alterations to be made to Young's Hotel. The improvements include a new entrance and extensive inside changes; cost, $75,000.

Sec. Long will recommend in his report that a naval magazine will be built somewhere in the vicinity of Boston, at a cost of about $500,000.

Bridgeport, Conn. — Architect Joseph A. O'Brien has prepared plans for a parochial school building to be erected on Madison Ave., for St. Joseph's Catholic Society. It will be a frame and brick structure, costing $15,000.

Bryan, Tex. — Architect N. J. Clayton, Galveston, has prepared plans for an academy to be built here for the Ursuline Sisters. It will be a three-story,

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Buffalo, N. Y. — Architects Esenwein & Johnson furnished successful plans for the West High School-building to be erected at Lafayette Ave. and Baynes St., at a cost of $250,000.

Caledonia, N. Y. — The Columbia Portland Cement Co. recently incorporated with a capital stock of $250,000, will build a plant at this place.

Charlestown, Mass. — Sec. Long in his report will recommend the construction of a saw-mill to cost $100,000 at the Charlestown Navy Yard.

Chicago, Ill. — Architect William G. Krieg has prepared plans for 2 frame and brick residences to be built on Columbia Ave., near Rogers Park; cost, $22,000.

Architect Myron Hunt is preparing plans for an $18,000, 25′ x 125′, three-story apartment-house to be built at Lake View.

Cleveland, O. — John D. Rockefeller has given $10,000 to the trustees of the Cleveland College of Physicians and Surgeons, to be added to the building fund.

Danville, Ind. — S. C. Clark, Indianapolis, has prepared plans for a frame factory and kilns for the Western Brick Co.; cost, $90,000.

Des Moines, Ia. — Proudfoot & Bird, architects, are preparing plans for the new Polk County court-house; cost, about $500,000.

Proudfoot & Bird, architects, have prepared plans for a $15,000 building for the Drake sanitarium on 4th St., to be erected early in the spring. The building will be three-story, old Colonial style.

Fairhaven, Mass. — Architect Charles Brigham, Boston, is preparing plans for a stone church and parish house to be erected for the Unitarian Society. Both buildings will be donated by H. H. Rogers, of New York, N. Y.

Fort Worth, Tex. — S. P. Green and others contemplate establishing here a cotton-factory, to cost about $150,000.

Galveston, Tex. — The Galveston Cotton Exchange is to be remodelled after plans by Architect George B. Stowe; cost, $10,000.

Hartford, Conn. — Charles M. Colburn, proprietor of the Adams Hotel, has had plans prepared by Architects Page & Hayes, Springfield, Mass., for a hotel to be erected at Albany and Blue Hill Aves.; cost, $13,000.

Hollywood, N. J. — Architects Small & Schumann, 265 Broadway, are preparing plans for a two and one-half story frame dwelling to be erected by Leopold Wallach; cost, $10,000.

Jenkintown, Pa. — Architect Adin B. Lacy, Philadelphia, is preparing plans for a residence to be built for John I. Rogers, to cost $25,000.

Ludlow, Vt. — The town voted recently to build a town-hall at a cost not to exceed $12,000, if the Probate Office of the Windsor District be located here.

Mankato, Minn. — H. C. Gerlach, architect, has

(*Continued on page* xii.)

VII *PUBLISHED TO-DAY* *VII*

PART SEVEN

"The...Georgian Period"

WHILE this Part was passing through the press, the acquisition of unexpected material induced us to increase materially the number of plates and the illustrations in the text-matter; consequently, it contains more matter than is usually included in an odd-numbered Part.

Our effort is to make each Part better than its predecessors, and we feel that this time, too, we have succeeded.

Part VII contains 24 pages of text illustrated by some 50 cuts and 32 full-page plates. [*Part V (odd-numbered) contained 16 pages of text and 22 full-page plates.*]

The Reviewers speak thus of "THE GEORGIAN PERIOD" as a whole:—

New York Tribune:—
"If anything will serve to educate the public taste and to clarify the ideas of professional men on the subject of 'Colonial' this set of plates will do the work."

