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THE Boston Society of Architects has an efficient Legislative Committee, which, among other things, watches proceedings in the Legislature, and calls the attention of the Society to petitions or projects affecting the building-laws, or building-interests in general. Just now, a petition is under consideration for amending the building-laws in material points, and the Committee invites, by circular, members of the Society to express their views upon the matter. The petition, which is headed by Mr. Robert Treat Paine, has for its object the lessening of the excessive cost of constructing dwelling and tenement houses in the city of Boston, and requests a change in the statute, by which floor-timbers, not over fifteen feet in length, may be calculated to sustain with safety a minimum load of fifty-five pounds per square foot of floor, including the weight of the floor itself, instead of a minimum load of fifty pounds in addition to the weight of the floor itself, as the law now requires. Taking the weight of the floor with the plastered ceiling under it at twenty pounds per square foot, this would have, as the minimum extraneous load to be provided for, thirty-five pounds to the square foot, and the Legislative Committee very justly considers this to be "rather close to the limits of safety." It is true that the actual load in dwelling-houses rarely reaches twenty-five pounds per square foot, exclusive of the weight of the floor, but there is always danger that rooms in dwelling-houses, particularly of the poorest class, may, in course of time, be utilized for some sort of small manufacturing, or for the storage of second-hand articles, or junk, or mechanics' tools, or groceries, and for such uses the present requirement is none too strict. It should be remembered that the difference in cost of timber, for a three-story house of average city dimensions, between floors capable of carrying fifty pounds extraneous load and those which are only capable of carrying thirty-five pounds, would be about seven dollars, and it can hardly be called judicious, for the sake of saving poor people this small sum, to expose them to dangers which experience has shown to be real and serious, and from which the most rigid inspection cannot always protect them.

ANOTHER section of the petition provides that, in dwellings not more than thirty-six feet high, and covering not more than one thousand feet of ground, chimney-flues may be built with brick walls four inches thick, without flue-linings. The present law requires that range and boiler flues shall have walls eight inches thick, or fire-clay linings, and the Legislative Committee suggests that, if the law is amended according to the petition, another change shall be made, by requiring such chimneys, which it is now permitted, in wooden houses, to

over with wooden studding, to have the brickwork exposed, or to be plastered directly on the brickwork, without furring. Our own opinion is that the building of wooden houses ought at once to be prohibited throughout the greater part of the city, and that every day that the present law on the subject remains in force adds much to the danger, and to the magnitude of the disaster which is sure to come; but, supposing that the acres of closely-built, three-story wooden dwellings already existing are to be increased indefinitely, it is certainly the part of wisdom to retain at least such small safeguards as the law already gives. In regard to plumbing, the petition makes requests which might, as it seems to us, be safely granted in most cases. The requirement that each house shall have a main trap is antiquated, and, indeed, as we understand, is feebly enforced, the health authorities of the city, like those of other cities, finding that the advantages of freer ventilation of the sewers far outweigh any possible protection given by the trap, and the repeal of this provision of the existing law is desirable in every way. Another request of the petition, that traps on rain-water conductors may be made discretionary, is commented on very sensibly by the Legislative Committee, which observes that conductors opening within four feet of a window should certainly be disconnected from the sewer by a trap, while others, as, for example, those discharging water from a flat roof, not only need no trap, but, without one, assist materially in the ventilation of the sewers. Another section of the petition repeals the requirement that traps shall be back-vented, only stipulating that they shall be protected against loss of seal. As every architect knows, this may be accomplished in many ways better than by the expensive and objectionable back-venting, and no one interested in the progress of the art of plumbing would be sorry to see this part of the petition favorably received.

THE Boston Building Commissioner is credited in the newspapers with having expressed the opinion that, to secure perfect construction, not only architects, but builders, contractors and journeymen mechanics of all kinds, concerned in building, should pass examinations and obtain licenses to practise their calling. As he says, with great reason, a building may be perfectly designed, superintended with the greatest practicable care by a skilful architect and a conscientious contractor, and yet possess fatal defects, through the incompetency, carelessness or malice of individual workmen; and, while the licensing of all the persons concerned in construction is, of course, impossible, we quite agree with Mr. Damrell that it is a mistake to think that the person who designs a building needs more control from the public authority than the one who has to carry out the design, and can, ignorantly or maliciously, pervert it in the most dangerous manner without detection.

WE are glad to read the views of one sensible man on the proposed Department of Tenement-Houses in New York. Every one knows the old trick of New York politicians, who, when somebody complains about the inefficient administration of some department of the city government, raise a virtuous outcry, establish a new department to regulate and reform the first one, fill it with officials of the same sort as those of the first department, who draw their salaries punctually, pay their percentages of them to the Tammany rulers, and perform their duties in the same manner, and with the same results, as the officials of the original department whom they are appointed to watch. In the case of the Department of Tenement-Houses, as a correspondent of the *New York Times* points out, the only result of the creation of such a branch of the government, under present conditions, would be to saddle the tax-payers with an enormous expense for paying the salaries of a horde of new officials, appointed by Tammany Hall to "secure greater efficiency" in the execution of laws which another large body of officials is already employed, and paid to enforce. No one pretends that the law does not give to the officials of the Building Department and the Health Board ample authority to compel strict compliance with the laws. That they do not compel such compliance is notoriously due to inefficiency and corruption, and the real purpose of creating a new department to do the same work is, in all probability, to strengthen Tammany Hall by placing at its disposal a new and plentiful crop of "plums," in the shape of salaried positions and opportunities for extortion, to be distributed among

its "workers," at the same time that the rich field of corruption in connection with building interests, which is not, even yet, worked to its utmost limit, is opened to cultivation with fresh resources. As the correspondent well says, the way to improve tenement-house construction in New York is to reduce taxation, and remorselessly pursue official corruption. No rule of economics is better established than that, in the end, taxes on real-estate are paid by the tenants, in the form of rent. Every penny taken from the owner of tenement-houses by taxation, or extorted from him by corrupt officials, or paid by him in the form of bribery to persons who cannot be induced to do their duty without it, comes ultimately from the pockets of the poor working-people who are obliged to occupy the tenements because they must live near the place where they are employed. Any reduction in taxation would at once be reflected in rents, through the competition of owners of tenements, at the same time that, with honest enforcement of the laws, the conscientious owner of such property would be enabled to offer his well-built and wholesome dwellings in competition with the miserable wretch who bribes inspectors to keep out of the way, while he constructs the illegal buildings from whose helpless tenants he extracts, by exposing them to the misery, sickness and danger of death from which the law is intended to protect them, the price of blood which he divides among the still more infamous officials who share his crime.

MR. ARTHUR H. DODD, a well-known architect of Boston, died a few days ago in that city. Mr. Dodd had been, of late years, rather more prominent as a literary man than as a practising architect, but he was accomplished in his profession, and his talents were nowhere more highly esteemed than among his brother-architects. He was a pupil in architecture at the Massachusetts Institute of Technology, and afterwards travelled extensively abroad, where he studied and sketched with profit. Inheriting a certain income, he was better able than most architects to devote a part of his time to literature, and his bright writing was familiar to the readers of the best Boston newspapers.

ASOCIALISTIC statute of New York, which provides that all contractors for public work in that State should pay their men "the prevailing rate of wages" for the locality in which their work was performed, has been declared by the Court of Appeals to be unconstitutional and void, and the taxpayers of New York may now, so far as the statute-law is concerned, get their work done, like private persons, as cheaply as they can. One case, in which the decision will be of great importance, is that of the Rapid-Transit tunnel. The contractor for this tunnel, the contract price for which is about thirty-five million dollars, would have been obliged, before the decision, to pay "the prevailing rate of wages," whatever they might have been. Now, as it appears, he will be at liberty to agree with his men to pay them whatever they are willing to accept. There is likely to be a wide difference between the two rates, and it is very unfortunate that this difference, which may amount to millions of dollars, should not go into the public treasury, instead of the contractor's pocket.

ACURIOUS movement is going on in Harvard College. All architects who have visited Cambridge will remember the Fogg Museum of Fine Arts, one of the last works of the late Richard M. Hunt. Most of them have also, probably, admired its simplicity and vigor, so characteristic of Mr. Hunt, and may have wished that there might be more buildings like it in the college grounds. This feeling is not, however, shared by the authorities of the University, to judge from the fact that subscriptions are to be solicited for raising the roof, not for any reasons of convenience, but solely, as we are told, "to improve the appearance of the building." Fortunately for the projectors of the scheme, Mr. Hunt is no longer here to express his opinion of the practice of tinkering an artist's design, after his death, for the purpose of "improving it," and the good people who are endeavoring to raise the fifteen thousand dollars required for the purpose will probably be unmolested. Meanwhile, it may be observed that the University, for the sake of economy, has just abolished its Department of Slavic Languages, in which has been for several years most successfully taught the language spoken by one hundred and fifty millions of civilized persons, constituting perhaps the most united and powerful nation on the earth, and our nearest neighbors, excepting the Mexicans and the English. The cost of raising the roof of the Fogg Museum, for the sake of trying a very

doubtful experiment in improving its appearance, would pay the expense of the Slavic Department for nearly five years, and in that time, judging from the present attendance upon its classes, twenty-five or thirty young men, at least, would be equipped not only for the advantageous interchange of ideas with the members of the great and energetic Russian nation, but for reading and understanding the most powerful literature of the present day, a literature which is now represented in the New York Public Library by about ten thousand works, and in the library of Harvard University itself by a large and valuable collection of books. In a time when every intelligent and ambitious officer in the English army learns Russian, when hundreds of Russian books are sold over the counters of book-stores in Paris and Geneva, and when many thousands of our own citizens speak Russian, it is certainly unfortunate that the oldest institution of learning in America should be obliged, from economy, to discontinue teaching the language; and if the intending subscribers to the experiment on Mr. Hunt's design would divert their bounty for the time to the maintenance of the Slavic Department, we are sure that they would not lose their reward, and the Museum roof will be just as available for remodelling five years hence as it is now.

THE singular behavior of a foundation-wall in New York deserves to be mentioned as a warning to other walls. It seems that a foundation was being constructed for a new building in Nineteenth Street, a portion of the foundation consisting of "a ten-foot stone wall." We are not informed whether the wall was ten feet thick, or ten feet long, or ten feet high, but there is internal evidence to show that the ten feet refers to the height. Instead of adjoining the next building, the new structure was at a distance of "a few feet" from it, so that "there was earth" between the old wall and the new one, and "it is supposed the latter could not stand the weight of earth." However this may be, it collapsed "without warning," killing two men, and badly injuring two more. It is needless to say that, according to the contractors, or such of them as have not disappeared, the men who were injured are alone to blame for the catastrophe; but, without questioning the accuracy of this conclusion, the expert would be glad to know whether foundation-walls in New York are generally incapable of resisting the "weight" of "a few feet of earth," and, if so, how they can best be reinforced against a strain which is likely, in many buildings, to be brought upon them.