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"*A finer set of suggestions for modern Classic could not easily be discovered.*"

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"I cannot praise these portfolios too highly."

Price of Part VII, $4. [**To Subscribers to the AMERICAN ARCHITECT, $2.50.**]

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Part VIII, in press, will in the main be devoted to the Georgian Architecture of England itself.

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BUILDING INTELLIGENCE.

(*Advance Rumors Continued.*)

prepared plans for a new building which the officials of the state normal school will ask to have erected. The plans provide for a two-story building. It is also proposed to add a second story to the rear wing of the present building; cost complete, $40,000.

Milwaukee, Wis. — The Northern Glass Works contemplates duplicating its plant next year. The principal new building will be 60′ x 220′, and will cost $80,000.

The Lindemann & Hoverson Co. will erect another manufacturing building at Russell and 1st Ave. It will be 80′ x 250′, and will cost about $20,000.

Schwab & Sercomb will erect a large factory north of the city limits next summer. The main structure will be 100′ x 200′; cost, $50,000 to $100,000.

The Christensen Engineering Co. will soon erect another building of the same size as the machine-shop just completed, three-story, 186′ x 200′; cost, $250,000.

Minneapolis, Minn. — Harry W. Jones, architect, is preparing plans for a five-story Union Mission and hotel building to be erected in the vicinity of the present mission; cost, $75,000.

Mt. Pleasant, Ia. — The Methodist Society contemplates erecting a new church, to cost $25,000.

New London, Conn. — Sec. John D. Long in his report recommends that a torpedo-boat storage plant, to cost about $100,000, be constructed here.

Omaha, Neb. — The School Board is considering plans for adding a gymnasium to the new high school; cost, $40,000.

BUILDING INTELLIGENCE.

(*Advance Rumors Continued.*)

Parsons, Kan. — The State will erect a new Insane Asylum, at a cost of about $180,000, either at this place or Clay Center next year.

The city has voted to build a new $60,000 city-hall and auditorium.

Pawtucket, R. I. — Architects Stone, Carpenter & Wilson, Providence, have had their plans selected for a proposed new parish house to be built by the Parish House Committee of Trinity Church.

Pittsburgh, Pa. — P. V. Rovniank is having plans prepared by Architect Joseph Stillburg for changing Turner Hall, Taylor St., into an apartment-building having about 70 rooms; cost, $13,000.

Architect E. M. Butz has prepared plans for an apartment-building to be erected on Hays St. for George W. Mellatt. It will be a brick and stone structure; cost, $35,000.

Portland, Me. — The Board of Overseers of the Poor contemplate the erection of a new city almshouse.

Red Wing, Minn. — Omeyer & Thorl, architects, of St. Paul, furnished successful plans for the new building to be erected here by the trustees of Hauge Seminary; cost, $40,000.

Richmond, Va. — Architect A. H. Ellwood, Elkhart, Ind., is preparing plans for a church and chapel to be erected at S. Laurel and Beverly Sts. for St. Andrew's Episcopal Society. The edifice will be constructed of blue granite, 82′ x 133′, and will cost $50,000.

Rochester, N. Y. — G. L. Heins, state architect, Albany, has completed plans for the proposed

BUILDING INTELLIGENCE.

(*Advance Rumors Continued.*)

addition to be built to the State Hospital; cost, $300,000.

Rochester, Pa. — E. Brielmaier & Sons, architects, Milwaukee, Wis., have furnished plans for a church to be erected here, to cost $150,000.

Seattle, Wash. — The Hemrich Brewing Co. will erect a brewery plant at 8th Ave. and King St., to cost $200,000.

Topeka, Kan. — Two school-buildings to cost $20,000 will be built here next year.

APARTMENT-HOUSES.

Chicago, Ill. — *Washington Boulevard, Nos.* 2136-38, two-st'y bk. apart., 46′ x 71′; $12,000; o., J. C. Brockhausen; a., C. A. Weary; b., Martin Connelly, 16, 159 La Salle St.

Douglas Boulevard, No. 408, two-st'y bk. flats, 22′ x 70′; $7,000; o., Dr. C. E. Greenfield; a., J. T. Fortin; b., T. D. Foster, 291 Millard Ave.