LE GÉNIE CIVIL describes a process which promises to be valuable in many industries. Every reader of Viollet-le-Duc remembers his frequent mention of the lava of Volvic, which is the material of many of the best Romanesque and early Gothic buildings in the centre of France, and is taken from quarries near the extinct volcanoes of Le Puy, in Auvergne. The Volvic lava is hard, and resists most chemical reagents, so that it is still in demand for laboratory fittings. It is, however, like most lavas, full of little cavities, like a sponge, and this circumstance, together with its dark color, and the difficulty of cutting blocks out of the solid and unstratified mass in which it lies, have made it less valuable as a building-material than the limestones. Recently, however, a new method of utilizing it has been introduced, and the Volvic quarries have again come into prominence in the building world. The new treatment consists simply in covering the surface of slabs of the stone with enamel, which attaches itself so closely to the porous stone that it cannot be detached without bringing a piece of stone with it, while slabs can be formed in this way of any size, and any color, of a perfection of form and surface which is unattainable in earthenware. To form these enamelled slabs, which are in great demand for making laboratory tables, clock-faces, sign-boards, tanks, and many other purposes, the stone, extracted from the quarry in large blocks, is sawed, like marble, by means of sand, or with diamond saws. After the sheets so obtained have been trimmed to the proper dimensions, they are covered with silicious enamel, colored as required, and applied as a fine powder, mixed with water. As soon as they are dry, they are transported to the enamelling furnace, where they are subjected to a bright-red heat, which melts and partly vitrifies the enamel. Nothing remains but to cool them slowly, and they are then ready for delivery. As slabs five feet wide and eight feet long, while, in earthenware, it is hardly possible to make a piece eighteen inches square reasonably flat, the market for the lava sheets is already quite extensive.



SETTLEMENT OF THE LABOR DISPUTE.—
NEW MERCANTILE BUILDINGS.—NEW
COLLEGE BUILDINGS.—WORKINGS OF THE
ILLINOIS ARCHITECTS' LICENSE LAW.—A
CASE OF PLAGIARISM.—PROTEST AGAINST THE BELLEVUE-
PLACE SHELTER.—THE EVIL CAUSED BY A CITY'S ALLEY-
WAYS.

It begins to look as if the labor question were about settled for the present, and for several years to come. The carpenters have practically withdrawn from the Building-Trades Council and are only waiting the returns from the referendum vote to show that the terms proposed by the Arbitration Committee have been accepted. Probably this week the final agreement will be signed by both parties, which will give peace in building-circles for at least two years. The carpenters were the only remaining body of men that gave any vitality to the failing forces of the Trades Council, and it was admitted on all sides that should they withdraw, the last support which held the fabric together would be taken away. Consequently, the dissolution of the Building-Trades Council is expected, for, with all power gone, its officers and remaining members have too much sense to wish for its continuance. And this places the labor problem in Chicago on a much better footing. The existing feeling between the contractors and individual unions is one of more or less mutual cordiality, which on both sides should bespeak greater fairness in the future than in days past.

As a result of this brighter labor outlook, building prospects are better in Chicago than they have been for the past six or seven years. Marshall Field has finally secured possession of the building known as Music Hall, just north of his present State-street store. The hall he expects to tear down, and erect in its place a large addition to his present immense retail store. Plans are nearly completed for the erection of a new Central Music Hall, on Washington Street and Michigan Avenue; option has been secured on the property, and, if the scheme is carried out, a twelve-story building will be erected, which will be the home of the Central Church, the Hamilton Club, Apollo Club and several other organizations. The building for the National Bank of Chicago is showing a brave front to the street, while the *Inter-Ocean* Building, a few blocks away, is in process of erection on the site of the old Columbia Theatre. The old *Tribune* structure is doomed to go, and in its place will rise a building which, it is asserted, will be one of the best newspaper offices of the West. A large building will be built adjoining the Christian Association Building on La Salle Street, and so the list grows, seeming of astonishing length after the long season of enforced quiet.

Outside of the down-town district our two Universities are busy with plans for future building. The University of Chicago is contemplating a new building, or group of buildings, to cost over \$400,000. The building will include a Commons, for the serving of meals to students, an Assembly-hall, a "Founders Tower," a Café and a Club-house, the last portion to bear the name of Leon Mandel, after the donor of the special part used for the Club. The main entrances of the group will give access to a central cloister, upon which all the different buildings will open. Distinct from this group of buildings, a new gymnasium will be completed this year.

North Western University hopes to have six new buildings finished within the next two years. There will be a Gymnasium, an Art Building, Dining-hall, Dormitory and Natural Science Hall, the last to be called Marcy Hall, after Dr. Marcy, one of the early professors of the institution, a professor of delightful memory among many of the older students.

The second biennial report of the Board of Examiners of Architects has just been published, at the close of the second year of usefulness of the Board. It may be of interest to cull a few items from it, showing in just what condition matters are, after two years of experience and experiment.

"On December 1, 1898, the balance of funds in the hands of the treasurer was \$14,093.25. Of this amount, the sum of \$11,593.25 should have been deposited in the Treasury of the State under provision of Section 2 of the Act, which provided that when money in the hands of the Treasurer, at the time when the annual report is rendered, exceeds \$2,500, the amount of such excess shall be paid into the State Treasury to the credit of the State Board of Examiners of Architects. But on the 28th of November, 1898, the Board was enjoined from paying any part of its funds into the State Treasury by the Circuit Court of Cook County, at suit brought by William G. Barfield and others.

"The number of applications received have been one hundred and six. Twenty-seven of these who were architects with previous experience (most of them from other States) have been examined at Board meetings, and have received certificates. In all cases they have been obliged to furnish exhibits, showing experience and other qualifications superior to those required in class-examinations as provided in rules of the Board. A considerable number, after examina-

tion by the Board, have been referred to the regular class-examination, on their showing before the Board not being sufficient to entitle them to license. No one appearing before the Board is rejected, though not all are approved. They all have the privilege to attend the class-examinations. Sixty-two have been examined in the classes, and the class-examinations have all required three continuous days' work from each candidate. Of these, thirty-six have passed and received certificates and twenty-six have been rejected. Fifty-four examination-licenses have been issued. Licenses are not always taken out after examinations. Many of those who receive certificates of qualification do not go into practice at once, but continue as draughtsmen and assistants to other architects, using the certificates of the Board as evidence of their ability. Many of the applications for examination are withdrawn, in which case the fees are refunded. Many others leave their applications on file for a long time before coming to the class examinations, though all are notified of each examination.

"Within the past two years the Board has had occasion to act in three cases, in two of which the charge was of 'dishonest practices,' and the specific offense was the use of a licensed architect's seal on plans and specifications not made by himself and for the benefit of other persons. In each case the accused was accorded a trial before the full Board and the privilege of counsel. In the first case tried the fact was proved, but the Board did not consider that a dishonest act had been performed, because no consideration was proved. The license was not revoked, and the accused was dismissed with a reprimand and a warning.

"In the second case, that against Benjamin H. Eden, of Alton, two cases of violation of this kind were distinctly proved, and the Board revoked the license.

"In the third case the charge of 'incompetence' was made by a contractor against a licensed architect under whose supervision he was carrying out a contract. After the architect had been summoned and a day set for trial, an attempt was made to withdraw the charge. The Board refused to recognize the withdrawal and caused the trial to go on. The accuser failed to appear, and the Board proceeded to investigate the facts in the case independently. The plans and specifications and building in course of erection were examined, and the Board came to the conclusion that the plans and specifications were such that if they had been carried out correctly, the building would have been safely and successfully constructed; but the Board, while deciding that the architect was not guilty, censured him for neglecting to supervise the erection of the building, as in duty bound.

"One of the good results already observed is found in the greater number of educated architects distributed among the smaller cities of the State, often in places where an architect's sign was never before seen. The certificate of ability which the Board gives to every candidate who passes the examination is the best recommendation a young man can have who settles in a new place. The architecture of small cities and rural districts is already showing improvement, and houses are carefully planned and correctly constructed, where formerly the crude conceptions of the village-carpenter were all that could be obtained. Thus far, the majority of those who have been licensed after examinations have settled in the small cities."

The question of professional honor and etiquette is one that we not only always have with us, but with us unsettled, and the most painful part of it is, that it is a question which permits generally of no settlement. Ideas can be stolen, have been, and always will be, and the difficult part of the matter lies in the fact that it is so hard to determine when actual theft begins and the result of unconscious influence ends. Readers of the *Interstate Architect and Builder* have been somewhat diverted by the spicy exchange of compliments carried on between Mr. Louis H. Sullivan and Messrs. Tenbusch & Hill, architects, of Cleveland, Ohio, designers of a bronze door for the Cathedral of the Sacred Heart in Duluth. Mr. Sullivan considers that, in conception, the Cleveland architects, though they did not actually steal his design line for line, at least drew their inspiration very essentially from one of his compositions. The design Mr. Sullivan refers to was that for a swimming-certificate for the Chicago Athletic Club, and he feels called upon to throw down the gauntlet in the shape of a very spicy letter in which he defends his honor and attacks that of the above-mentioned firm. The letter thunders forth, in far from gentle vein, such terms as "degeneracy of morality," "callousness of mental fibre," "plagiarism," "common thievery," "turpitude," "unprincipled vulgarity." Here the cloud-burst ends, and after having calmed your nerves with reading several commonplace announcements on the rest of the page, you turn the leaf, to be again harrowed up on the recurring question of professional etiquette and honor, while the lion roars. At the top of this second page is the design made for the Chicago Athletic Club, while underneath is reprinted a slip torn from the mouthpiece of the organization, in which thanks are given to Mr. Sullivan for his charmingly designed certificate-card. At the top of the opposite page stand several interesting bits of definition, presumably taken from the latest *Century Dictionary*. "Plagiarism"—with definition: "plagiarise, plagiarist, plagiary." These are followed up with "unprincipled turpitude," while underneath is a reproduction of the offending bronze door, reduced to the same size as the swimming-certificate. Certainly, the designs are most similar in character, so similar that one cannot fail to sympathize with Mr. Sullivan's red-hot charge. Did Messrs. Tenbusch & Hill ever sit at the feet of Mr.

Sullivan, drinking in the beauty of his designs, allowing their thoughts to run in the very mould in which his have run, as do the students in our classes of design here at the Art Institute? If such was the case, one can never tell where the unconscious influence will end; but, if this has not been the case, it is at least a peculiar coincidence that the fundamental lines of the two designs should be so similar. Messrs. Tenbusch & Hill naturally replied to Mr. Sullivan's charge, but in no very satisfactory way, chiefly regretting Mr. Sullivan's loss of self-control and the use of language unbecoming a gentleman. The whole correspondence, from its peppery nature, has been most amusing, and one loses sight of the very grave question of how one architect may protect himself against the appropriating of plans and ideas by others.

An equally amusing incident here in Chicago, a regular tempest-in-a-teapot affair, has been that connected with a scheme for the embellishment of the small triangular park, on the north side, at the junction of Rush and State Streets and Bellevue Place. About a year ago, at the exhibition of the Architectural League, a series of competitive drawings were shown for this very improvement, which now is creating such a hubbub in the respectable, nay, even aristocratic, neighborhood of Bellevue Place. The women of the Chicago Woman's Club, to give "an object-lesson in aesthetics, to illustrate the spirit of art which pervades Chicago," decided to take up the matter of beautifying this little breathing-space, and offered a prize for the best design, to be so judged by the Fine-Arts Commission appointed by law. The jury of this commission consists of an architect, a sculptor, a painter and a landscape-gardener, also the Mayor and heads of the Park Boards of the city. Mr. Birch Burdett Long's design was the prize-winner, and it seems as if moral cowardice fell upon us all at that time, for many were the sly and jeering remarks made upon it at the time, but no honest, candid criticism seemed to be forthcoming. It seemed, perhaps, ungracious to criticize a gift, which was given in the most friendly and well-meaning of spirits; but, like all cowardly actions, it was a mistake, for the little thing is worse in reality than on paper. To begin with, it is perfectly inappropriate for the place where it has been placed. It is a little shelter, presumably a house, where one can wait for the cars or omnibus; but the intersection of these noisy and muddy thoroughfares is not a place where one would drop down for a few minutes' quiet thought. It opens to the south, but on the north faces the diminishing end of the triangle, and has a little well or fountain directly in front. The nature of the little building is somewhat that of a pergola, but the vines which should climb over its roof-beams, and *do* in the drawing, will doubtless be very slow to materialize in this dust-laden city atmosphere. Then, the material chosen is unfortunate: bright-red brick and tile are combined with white columns bearing bright-green markings, and decorations on them. To begin with, the whole thing has no *raison d'être*. Perhaps one could imagine surroundings where the composition would not be so objectionable, but certainly here it is an affected and inharmonious little creation. A thing must have much beauty to excuse a useless existence in our work-a-day world, when so much has a utilitarian side. The outcome, so far, has been that a petition has been addressed to the Lincoln Park Commissioners which reads as follows: "Your petitioners, residents of Bellevue Place, respectfully protest against the perversion of the small park at the intersection of Bellevue, Rush and State, and ask that the incongruous structure recently erected there be removed. We regret the destruction of the trees, the elms of many years' growth, which were slaughtered to make place for this flimsy conglomeration of discords, and urge that the park may be restored and preserved as a place for grass, trees and flowers, not surrendered to artificial absurdities. It is mortifying to our civic pride to have such a building substituted for what has been destroyed, and to have it remain as representing the taste and sense of propriety of either our Park Board or our section of the city. It has no utility except as a lurking-place for highwaymen and a lodge for tramps. Instead of beautifying, it deforms. We feel that it is an unjust infliction upon this neighborhood."

It really is a pity to have this discouragement meet so very laudable a desire to beautify our city, which, with the exception of a few favored localities, is a most unattractive place. Abroad, people laugh at the enthusiasm of the Chicagoan for his city, while, here, we wish we all had more of it, for the prevailing attitude now among the more educated and cultivated people seems to be to cry it down. Chicago is not a pleasant place, in many respects, to live in, with its smoke and dirt, but why must we have the smoke and dirt? Once get rid of these two evils and we have the foundation for something fine, with our beautiful stretch of inland sea before us. Those of us who were born here, or even live here, and gain our livelihood from Chicago ought to be willing and eager to help make Chicago more beautiful, rather than applaud the action of those who leave it for brighter skies. Let every one take a hearty interest in the Municipal Art League of Chicago. Read through the report of the Committee on Programme and Work, recently published, and see what work every citizen might enter into, by either giving his time or money. The report is full of good ideas. One evil which it does not touch on is the alleys of the city. No city can be a desirable one to live in which is laid out with alleys. Clean Chicago's streets, turn off the smoke nuisance and give the alleys to the abutting property-owners, and we might have a city so pleasant to live in that the better class of bread-winners would not be driven in shoals to the suburbs, nor the richer leave, to settle in New York, Wash-

ington and the European cities. Laid out as it is now, the alleys are catch-alls for the germs of filth-diseases, and the little back "gardens," which might be the places where old age could sit and rest, and children play, instead of everlastingly wandering on the streets, are simply rat-ridden spaces, made entirely foul by the garbage-stack just beyond the fence, or the language, fouler yet, from the frequenters of these most undesirable places. It sounds extreme to say that the alleys of a town are responsible for three-quarters of the moral and physical degeneracy of a great city, but such we believe to be the case.

EXPERTS AND THEIR REMUNERATION.

THE technical expert holds a recognized place in the practice of architecture, which has become a much more complex business than it was in the century now closed. As a necessary intermediary between the architect and the tradesman, the expert occupies a position that at one time was held by the foreman of the builder — say a carpenter or plumber. Any part of the construction that called for a more than usual amount of skill, such as the construction of a roof of wide span, or any ironwork, was left to the foreman to supervise, under the architect's general control, in the buildings of the day. We have now buildings in which the design, the structural work, the heating and sanitary arrangements, the electric wiring and light installations, hydraulic lifts, etc., are far beyond the acquirements of skilled mechanics. A new order of men, possessing a higher standard of education, and who now have been trained specially for these branches of construction, have arisen, to whom the architect has to trust special departments of his work. In America the position and function of the expert is fully asserted, and large architectural firms have to employ them among their permanent staff, or to deal with them as specialists under the contract. Steel-skeleton structures, large heating and lighting and electric installations, sanitary fittings, etc., demand the employment of experts, and no architect would think of preparing designs and drawings for any of these matters, or superintending their execution, single-handed. In England the manufacturer or tradesman often acts in this capacity, or the work is sublet to him, the architect exercising a control under the contract. We have, indeed, a few professional experts in sanitation, heating and ventilating, electric lighting, and these are sometimes called in, or undertake the supervision of such work; but they are not yet so fully recognized by the architect. May it not be worth while to consider the advantage or otherwise of the employment of experts in these special branches of construction, as colleagues or assistants of the architect? The late Sir Charles Barry and Sir Gilbert Scott engaged expert engineers to assist them in the design and construction of certain structural works, such as the great iron-roof over St. Pancras Station of the Midland, and many of the principal iron-roofs designed by architects have been supervised by experts. Sir Gilbert Scott, we believe, called in Mr. Shields to assist him in the ironwork ties, etc., required in the restoration of Salisbury spire. For a building with a large roof of iron or steel construction, expert assistance in the supervision, and perhaps also in the design, appears absolutely necessary. We cannot expect the architect to know the proper size of sections for steel principals, struts, or tie-rods; the best detail for a hinged joint, or for the seating of a long girder to allow for changes of temperature. Such details for a large span are better left to the structural-engineer. A building with complex ironwork affords a good opportunity for a division of skill and experience. The more complex the building, the greater is the need of expert supervision. A modern hotel with all the accessories of hydraulic-power lifts, electric lighting, sanitary fittings, and warming and ventilating arrangements; or an "up-to-date" theatre with fire-resisting appliances, hydraulic appliances for stage, fire extinction, ventilation, machinery, etc.; or a block of city offices fully equipped with the latest arrangements for warming, lighting and ventilating, is beyond the ordinary duties imposed on the architect. In the arrangement and details of these appliances, he must seek the opinion and experience of the specialist, or leave them uncontrolled to the contractor or tradesmen. As the bricklayer, carpenter and mason require the guidance of the foreman, so the tradesmen who contract for the fixing of the hot-water pipes and apparatus, hydraulic-lifts, or electric power and lighting installations, naturally fall under the control and supervision of men who are experts in these branches. Then there are the items of extra cost and labor to be considered. The engineering arrangements of public buildings like work-houses, asylums, hospitals, necessitate careful plans and estimates. The cold and hot water supply, heating, lighting and power arrangements form, as we have been reminded, important items in the expenditure. Who will say that the architect unaided is able to arrange these matters satisfactorily? Expert advice in the carrying-out of the scheme would often make a considerable saving in the cost. In England, at least, the special engineering arrangements are left to the contractor or firms who contract for the work, instead of being made at the onset according to plans previously devised by competent experts. The consequence of this neglect is that alterations have to be made in the structure, brickwork has to be cut for flues and ducts, and openings made in the floors, shafts built after the work is advanced, and sundry minor details altered, creating additional expense. We know that original estimates for these engineering works are often drawn up by surveyors who do not know the requirements — the result is a heavy cost for extras when the work is completed.

The expert being thus a recognized agent in large and complicated buildings, the question arises: What should be his relation to the architect? Is he to be engaged at the commencement of a work to assist the architect in preparing his plans and estimates, or be consulted afterwards as the building progresses and his help becomes necessary? In ordinary English practice the latter alternative is generally adopted. For example, the architect's design for special iron construction is submitted to an engineer for his advice in the preparation of the drawings and details. In ordinary practice this course may be sufficient, but in buildings where the structure is chiefly of iron and steel, or where special engineering skill is necessary in the preparation of drawings and specifications for water-supply, heating-apparatus, etc., as in public baths and wash-houses, the professional expert ought to be consulted at the onset, and, in fact, it appears that in architectural firms that have a large practice in the design of buildings involving special structural, mechanical, sanitary, and heating problems, he is often engaged as a member of the staff. The expert is more recognized by our American *confères* in the profession, as we all know. In fact, there are certain branches of architectural practice, in which these engineering and special problems occupy a more prominent place than the architectural design, where the architect's work is secondary and subordinate to them. A set of public baths and wash-houses, a bridge, a railway-station and a market are structures in which the engineer or specialist is chiefly concerned, and it would be hardly an exaggeration to say, in one sense, that such buildings are the joint productions of two or more, rather than one, minds. In such cases, the architect ought to be considered the leader of a set of experts, who cooperate with him in the design and its execution. A further question arises as to the fees or commissions made by experts in buildings of this description.

The great professional organization known as the Convention of the American Institute of Architects, at Washington, has of late been discussing a great many topics of interest to the profession. One of the reports presented was on the result of a conference with the American Society of Heating and Ventilating Engineers. The very important place assigned to heating and ventilation in the architecture of the States has necessitated the employment of experts on the staff of leading architects, or separately, and the authorization of proper fees. The profession, therefore, represented by the American Institute have had a conference with a committee appointed by the above society of engineers, together with sanitary, electrical, mechanical and other experts, and with architects representing all classes of practitioners, and have come to an agreement of opinion on the following points:—(1) That in the design, construction, and equipment of modern buildings, the problems of sanitary, electrical and mechanical engineering, of heating and ventilation, of structural work and foundations, are much more complicated, and their solution much more expensive, than was the case when the present schedule of charges of the Institute was first adopted, at which time, to use words taken from a recent convention report, 'the erection of a building could safely be left to a competent carpenter's foreman, or to a master-mason,' and that this development has in many cases rendered necessary the employment of experts, either permanently on the staff of the architect, or by engagement for a specific work. (2) That the amount of labor and expense required from an architect now, even when the best of experts are engaged, and independent of their fees, is greater than was contemplated when the present schedule was adopted, but is necessary for the moulding of those parts into complete harmony with the architect's design in all classes of work. (3) That the usual charge for efficient expert-service is 5 per cent of the cost of the special work involved, where this amounts to \$10,000, with a gradual increasing of the percentage as the amount diminishes from \$10,000 down to \$2,000. (4) That the expense of expert service should be paid by the client, as a necessary part of the cost of the work. (5) That the architect should select the engineer or expert, whose work should be subordinate to that of the architect, and should be done under his direction in hearty cooperation with him. (6) That the architect should assume all expense for expert services necessary for the proper execution of a work, and that the schedule fees for heating and ventilation, sanitary, electrical and mechanical work should be 10 per cent on the cost of these parts." It is therefore recommended that the schedule of charges of the Institute be so amended that the minimum charge for professional services in connection with these branches of engineering shall be 10 per cent on the cost of these portions of the work, the architect to select and to approve any experts required, and to assume all expense for their services, whether rendered by members of his own staff or engaged for a specific work.