CLUB-HOUSES.

Cambridge, Mass. — *Harvard, Quincy and Prescott Sts.*, 2½-st'y bk. & st. club-house, 165′ x 171′, steam; $144,000; o., Harvard University; b., Norcross Bros.; a., McKim, Mead & White.

FACTORIES.

Boston, Mass. — *E. First St.*, cor. O St., three-st'y bk. boat-house & pattern-shop, 40′ x 80′, flat roof; $6,000; o., Geo. T. Lawley & Sons; a. & b., William T. Eaton.

HOUSES.

Boston, Mass. — *Mead St., Nos.* 35-37, 2 bk. dwells., 20′ x 40′, flat roofs, stoves; $8,000; o. & a., J. F. Seavey.

Harold St., cor. Ruthven St., 2 bk. dwells. & stores, 30′ x 49′, flat roofs, steam; $10,000; o. & b., D. H. Sullivan; a., S. J. Rantin.

Bullard St., nr. Nottingham St., two 2½-st'y fr. dwells., 28′ x 46′, pitch roofs, furnaces; $10,000; o., a. & b., William Riley.

Dakota St., nr. Greenbriar St., 3 three-st'y fr. dwells., 27′ x 47′, pitch roofs, furnaces; $16,000; o., a. & b., Daniel T. Riley.

Saratoga St., No. 871, fr. dwell., 22′ x 50′, flat roof, hot water; $4,000; o., Wm. W. Inness; a. & b., Wilbur Goodwin.

E. Eighth St., Nos. 63-65, 2 fr. dwells., 22′ x 48′, flat roofs, stoves; $10,000; o., a. & b., A. H. Flint.

Bennett St., nr. Market St., 2½-st'y fr. dwell., 27′ x 42′, pitch roof, furnace; $4,000; o., Louisa Cadigan; a. & b., Thomas Keylor.

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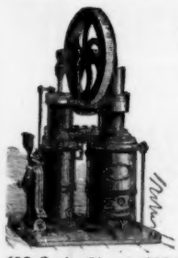

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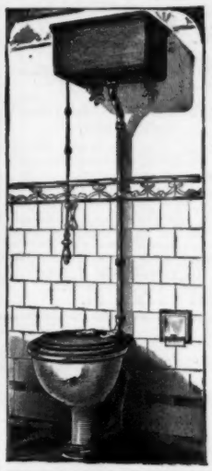

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BUILDING INTELLIGENCE.

(*Houses Continued.*)

Brooklyn, N. Y. — *E. Nineteenth St.*, nr. Avenue K, two-st'y & attic fr. dwell., 23′ 6″ x 41′ 6″; $6,500; o., J. J. Robinson, Avenue J, cor. E. 19th St.; a., H. G. Lamson & Co., 1303 Broadway.

E. Nineteenth St., nr. Beverly Road, two-st'y & attic fr. dwell., 28′ x 50′ 8″, shingle roof; $6,000; o., T. B. Ackerson Construction Co., E. 19th St. & Beverly Road.

E. Sixteenth St., nr. Beverly Road, two-st'y & attic fr. dwell., 27′ 9″ x 36′ 8″, shingle roof; $6,000; o., G. T. Moore, 758 Ocean Ave.; a., J. S. Kennedy, 384 E. 16th St.

Degraw St., cor. St. Francis Pl., 5 three-st'y bk. dwells., 17′ 6″ x 43′, gravel roof; $37,500; o., Taylor & Burchell, E. 16th St. & Avenue C; a., F. S. Lowe, 186 Remsen St.

E. Twenty-third St., nr. Avenue T, 2 two-st'y & attic fr. dwells., 24′ x 37′ 8″, shingle roof; $10,000; o., E. R. Strong, E. 22d St. & Avenue F; a., B. Driesler, 1422 Flatbush Ave.

Fifteenth Ave., nr. 56th & 57th Sts., 4 two-st'y & attic fr. dwells., 29′ x 32′, shingle roofs; $26,000; o., E. Johnson, 46th St. & 14th Ave.; a., B. Driesler, 1432 Flatbush Ave.