These recommendations are, we think, reasonable, and the remuneration suggested not too high. Clause 2 very justly expresses the fact that the amount of labor and expense incurred by the architect, even when the best experts are employed, is greater than formerly. This increased labor and skill on the architect's part is chiefly entailed in the greater effort necessary in bringing all the expert branches of the work into harmony. In a single contract where the architect alone designs and supervises the work, he is not hindered or hampered by conflicting conditions; he has not to alter or modify his plans for, say, the requirements of the heating-engineer, or the electrician; there is nothing to bring into harmony with the straightforward tenor of his own work. But the architect of a large, complex building, of numerous different requirements and

branches of expert labor, has his hands full in bringing each tradesman into line with his design. The demands of the hot-water or ventilating engineer must not be allowed to interfere or clash with the design of the apartments or the exterior; the hydraulic-lift arrangements have to be studied in connection with floors and ceilings; the electrician must not be allowed to run riot over the ornamental or panelled ceilings in the "wiring" of the building, and the structural-engineer's requirements have to be adjusted and brought into unison with the architectural treatment. Expert assistance, as we have hinted, is not recognized in this country to the extent it is in America, where the steel structure and the installation of a great many services are required. The schedule sanctioned by the R. I. B. A. leaves any extra charges optional, a higher rate of percentage being permitted in certain circumstances, as in designs for fitting of buildings and furniture or decoration. Where "5 per cent is not remunerative, the architect's charge is regulated by special circumstances and conditions." Works costing less than £1,000 are also to be charged for in this manner. Thus, in the revised scale of the R. I. B. A., there is no clause referring to the remuneration of experts when these are necessary; this is perhaps regrettable. In the revised form lately issued, Clause 2, which describes services not included in the 5 per cent commission, refers to negotiation about site, surveying site, and taking levels, making surveys and plans of buildings to be altered, party-wall arrangements, rights of light, for services in connection with litigation or arbitration, etc., but not a word about services in connection with the requirements of structural, heating, ventilating, or electrical engineers, in those technical branches of construction that now are so intimately mixed up with the architect's functions. The omission ought to be supplied when another revision of the schedule takes place, and it would be of some advantage to fix a scale of fees for experts engaged in building, and for the additional skill and labor of the architect in consulting and arranging with them. At least a minimum charge for professional services in connection with sanitary, mechanical, heating, and ventilating and electrical fittings might be fixed. Of course, the architect would in every case appoint the engineer or expert, and it is equally necessary that these subsidiary but necessary parts of the design should be placed under the architect's direction and control. Unfortunately, such a control is not universal; the structural-engineer or electrician is often left to the contractor, or contracts to do the works on his own initiation, the consequence of which is a continual clashing with the design, details, and intention of the architect. Without cooperation, the most accomplished specialists must fail to produce anything but the most discordant result. — *The Building News.*

VANISHING VENICE.

THE subject of this article is one of the saddest, and it will make a profound impression on my readers. Ought I therefore to refrain from writing it? Not a bit of it. It is not the duty of the skilful surgeon to cause his patient to laugh, and it is not worthy of a respectable writer to conceal the truth. Yesterday, it was the Ducal Palace whose static conditions, although exaggerated by an official report, stirred the public. To-day, apropos of a new bridge over the Lagoon, it is the very integrity of Venice which has been brought into discussion, and the diabolical cry, "Venice is vanishing," is heard on every side, with an insistence which would be culpable if it did not correspond with the realities, to the general condition of things that are in open contradiction with the rights of art, of history and of the beauty of the most original city of Italy.

Venice is vanishing—that is, the Venice of the Doges, with its *calli*, with its *campi*, with its little palaces, which have the delicacy of lacework—it is this Venice which, from day to day, is being wiped out as if it were merely a question of a city whose importance was a negligible quantity.

Unfortunately, even Venice, like Florence, Rome and Naples, has need of a good general plan of sanitation. If there is in the world a difficult city to be sanitated, Venice is that city. In fact, from the time that the study of the plan of sanitation was proposed, protests were raised on every side. These were the voices of artists, scholars, and the admirers of the beautiful who were united by a sentiment of fear and disapprobation; so the Italian Government, in order to soften an agitation which tended ever to expand, instead of leaving to the municipality of Venice the exclusive responsibility of the sanitation of the city, arranged that a mixed commission should be chosen in the interest of art, of history and of the public health, in order that it might study the questions which were concerned in the sanitation of the city, and at the same time ordered that this Commission should present its conclusions within a reasonable length of time.

This was done, and the official report was the object of discussion, for it showed to the public a series of truths, which, alas, were found to be in perfect discord with the feelings of the artists.

It goes without saying, that modern life has new demands, new needs, which cannot be neglected, and the Commissioners affirmed that the bad dwellings and the great agglomerations of individuals are the most pitiless enemies of the healthfulness of life in Venice.

Therefore, these habitations must be made more humane, and opposition must be made to all over-crowding, if it is really hoped to solve the matter of the regeneration of Venice, and since light and air are the essential elements of health, the suppression of several alleys is imposed on those who study the problem. To enlarge most of the streets of Venice would be to destroy the city, but some enlargement may be carried out with prudence and discretion without

doing violence to the picturesque character of the city, while at the same time respecting the tortuous movement of the streets, for right lines are not for Venice, a city without horses — without carriages.

Already, sketches after this programme have been prepared, and the result has been disastrous from the æsthetic point-of-view. And this is why commissioners, historians and artists find themselves in opposition with the sanitarians, and these last proclaim, supporting themselves by figures, that the healthfulness of Venice is higher in those places where the typical Venetian aspect is most sensibly represented in its lines and its deplorable habits.

It goes without saying that all the Commissioners were possessed with a desire of reaching a common conclusion, at least on the essential point of the investigation, but in practice each one of them drew conclusions for his own side, and in place of having a report on the sanitation of Venice, we have different reports, the tone of each of which was that of the specialty of the several reporters; thus, the sanitarians complained of the artists, the artists of the sanitarians, who, in a letter addressed to the President of the Commission, declared that hygiene had been sacrificed to art — that this sacrifice is neither useful nor worthy of praise — that, finally, the sanitarians are convinced of having the support of the laws of logic, and not so much because of public health as because of the improved viability of the city.

It appears, then, that the artists should have triumphed, and the report of which I have spoken should have been accepted as it stood by the Italian Government and the municipality of Venice; but, on the contrary, the report has been forgotten, and an architect-member of the Commission, who is always in relation with the Government, particularly in these later days, declared, in a letter to a daily journal, that the Ministry, as well as different members of the Commission, desired that the report should be allowed to sleep, and, in fact, it does sleep, and no one, as it appears, will waken it. In the meantime, Venice continues to find herself in danger, and her artistic integrity appears to be dissolving like a snow statue in the sun. The ruins cannot be counted, whether in the centre of the city or in those quarters of the city far from the centre; it is true that the matter relates to picturesque ruins, ruins which are the especial loves of the impressionist painter and the dreamy poet, but the condition in which some amongst them are found is not reassuring to those who, apart from all considerations of beauty, are interested in stability. It suffices to make a trip along the Grand Canal to gather enough facts bearing on the subject which interests us. The color of Venice no longer exists except in the soul of the poet; the passage of the years as they flow by is going to finish the work of destruction, and the moderns show themselves insensible to this destruction, which, moreover, is often fortified, so to speak, by the "soins" of these same Venetians, who have forgotten their race and the might of their ancestors. On the Grand Canal we meet several of those pretty façades with those unforgettable "finestrati," little buildings with from four to six windows partly barred by walls which rise between the slight columns of these "finestrati"; Gothic palaces with Venetian blinds, Gothic palaces with modern additions and little isolated windows, of an elegance at once an æsthetic pleasure and a model of good taste, alternating with balconies of iron, balconies even of a commercial type which are a real offense to the most elementary laws of propriety. And halt before one of the palaces of the municipality itself still on this Grand Canal, once called the finest street in the whole world; a clock is here so placed that its effect is so disastrous that the municipality should not allow it in the case even of a private house. Next, direct your glances to the Museo Correr, quite near; beside it rises a terrible roof, the Pescheria, or fish-market, a construction with columns of a kind which would do well enough in a village, but on the bank of the Grand Canal shock the view even of those who are most insensible to æsthetic pleasures. For a long time people have been thinking of replacing this structure with a building which might be in proper relation with the beauty of the place, but long discussions have not yet resulted in anything real. There exists, however, a project for a fish-market prepared by M. Rupolo, an architect to whom has been confided the restoration of the Ducal Palace, and M. Laurenti, a Venetian painter full of suggestiveness, and sincerely in love with his art, and we can only hope for the realization of their scheme, which will destroy forever the ugliest building on the Grand Canal. And think for merely a moment that this old Pescheria, besides not being far from the Museo Correr, is almost facing the celebrated Ca' d' Oro, the most charming of the Venetian edifices which formerly gave life to the Canal and afforded to the eye the joy of the most exquisite forms which can be imagined. Thank God, the Ca' d' Oro is going to be restored at the expense of Franchetti, its present proprietor, and in the midst of the ruins, the dangers, the disgraceful additions on the Grand Canal, here the eye rests with satisfaction.

Now listen to what the Venetian Section of the Italian Society for Public Art has to say, for on the matter of Venice it uses words of an exemplary frankness and directness. Artistic Venice has no more time to lose, it says. Destroyed are its private galleries; migrated are its paintings, its bronzes, its well-heads, its most beautiful friezes; exported are its mantelpieces, its doors, its mural decorations and the ceilings of its ancient richness. Except for a few palaces, still preserved, there remains to-day only the curtain of the façades, and it is precisely to save this glorious remnant that provision must be made. To succeed in this it is not necessary to demand new laws, it is enough to revise those which exist and make

them respected without exception. Respect for the law is really one of the most important points in the question. In fact, Venice, like all the cities of Italy, has its Regulation of Public Edility, respect for which might be enforced in favor of the integrity of the city, much more than would appear at first sight. Do you know how many pieces of carved marble, whether they came from the façades or the interior of the palaces, have been taken away and sold, to the great damage of the artistic patrimony and exterior beauty of Venice? An incredible quantity. I was in London last month, and, in visiting anew South Kensington Museum, I was thunderstruck at the number of Venetian marbles and sculptured stones. It was the love of Ruskin and all that was Ruskinian which urged the English to bring to London everything Venetian that they could get hold of whenever such things were put up at auction by the Venetians; and the English, thanks to the condescension of the Venetians and the indifference of the authorities, little by little have drawn to the Museum on Cromwell Road, and even to the Museum in Trafalgar Square, not only marbles and carved stones, but also the paintings from the Pinakotheks of Venice. This affects the honor of those who believe in the existence of an intellectual life which is in need of fertilizing itself amidst the pleasures of art, and I speak of it only to point out a real fact, which could not exist if the Regulation of Public Edility at Venice was not almost always a dead letter. In fact, this Regulation forbids any one whomsoever to place, to change from its place, or to remove from the outer walls of any buildings, monuments, objects of art or anything having an historical or archaeological interest, any decorations, whether in stone or terra cotta, or any paintings, cartouches, armorial bearings, etc. Well, if this article of the Regulation were enforced as it ought to be, would it be possible to see Venetian antiquaries becoming agents for the transfer of sculptured stone from Venetian proprietors to foreigners? Surely not. Nor am I speaking only of the past — I address myself to the present time, for the difference is less apparent than it might be, as one can easily see: the shops of Venetian antiquaries are full of objects of art, of fixed decorations and architectural ornaments, which have been removed capriciously, or for the sake of being turned into money by their owners, to the great disfigurement of the Venice of the artists, the Venice of the intellectual, the only Venice possible in the eyes of persons who think.

I do not change the subject from the Regulation, in exposing a new truth which will not fail to give my readers surprise. The city of Venice, beside the Regulation of Public Edility, has also a Municipal Bureau of Engineers, a technical bureau. One would believe that a technical bureau should be composed of architects, or even of engineers, in such a city as Venice, which is artistic beyond everything. But not a bit of it. Above the doorway of this Bureau might be put, as Balzac wrote on the title-leaf of his "Physiologie du Mariage," "Art enters not here." [Balzac wrote "Women enter not here."] And when one knows that, in Italy, engineers, as a rule, have no knowledge of architecture — even those who erect palaces and churches — one easily measures the gravity of the situation which I draw attention to, which weighs terribly upon the fate of ancient and modern architecture in Venice. There is a Commission for Ornament, but the event has proved that its successes are not glorious; and, however that may be, a reform on this subject is necessary. The integrity of Venice demands the modification of the Municipal Technical Bureau and of the Commission for Ornament.

I ought not to forget that one of the enemies of Venice is quite a stranger to art, to construction, and to all speculation in objects of art, and that is the little launches which, from morning till night, tear up and down the Grand Canal. We are assured that these "vaporetti" are not of the most approved type, and that the wash of the waters they produce in the Canal breaks and decomposes those foundations which are not of stone (*macigno*), enlarging cracks, and hastening to a critical condition the stability of the palaces.

They say that it is because of this that they are going to project a new bridge over the Lagoon, and this bridge has been the object of feverish agitation, not so much because of its uselessness (according to the opposition) as because of the dangers in which Venice would be found later through this enlarging of its streets to answer new demands of viability because of this new passage-way opened over the Lagoon. This would be a new and formidable buffet in the faces of those who love Venice, who love its beauty, although they are not of the country. But to this subject I will return, perhaps, another time, for the question, already long discussed, and for which several schemes have been presented to the municipality of Venice, is on the point of taking at this moment a new start; so I prefer to speak of it to you later rather than to give now incomplete facts. The chief fact is, nevertheless, this: the artists are the principal enemies of this new bridge over the Lagoon, which is to connect Venice with the mainland.

ALFREDO MELANI.

EQUESTRIAN STATUE OF WASHINGTON FOR WASHINGTON. — The Senate has passed a bill introduced by Mr. McMillan, of Michigan, appropriating \$20,000 for the purchase of a replica of the bronze equestrian statue of Washington by Daniel C. French and Edward C. Potter, presented to the French Republic by the women of America. The original now stands in the Place de Jéna, Paris. It is proposed to have the replica set up in one of the public reservations of this city other than the grounds of the Capitol and the Library of Congress. — *Exchange*.

THE NEW-RIVER COMPANY.

SOMEbody has proved beyond the shadow of a doubt that we can all make our descendants millionaires at a cost of a penny apiece if we only take care to invest the penny in the right way. In twelve generations, at five-per-cent compound interest, the penny will become £1,000,000.

Next to investing a penny in this way the best way of enriching your descendants seems to be to leave them a king's share, or the fraction of a king's share, in the New-River Company. We have all known for a long time that the water-lords are growing rich at our expense, but none of us have quite understood, perhaps, that there is a snug little fortune in the tiniest bit of a share in a certain London water-company. If you do not care to believe this there is a sale in London to-day which will satisfy you once for all. It is a sale of a "freehold adventurer's share" in the New-River Company.

It is like an echo from the Stuart days. To trace this share back to its origin we must go back to the days when kings were forbidding the growth of London, prohibiting the burning of coal, or fining rich men heavily for living more than a certain period a year within the city.

London had its water-problem even then, and a clever Dutchman was trying to solve it by raising the Thames water high enough to supply the upper portions of the city. Peter Moris was the real originator of the Thames water-companies. He erected a "forcer" on an arch of London Bridge to convey the water into the houses of the East End as far as Grace Church Street, and similar apparatus was provided afterward for the districts of Fleet Street and Aldergate.

To convince the Lord Mayor and Aldermen, the ingenious Dutchman threw a jet of water over the steeple of St. Magnus's Church, and after that the city authorities leased to him one arch of London Bridge for five hundred years at half a sovereign a year. Two or three other arches were leased in the same way, and for two hundred years the Dutchman's curious water-machine was one of the sights of the city. At the beginning of last century the lease was sold by the Dutchman's family for £30,000, and in 1822 the Southwark Company bought it for £10,000.

Such was the way in which the water-question was being dealt with three hundred years ago. About the same time, Hugh Myddleton, a London goldsmith, began an enterprise for supplying northern London with water from Herts. He built the artificial water-way which to-day we call the New River, with a branch cut into the Lea near Ware. To-day the City and the northern suburbs draw over 20,000,000 gallons of water daily along this water-way.

It is an ill wind, indeed, which blows nobody any good. The owner of the lucky share to be sold to-day owes his good fortune to the misfortunes of the man who built the New River. The goldsmith ran short of money, and his scheme was in peril of falling through. But those were the days when kings went to business, and in 1612 King James put money into the goldsmith's enterprise on condition that he received a share in the profits. It was the beginning of prosperity for people yet unborn.

When you can make the law fit in with your pet speculations you are pretty sure of a good dividend, and some of our kings have known how to fit in royalty with business. King James helped the goldsmith to establish reservoirs in Clerkenwell, and Charles I, before he lost his head, gave the enterprise another lift by licensing a lottery for raising money to bring water from Herts to Westminster. Four thousand pounds a year was the king's profit out of this transaction.

So there came about the state of things of which an old writer boasts when he says: "There is not a street in London but water runs through it in pipes conveyed under ground, and from these pipes there is scarce a house whose rent is 15 or 20 pounds per annum but hath water brought into it."

The royal connection with the New-River Company has long ceased, but the Company still trades on its great past. Not long ago there were sold in London several fractional parts of one of the shares allotted to King James when the company was founded. Charles I once owned them, but he sold them, with the rest of his predecessor's shares, back to the company for £500 a year. For this sum, which has been paid year in and year out ever since, the Company became possessed of what is literally a king's ransom.

They are the most valuable shares in the world. You would probably find it difficult to buy one for £100,000. The last time a king's share was put up by auction it was split up into 120 parts, and one part was knocked down for £790. A 64th part went for £1,500, the dividend at which it was last rated being £43 a year.

Adventurers' shares are more precious still. The dividend upon the one now for sale amounted last year to the handsome sum of £2,995. That is not, however, the full extent of the value of this wonderful share. Not only does it yield its owner £60 a week, but it carries with it the reversion to landed estates in London and the suburbs—a relic, of course, of the great royal days. Its owner is also entitled to a seat on the Board. The last adventurer's share to be sold yielded £126,000, its nominal value being £22,000.

The New-River Company, which has risen from these strange beginnings, is the second largest of the London water-companies. It supplies nearly 1,250,000 people with water. Its total capital is less than £300,000 short of £4,000,000, and its net profit every year is about £270,000. And its business is growing rapidly; new works are being built and miles of new pipes are being laid. Its masters are among the mightiest of our water-lords. — *London Express.*



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

DETAIL OF FACADE: CLUB-HOUSE OF THE NEW YORK YACHT CLUB, W. 44TH ST., NEW YORK, N. Y. MESSRS. WARREN & WETMORE, ARCHITECTS, NEW YORK, N. Y.

DETAIL OF MAIN WINDOW OF SAME CLUB-HOUSE.

WINDOW ALCOVE IN MODEL-ROOM OF SAME CLUB-HOUSE.

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DESIGN FOR A FLAT-HOUSE, ST. LOUIS, MO. BY MR. J. H. BAHNSEN, ARCHITECT.

DETAIL OF STAIRCASE: GRAND PALAIS DES BEAUX-ARTS, PARIS, FRANCE. M. LOUVET, ARCHITECT.

THIS plate is copied from *La Construction Moderne.*

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VIEWS FROM THE VOLKSGARTEN, VIENNA, AUSTRIA, SHOWING THE GRILLPARZER MONUMENT AND THE NATURAL HISTORY MUSEUM.

THE ALCAZAR, SEGOVIA, SPAIN.



[The editors cannot pay attention to demands of correspondents who forget to give their names and addresses as guaranty of good faith; nor do they hold themselves responsible for opinions expressed by their correspondents.]

CIVILIZATION IN THE PHILIPPINES.

CHICAGO, ILL., February 27, 1901.

TO THE EDITORS OF THE AMERICAN ARCHITECT:—

Dear Sirs,— Referring to your article on skilled labor in Manila, in your issue of February 23d, 1901, it must be kept in view that you speak of a city, largely foreign, of some 100,000 inhabitants. I was in Manila in 1851. It was then estimated at 60,000; it seems from all I read that it has changed but little except the addition of 40,000 inhabitants. Then the carpenters and cabinet-makers, the barbers and the keepers of the best retail stores were Chinese, and most of the business in the hands of Europeans. At that time I saw in the entire city but four lights of glass about 6" x 8", in the new door of a barber's shop. House-windows are glazed with thin pearl-shell about 4" x 4".

In 1851, although the city was peaceable, safe and apparently thoroughly civilized, the country fifteen miles away, and beyond, was in a savage state, and was not safe to penetrate, the inhabitants using poisoned arrows that they seemed to delight to shoot into European visitors. There was then one old chief near Manila who was much feared by the Spaniards. It is said that within a day's notice he could take the field at the head of 1,000 men.

The islands then produced for exportation hemp, sugar, dye-woods, tobacco, and from Manila and Iloilo, pena-cloth, a beautiful

fabric from the fibre of the pine-apple, which was often beautifully embroidered, and hosiery, a handsome dress-goods, in stripes or plaids made from a mixture of silk and the finest white hemp, which had a beautiful glossy surface, and was highly prized.

The cities must not be confounded with the country any more than New York with the old haunts of the American Indians in the time of the Custer massacre, where all was savage and dangerous.