Bainbridge St., nr. Stuyvesant Ave., 5 three-st'y bk. dwells., 20′ x 32′, gravel roofs; $25,000; o., W. F. Clayton, 139 Bainbridge St.; b., H. E. Wheeler, 139 Bainbridge St.

E. Twenty-third St., nr. Avenue F, two-st'y & attic fr. dwell., 26′ x 40′, shingle roof; $5,000; o., Emma M. Neal, 573 Macon St.

St. Charles Pl., nr. Degraw St., 4 three-st'y bk. dwells., 19′ 9″ x 47′, gravel roof; $22,000; o., T. K. Timony, 662 Sterling Pl.; a., F. S. Lowe, 186 Remsen St.

St. Charles Pl., cor. Degraw St., three-st'y bk. dwell., 20′ x 47′; $9,000; o., T. K. Timony; a., F. S. Lowe.

E. Sixteenth St., nr. Beverly Road, two-st'y & attic fr. dwell., 40′ x 64′, shingle roof, steam heat; $7,500; o., G. W. Egbert, 126 E. 19th St.; a., G. Hitchings, 1090 Flatbush Ave.

Thirty-seventh St., n s, 475′ w 5th Ave., 5 two-st'y bk. dwells., 18′ x 35′; $21,000; o., C. Braun, 233 Forty-first St.

Newark, N. J. — Three-st'y bk. dwell., 25′ x 40′; $6,000; o., Wm. F. G. Geisse, 78 Reade St., N. Y. City; a., John Sexton, 206 W. 42d St.

Newton, Mass. — *Highland St.*, two-st'y dwell., 29′ x 55′, furnaces; $8,000; o., Fred S. Pratt; b., W. Pettigrew; a., Loring & Phipps.

New York, N. Y. — *One Hundred and Seventy-ninth St.*, nr. Bronx Park Ave., 2½-st'y fr. dwell., 21′ x 48′; $5,000; o., August Diener, Bronx Park Ave.; a., B. Ebeling, Mapes Estate.

Fifty-second St., nr. 5th Ave., five-st'y bk. & st. dwell., 30′ x 70′; $50,000; o., Edith Lounsbery, 12 E. 35th St.; a., Clinton & Russell, 32 Nassau St.

Portchester, N. Y. — 2½-st'y fr. dwell., 37′ x 40′; $7,000; o., John Schick; a., Wm. A. Ward.

South Orange, N. J. — 2½-st'y fr. dwell., 32′ x 45′; $5,000; o., Cornelius A. Baldwin; a., Hobart A. Walker, 31 Nassau St.

STORES.

New York, N. Y. — *One Hundred and Fifteenth St.*, nr. 5th Ave., five-st'y bk. flat & store, 25′ x 85′ 1″; $28,000; o., H. S. Richland, 77 W. 118th St.; a., M. Bernstein, 245 Broadway.

Delancey St., No. 91, six-st'y bk. flat & store, 25′ x 73′ 6″; $28,000; o., Paley & Lapin, 141 Division St.; a., M. Bernstein, 245 Broadway.

Essex St., No. 40, seven-st'y bk. flat & store, 25′ x 87′ 9″; $30,000; o., Paley & Lapin; a., M. Bernstein.

One Hundred and Fourteenth St., nr. 1st Ave., 2 six-st'y bk. tenements & stores, 32′ 6″ x 87′; $60,000; o., Jos. S. Marcus, 102 Canal St.; a., G. F. Pelham, 503 Fifth Ave.

BUILDING INTELLIGENCE.

(*Stores Continued.*)

COMPETITIONS.

ASYLUM. [At Lancaster, Pa.]
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HOSPITAL-BUILDING. [At San Francisco, Cal.]
Competitive plans will be received by the German Benevolent Association for new hospital buildings on the site of the present institution. ISIDORE GUTTE, chmn. 1300

DORMITORY. [At Lexington, Ky.]
Plans are invited **until December 1st** for a dormitory for the A. & M. College of Kentucky. D. F. FRAZEE, chmn. bldg. com. 1300

GYMNASIUM. [At Lexington, Ky.]
Plans are invited **until December 1st** for a gymnasium and drill-hall to be built for the A. & M. College of Kentucky. D. F. FRAZEE, chmn. bldg. com. 1300

PROPOSALS.