W. L. B. JENNEY, Architect.

NOTES AND CLIPPINGS

THE PARKS OF LONDON.—The London County Council, if it had achieved no other good work, would still deserve some measure of praise for the wise and regular additions it has made, and continues to make, to London's open space. When the Council superseded the Metropolitan Board of Works in 1889, it took over the control of 2,942½ acres of breathing-space. Since then only one year (1899) has passed that has not seen extensive additions to the parks and recreation-grounds of the city, which now total 3,770 acres. At present the Council is negotiating for the acquisition of seven more open-spaces in different districts. The largest is an addition of 42½ acres to Brockwell Park, and an official of the Council informed a representative of the *Daily Mail* that the negotiations had been practically completed. At the time of the Council's succession to the management of London's open spaces the largest was Blackheath, with 267 acres. The most extensive now is Hampstead Heath, which, since the addition of Parliament Hill, numbers no fewer than 507½ acres. The ninety-three parks, gardens, and open spaces at present under the jurisdiction of the Council vary in size from that of "Arroy's 'appy'unting ground," aforementioned, to the quarter of an acre at Putney known as the "Bridge Shrubbery." The most eventful year in the history of open-air London was 1887, when the diminutive Bridge Shrubbery was acquired. But not solely for that reason; for it was in 1887 that such desirable places as Battersea Park, Victoria Park, Wandsworth Common and Clissold Park became the property of London rate-payers. In that one year no fewer than ten parks and open spaces were acquired. This number was exceeded by one in 1890, but the additions were by no means so important. Curiously lugubrious is the fact that out of these eleven new open spaces six were churchyards! Food for philosophers here. Including the great parks controlled by bodies other than the County Council, London—generally credited with being the most overcrowded and stuffiest city in the world—possesses the respectable total of 5,655 acres of public parks, gardens and recreation-grounds. Roughly speaking, this gives 6½ square yards of sylvan retreat to every man, woman and child in Greater London—a priceless possession that is, perhaps, not appreciated to its full worth. Within this vast area four important provincial towns could be rebuilt and still leave 434 acres, a space equal to Hyde Park, and 34 acres over. The municipal area of Salford, Manchester's thriving neighbor, is 1,320 acres, and in this space are crowded 101,000 souls. One of the other towns selected, Burnley, also in Lancashire, has a population of 58,751 within a municipal borough of 1,731 acres. Even then there would be room left in London's combined open spaces for the two cathedral cities, Durham and Worcester. Altogether, a population of close upon 200,000 could be housed within the area of London's public parks, gardens, and recreation-grounds, leaving for the enjoyment of this unbuild city a verdant resort a mile and a half long and three-quarters of a mile wide. — *London Mail*.

THE GREAT NILE DAM.—Sir John Aird and Sir Benjamin Baker start for England on Sunday next, having completed their visit of inspection to the great engineering works at Assuan, where the immense dam to hold up the waters of the Nile is being constructed. The total extent of the dam is one mile and a quarter, of which one mile and an eighth of the foundation is finished. Temporary dams enabling the remaining section to be put in are now carried across the channel. Pumps for getting in the permanent dam foundations will be started next week. The whole of the granite masonry required for the dam is cut and ready to be laid in its place. The parapet alone remains to be prepared. The portion of the dam remaining to be built is that across the well-known deep western channel. The work is of considerable difficulty, but the experience gained last season in dealing with other channels has rendered the engineers and contractors confident that equal success will be obtained this year in the western channel. The dam is pierced with 180 openings, about 23 feet high and 7 feet wide, which openings are controlled by steel sluices. The work for the sluices is now well advanced. The discharge through these sluices at high Nile may reach 15,000 tons of water a second. The navigation-channel and chain of locks are equally advanced with the dam itself, and the lock-gates will also be in course of construction in about three months. Unless something unforeseen occurs, the reservoirs will be in operation for the Nile flood of 1903. This will be well within the contract time, though, owing to the increased depth of the foundations, the work done by the contractors has been largely increased. At Assiut the great regulating dam across the Nile approaches completion, the foundations being practically all in position, leaving a portion of the superstructure to be completed. The sluice-openings here number 119, all 16 feet wide. The delivery of steelwork has commenced. The dam is somewhat similar in principle to the well-known barrage near Cairo, but the details of construction are entirely different, as the foundations are guarded against undermining by a complete line of cast-iron and steel piling above and below the work. The barrage itself is constructed of high-class masonry instead of brickwork, as at the old barrage. Though the Assiut barrage is overshadowed by the greater magnitude of the Assuan dam, it will doubtless rank second as

the monumental work of Egypt. As a supplementary work to the reservoir's dam is the new head-work to the Ibramieh Canal, consisting of a regulation of sluices and a lock. To permit of the commencement of this, a diversion channel has had to be constructed for the Ibramieh Canal, where 4,000 to 5,000 men are engaged in the cutting. The work here is now practically completed. — *Cairo Dispatch to the London Post*.

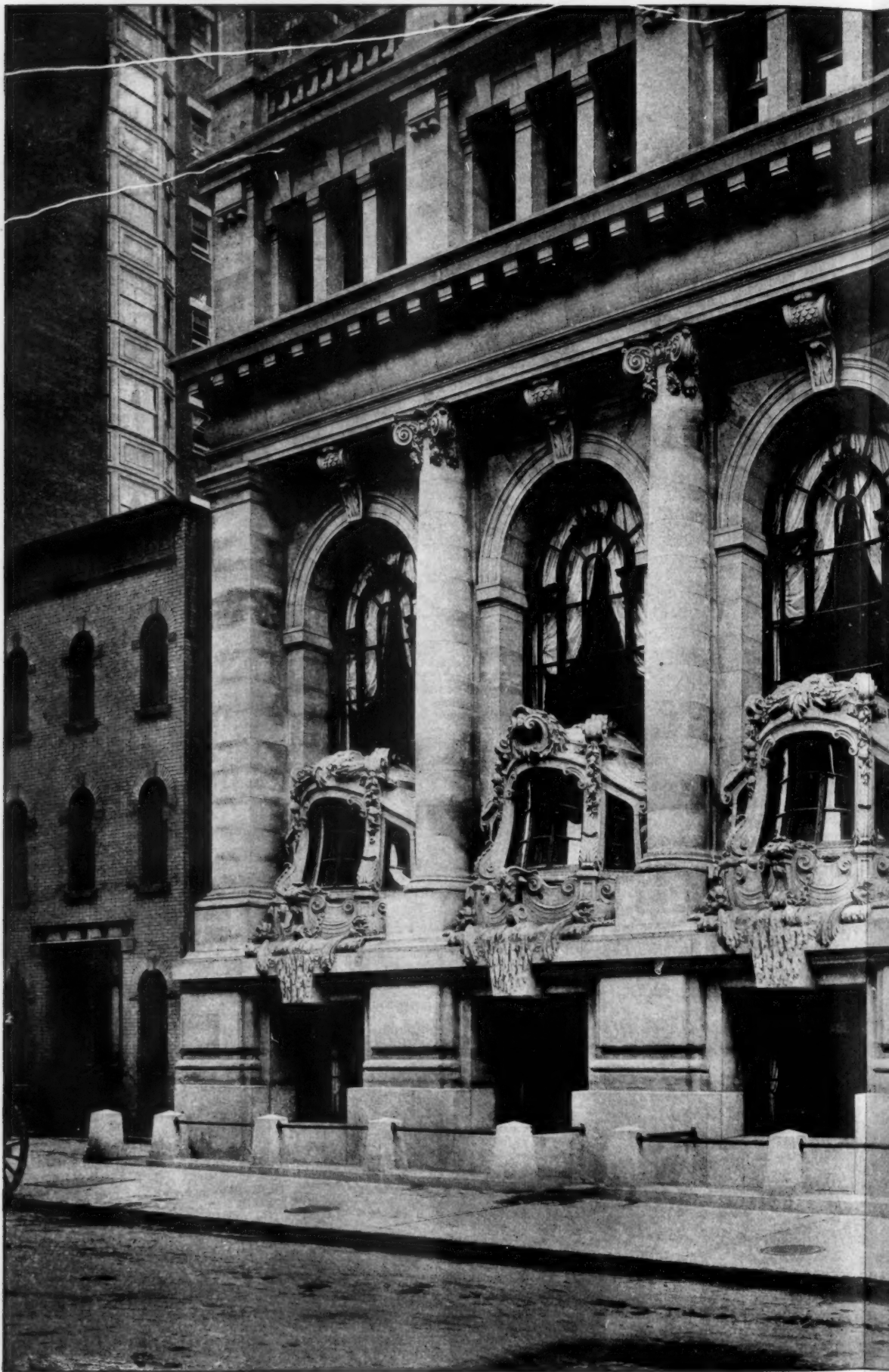
DIVING FOR TREASURE IN THE SOUND OF MULL.—Quite a novel kind of excitement has been caused lately in the west of Argyll by the announcement that the Duke of Argyll, during the summer of this year, is to institute a search for the sunken treasure in Loch Duane, on the Sound of Mull, about half way between Tobermory and Oban. Diving operations which were proceeding here about a hundred years ago were stopped abruptly by the then Duke of Argyll's receipt of a message that any treasure-trove recovered would be claimed by the Crown. But the present Duke has got the Crown to waive these claims, and it is stated that whatever wealth His Grace recovers will be his own. The plans and charts used in the former search are all available, having been preserved at Inverary. The story to the effect that three Americans from Philadelphia had secured a portion of, if not all, the treasure in Loch Duane is inaccurate as far as this loch is concerned. The "Admiral," of Florence, which went down in Loch Duane in 1588, carried with her immense treasures of gold and precious stones, and lies in shallow water. With the primitive appliances then available the Duke raised several pieces of ordnance, which still grace the precincts of the ducal seat at Inverary. Great expectations are being cherished as to the wealth in gold and precious stones lying in Loch Duane and at Tobermory, in the bay of which another wreck of one of the Spanish Armada vessels, named the "Florida," lies covered with the mud of a century. Here, too, the same Duke of Argyll instituted a search for relics and brought up a good deal of material, chiefly brass cannon and timber, which has been made into chairs, boxes and ornaments of various kinds. With part of the wood of this vessel Sir Walter Scott presented His Majesty George IV when the latter visited Edinburgh. — *Birmingham Post*.

ST. PAUL'S CHURCH, BOSTON.—The proprietors of St. Paul's Church, of this city, have voted to decline the offer of \$1,500,000 for the land on which the church is situated. This is, in effect, declaring on their part that it is sufficiently important to keep the church where it is to justify the yearly expenditure of the interest on that sum for this purpose. As a business proposition, it is clear that such a position cannot be sustained. An equally convenient and a more accessible church might be erected elsewhere for a quarter of this sum. But the affair is not supposed to be one of dollars and cents chiefly. The paramount point-of-view is as to how the cause of religion is to be affected, and it takes the form of whether the cause of religion should suffer the loss of more than a million dollars that would be contributed to it if the church were sold, for the sake of keeping it in its present location. The majority of the proprietors of St. Paul's Church have decided that its present edifice shall be continued where it is under these conditions. It is said that sentiment has moved them to take this course. If so, sentiment in this instance is more than usually costly, and many will be led to think that, when put into the scales against religion's usefulness, sentiment outweighs the latter. — *Boston Herald*.

UNITED STATES STEEL-PLANT.—It is learned from a reliable source that the newly-organized United States Steel Corporation takes in companies owning 78 blast-furnaces, 149 steelworks, and 6 finishing-plants. This includes bar-mills, structural-steel and plate mills, tinplate works, sheet-mills and wire-rod and wire-nail mills. The annual capacity in finished material is about 9,000,000 tons. The Company owns Lake Superior iron-mines, which produced last year nearly 11,000,000 tons of ore. It has 18,309 coke-ovens, 70,830 acres of coal-lands, and about 30,000 acres of surface-lands in the coke region. The lake fleet will number 66 vessels. When the Rockefeller ore and vessel interests are absorbed, which, it is said, will probably be done latter, the iron-ore capacity will be increased about 2,000,000 tons a year, and the number of lake vessels by 59, making 125 large ore-carriers in all. A conservative estimate of the number of men employed by the company's various interests puts it at 125,000. The capacity of the consolidation's 78 blast-furnaces is upward of 6,500,000 tons of pig-iron a year, or half the pig-iron output of the United States in 1900. — *Exchange*.

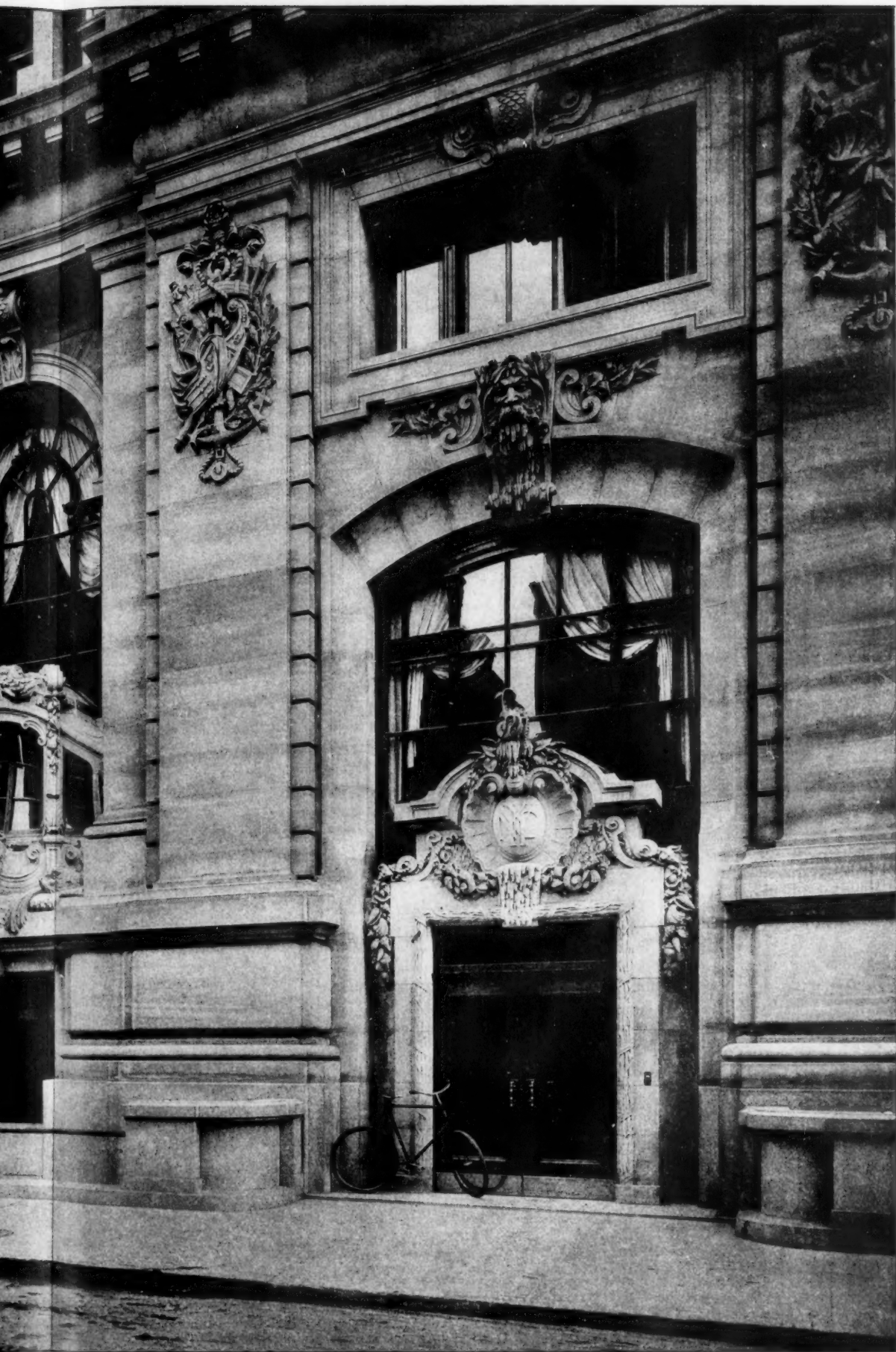
THE COST OF A HORSE-POWER.—The cost of a horse-power per hour, in different sorts of motors, has been studied by M. Charvet, in special relation to agricultural machines. A French laborer, working eight hours in turning a crank at a wage of about seventy cents per day produces one-horsepower hour at a cost of eighty-five cents. An ox turning a horizontal bar 13 feet long (as in some grinding mills) produces the unit at a cost of twenty-three cents. A horse doing the same kind of work travels much faster than the ox, and the unit of work costs a little less than twenty cents. A six-horsepower steam-engine produces the unit of work at a cost of about four cents. The wind-mill produces its unit of work at two cents, but the most economical form of motor is the water-wheel. A water-wheel whose first-cost is about \$160 per horse-power produces a unit of work at a cost of less than one cent, and turbine-wheels are even more economical. — *Boston Transcript*.

THE HEIGHT-LIMIT IN SAN FRANCISCO.—The Supervisors are considering a modification of the ordinance which limits the height of fire-proof buildings to 120 feet. Several builders have petitioned that the maximum height be increased to 170 feet, and that the limit for a six-story building should be raised from eighty to one hundred feet. These arbitrary limits have prevented the construction of several fine buildings, and there is no doubt the Supervisors will grant the petition. — *N. Y. Tribune*.



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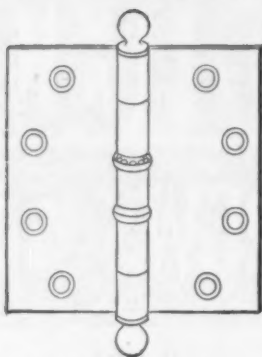
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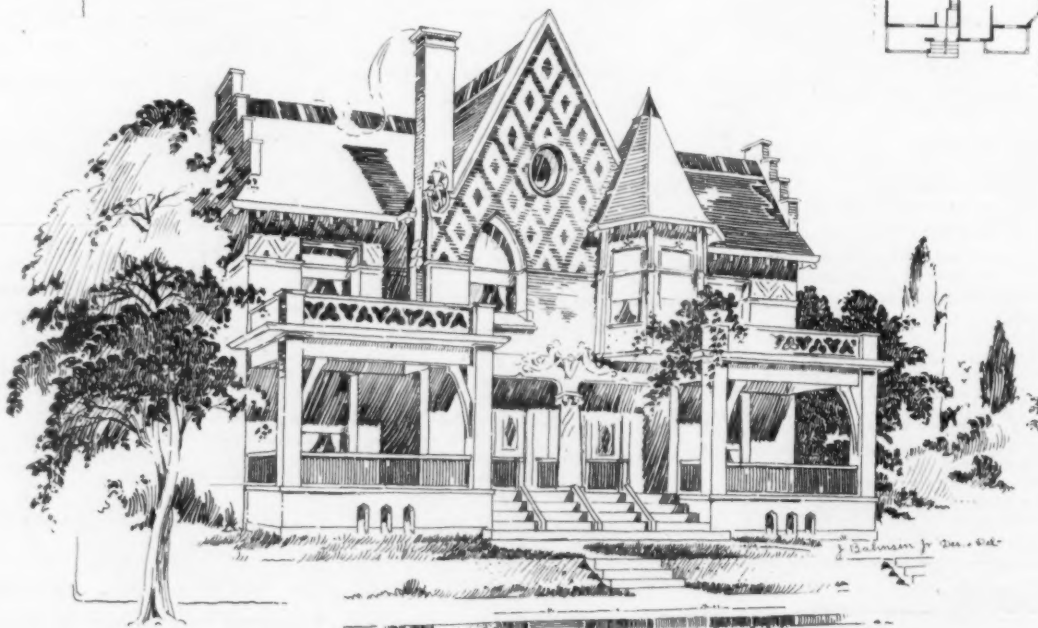
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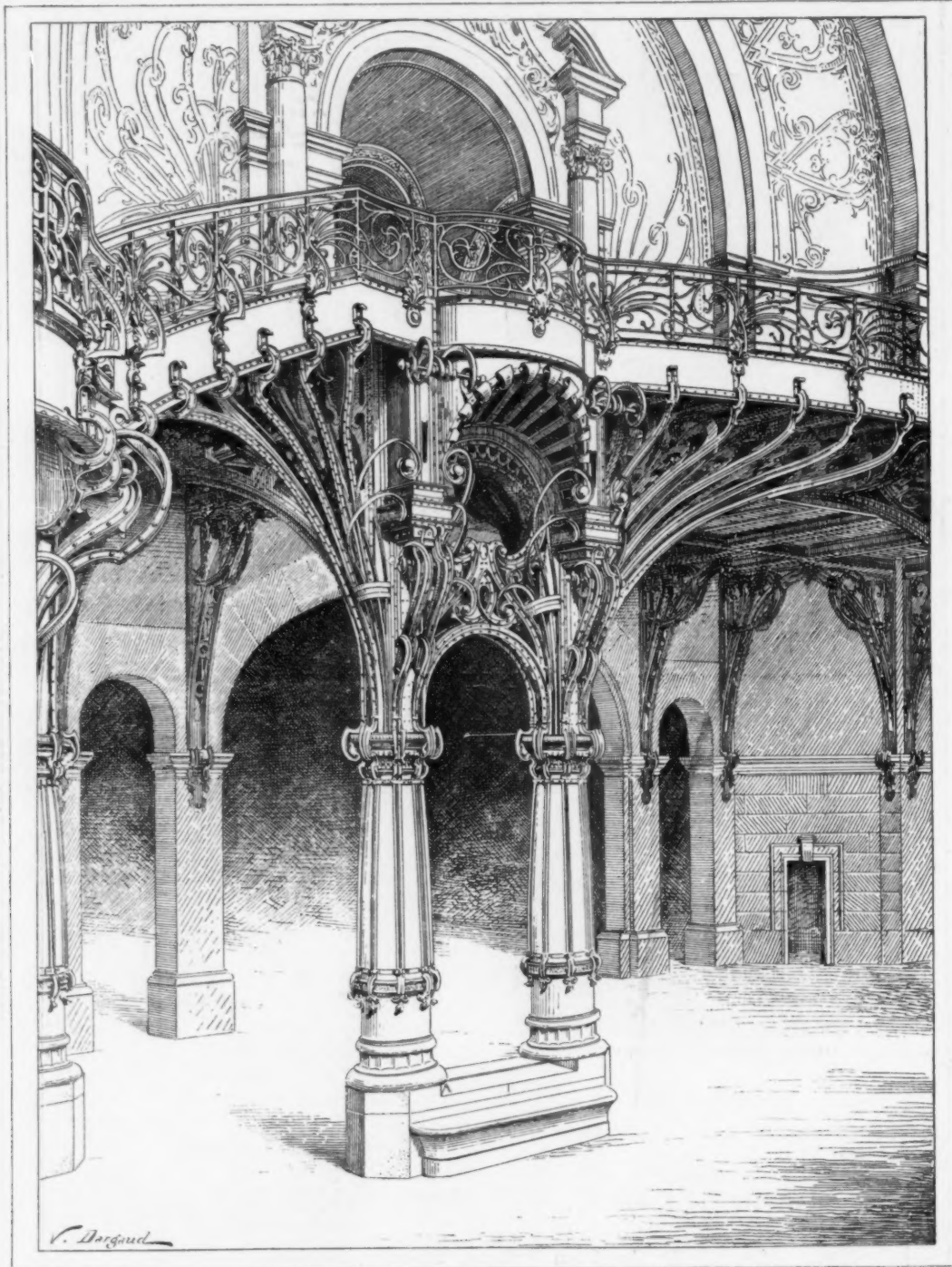
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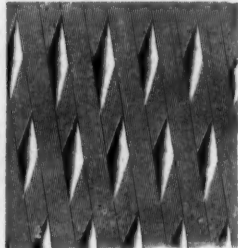
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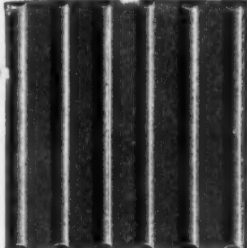
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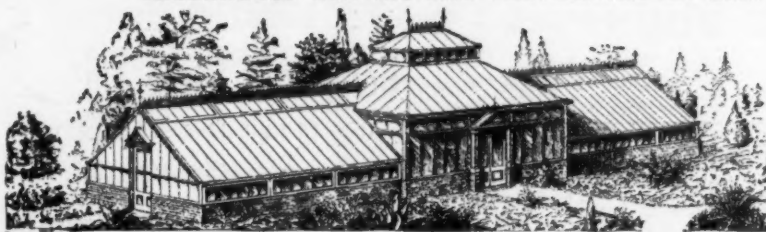
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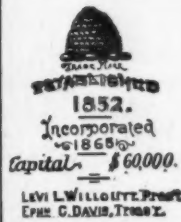
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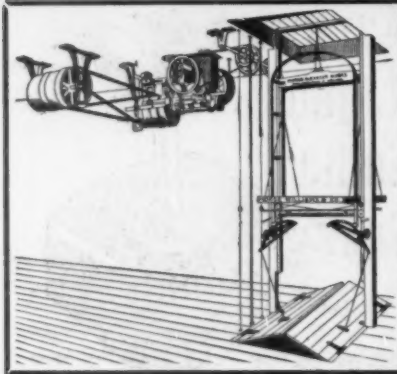
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New Advertisements.