FARM BUILDING. [At Medfield, Mass.]
Sealed proposals will be received **until November 26th** for erecting farm buildings at the Medfield Insane Asylum. WINSLOW, WETHERELL & BIGELOW, archts. 1300

CARRIAGE FACTORY. [At Flint, Mich.]
Bids will be received **until November 26th** for rebuilding the spring-wagon factory for the Durant Dart Carriage Co. W. T. COOPER, archt., Saginaw, Mich. 1300

DORMITORY. [At Grand Junction, Col.]
Sealed proposals will be received at the Indian Office, Washington, D. C., **until December 3d** for constructing a brick dormitory. A. C. TONNER, acting com. 1301

NAVY YARD BUILDING. [At League Island, Pa.]
Sealed proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., **until December 8, 1900**, for constructing a brick and steel building, 62 by about 306 feet, at the Navy Yard, League Island, Pa. MORDECAI T. ENDICOTT, chief of bureau. 1301

HOSPITAL. [At Fort Baker, Cal.]
Sealed proposals will be received **until December 3d** for constructing a hospital at Fort Baker. J. M. MARSHALL, deputy quartermaster general, San Francisco. 1301

COURT-HOUSE. [At Emporia, Kan.]
Sealed bids for erecting a court-house will be received **until December 18th** by the Commissioners of Lyon County. 1302

PROPOSALS.

Treasury Department, Office Supervising Architect, Washington, D. C., November 14, 1900. Sealed proposals will be received at this office until 2 o'clock P. M. on the 5th day of December, 1900, and then opened, for the installation of a wiring system for the extension of the U. S. Custom-house and Post-office at Dubuque, Iowa, in accordance with the drawings and specification, copies of which may be obtained at this office, or at the office of the Superintendent of Construction at Dubuque, Iowa, at the discretion of the Supervising Architect. JAMES KNOX TAYLOR, Supervising Architect. 1301

Treasury Department, Office of the Supervising Architect, Washington, D. C., November 13th, 1900. Sealed proposals will be received at this office until 2 o'clock P. M. on the 4th day of December, 1900, and then opened, for furnishing the heating apparatus complete in place, for the Isolation Ward and Mortuary, U. S. Marine Hospital, Cleveland, Ohio, in accordance with drawing and specification, copies of which may be had at this office, or at the office of the Superintendent at Cleveland, Ohio, at the discretion of the Supervising Architect. JAMES KNOX TAYLOR, Supervising Architect. 1301

Treasury Department, Office Supervising Architect, Washington, D. C., November 16, 1900. Sealed proposals will be received at this office until 2 o'clock P. M. on the 7th day of December, 1900, and then opened, for laundry machinery for the Hospital Outbuilding and Bath and Laundry Building at the U. S. Immigrant Station, Ellis Island, New York, in accordance with the drawing and specification, copies of which may be had at this office or the office of Boring & Tilton, 32 Broadway, New York City. JAMES KNOX TAYLOR, Supervising Architect. 1301

Treasury Department, Office Supervising Architect, Washington, D. C., November 16, 1900. Sealed proposals will be received at this office until 2 o'clock P. M. on the 7th day of December, 1900, and then opened, for refrigerators for the Hospital Outbuilding, and refrigerators and kitchen furniture for the Kitchen and Restaurant Building and Hospital Building, at the U. S. Immigrant Station, Ellis Island, New York, in accordance with the drawings and specifications, copies of which may be had at this office or the office of Messrs. Boring & Tilton, 32 Broadway, New York, City. JAMES KNOX TAYLOR, Supervising Architect. 1301

Treasury Department, Office of the Supervising Architect, Washington, D. C., November 16th, 1900. Sealed proposals will be received at this office until 2 o'clock P. M., on the 7th day of December, 1900, and then opened, for sterilizing and disinfecting apparatus for the Boiler house and Hospital Outbuilding at the U. S. Immigrant Station, Ellis Island, New York, in accordance with the drawings and specification, copies of which may be had at this office or the office of Messrs. Boring & Tilton, 32 Broadway, New York City. JAMES KNOX TAYLOR, Supervising Architect. 1301

Treasury Department, Office of the Supervising Architect, Washington, D. C., November 12, 1900. Sealed proposals will be received at this office until 2 o'clock P. M. on the 3d day of December, 1900, and then opened, for the new vault, Register's Office, Treasury Department Building, Washington, D. C., in accordance with drawing and specification, copies of which may be had at this office at the discretion of the Supervising Architect. JAMES KNOX TAYLOR, Supervising Architect. 1300

COURT-HOUSE. [At Linton, N. D.]
Sealed proposals will be received **until January 10** for the erection of a court-house in Emmons County. EDWARD BRADDOCK, county auditor. 1300

FACTORY. [At Gonzales, Tex.]
Sealed bids will be received **until December 4th** for the construction of a brick factory for the Gonzales cotton mills. J. P. RANDLE, pres. 1301

COURT-HOUSE ADDITION. [At Atlanta, Ga.]
Sealed proposals will be received **until December 5th** for completing addition and alterations to the Fulton County Court-house. Forest Adair, G. M. WOOD, clk. com. of roads and revenues. 1301

PUMPING-STATION. [At Boston, Mass.]
Sealed bids will be received **until January 12th, 1901**, for a pumping plant for the Metropolitan Sewerage Commission. JAMES A. BAILEY, chmn 1301

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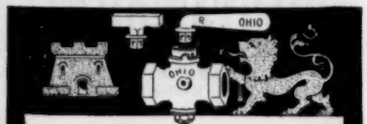

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Prepared in Conformity with the Best Standards of Practice, and Recommended to its Members by the Boston Society of Architects, was . . . . . .

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.

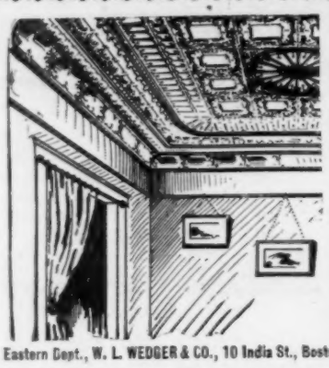
SECTION 12. The American Institute of Architects' "schedule of charges" represents minimum rates for full, faithful and competent service. It is the duty of every architect to charge higher rates whenever the demand for his services will justify the increase, rather than to accept work to which he cannot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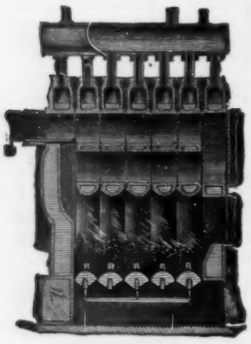

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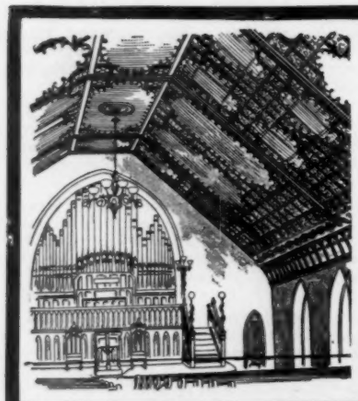

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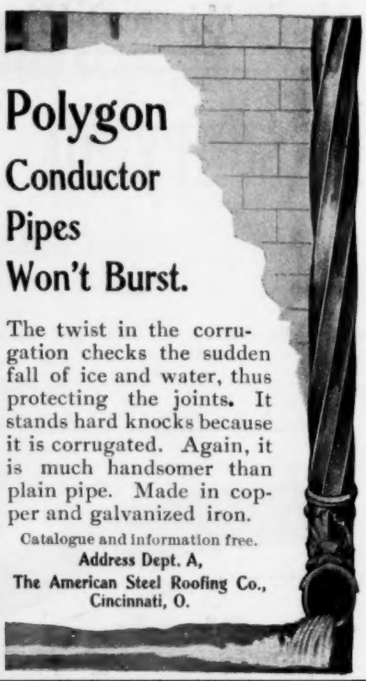

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