AMERICAN BRIDGE CO. (New York, N. Y.), Steel Structures. Page xii.

See last or next issue for the following advertisements:—

American Steel Roofing Co.
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ARCHITECTS' REMOVALS, Etc.

MESSRS. RANKIN & KELLOGG, Philadelphia, have removed their offices to 1912 Walnut St. 1316

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DRAUGHTSMAN.—Wanted, a first-class draughtsman and designer. Address Leon Stern, 1017 Chamber of Commerce Building, Rochester, N. Y. 1315

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685,956. ANTIRATTLE PROTECTOR FOR WINDOWS.—Geo. Cooke, Palmyra, N. J.
685,981. ROOF.—Wilhelm Simon, Nuremberg, Ger.
685,986. LIGHTNING ARRESTER.—William D. Wood, Paris, Tex.
686,053. SLIDABLE AND SWINGING WINDOW-SASH.—Bernard Hausmann, San Francisco, Cal.
686,054. SASH-BALANCE.—Albert S. J. Haygood, Holdenville, Ind. Ter.
685,079. SUSPENDED CROSS-WALL.—Fanny Welhing, Berlin, Ger.
686,112. WINDOW OR DOOR.—Charles E. Reynolds, New York, N. Y.
686,118. CENTRIFUGAL TRAP.—Bert O. Tilden, Detroit, Mich.
686,119. URINAL.—Bert O. Tilden, Detroit, Mich.
686,133. SHINGLING BRACKET.—Warren L. Dudley, Watertown, Minn.
686,152. WATER-CLOSET.—Frank H. Paradise, Denver, Col.
686,156. STEAM HYDRAULIC ELEVATORS.—Ellis B. Ridgway, Coatesville, Pa.
686,190. LEVELING-SQUARE.—Francois Fontanella, San Remo, Italy.
686,219. DOOR-LOCK.—Harry W. Eicher, Boynton, Pa.
686,299. CHIMNEY-TOP.—James Wood, Noroton, Conn.
686,302. PROCESS OF MAKING PAINT.—Caleb G. Collins, New York, N. Y.

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.

Akron, O.—It is reported that Col. Geo. P. Perkins, president of the B. F. Goodrich Co., has offered this city \$50,000 to build and equip a public library building, provided the city will furnish a site. This

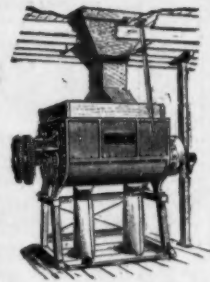
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BUILDING INTELLIGENCE.

(Advance Rumors Continued.)

the city will furnish, and the new building is practically assured.

Birmingham, Ala.—A \$25,000 edifice will be erected by the congregation of St. John's Methodist Church.

Walter & Ullman have completed plans for the Hillman Hospital; cost, \$50,000.

Boston, Mass.—E. D. Jordan will supply property and money to the amount of \$550,000 with which to erect for E. D. Stair and A. L. Wilbur, theatrical men, a theatre at Tremont St. and Van Rensselaer Pl.

Brighton, N. Y.—J. W. Thorne & Co., of Philadelphia, Pa., will erect here a \$125,000 warehouse.

Brooklyn, N. Y.—The officials of the Brooklyn Rapid Transit Co. are about to establish a clubhouse on the site of the old Flatbush station, exclusively for the use of the corporation employees while off duty. It will have billiard-rooms, bowling alleys and a gymnasium.

A movement is on foot in Masonic circles to build a six-story Masonic temple in this city at a cost of about \$300,000. It will be erected near Aurora Grata Cathedral, in the neighborhood of Bedford and Gates Aves.

Buffalo, N. Y.—The plans for the building which is to represent the six New England States at the Pan-American Exposition have been accepted. It will cost \$18,000. Architect of the building is Miss Josephine W. Chapman.

Burlington, Vt.—Mr. Edward P. Hatch, New York City, will erect a hotel at Willsboro Point, near this place.

Cambridge, Mass.—The Phi Delta Psi, a Harvard undergraduate club, has bought property at 30 Holyoke St., intending within two or three years to build a large club-house.

Chicago, Ill.—Marshall Field & Co. will shortly erect a ten-story brick warehouse at 203 to 205 Jackson Boulevard. The building will have a frontage of 46 feet and a depth of 168 feet, and will cost in the neighborhood of \$110,000.

Cleveland, O.—The Gund Brewing Co. will erect a \$30,000 brick barn on Lake St. during the coming season. The building will be three stories, will have a pressed-brick front, and will be equipped with all modern improvements.

Covington, Ky.—Report states that Scofield & Rabe, Madison Ave., have prepared plans for a \$40,000 school to be erected on 18th and Holman Sts.

Grand Rapids, Mich.—Andrew Carnegie offered to build a public library here, providing this city furnished a site. It is stated that Martin R. Ryerson, of Chicago, has now offered to build a library to cost \$150,000.

Homestead, Pa.—Dr. W. A. McCaslin will erect a three-story office-building on Amity St. and 8th Ave.; cost, \$50,000.

Huntsville, Ala.—This city is to have a \$50,000 seminary for girls, to be erected under the auspices of the First Presbyterian Church.

Jackson, Tenn.—Andrew Carnegie has agreed to give \$25,000 to the Free Public Library here, provided the town will make an annual appropriation sufficient to keep up the library.

Lawrence, Mass.—The Odd Fellows' Building is to be remodelled at a cost of \$25,000. Plans have been prepared by Wm. P. Regan for a \$100,000 hospital for the Sisters of Charity.

Leicester, Mass.—Roscoe Norwood, of Worcester has the contract for erecting a \$27,000 edifice for the Congregational Society.

Logan, Utah.—The Gillette-Herzog Mfg. Co. has

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BUILDING INTELLIGENCE.

(Advance Rumors Continued.)

contracted to build a beet-sugar factory for David Eccles; this includes a main building, 60 to 75 feet wide, and 275 feet long; a boiler-house roof, 42' x 101'; a lime-kiln building, 41' x 84', and a warehouse roof, 52' x 144'.

Montclair, N. J. - The trustees of the First Methodist Church have purchased a site on N. Fullerton Ave. and will erect a \$50,000 edifice after plans by Van Vleck & Goldsmith, 111 Fifth Ave., N. Y. City.

Newark, N. J. - A modern hotel and theatre will be erected this spring on the site of the old Park Hotel on Park Pl.

New York, N. Y. - D'Oench & Yost, 289 Fourth Ave., are preparing plans for a six-story store and building to be erected on the site of the old Revere House, Broadway, corner of Houston St.

The Metropolitan Opera and Real-estate Co. has purchased property on 40th St., near 7th Ave., for \$43,000, and will erect thereon a storage house for scenery.

It is reported the Mayor has approved the appropriation of \$300,000 for sites, and the construction and equipment of buildings for the Fire Department, and the placing of the fire-alarm telegraph system under ground. He also approved the appropriation of \$28,000 for a laboratory on the grounds of the Reception Hospital.

George W. Lederer, of London, announces that he has completed negotiations to erect in this city a big theatre, the exact duplicate of the London Hippodrome - a sort of compromise between a theatre and a circus.

The American Bridge Co. will furnish the steel work amounting to 3,000 tons, for the new Astor Building, at the corner of 55th St. and 5th Ave., and also about 2,000 tons of the same class of work for the new custom-house in New York City.

Omaha, Neb. - The Presbyterian Theological Seminary will erect a \$50,000 college on Spencer, Emmet and 21st Sts.

Ozona, Tex. - Oscar Ruffini, of San Angelo, is preparing plans for a \$30,000 court-house for Crockett County.

Philadelphia, Pa. - Plans have been completed for a five-story and basement warehouse addition to Berger Bros. factory, Broad St., near New St. The University of Pennsylvania is to have a new gymnasium which will be probably the finest in the country, costing \$350,000. It will be three stories high, 80' x 215' in dimensions, and will have a floor space of over 15,000 square feet.

Providence, R. I. - Allen's Opera-house is to be the name of a new theatre in this city. The structure will be six stories in height, built of brick, and will face Cathedral Sq. It will be thoroughly up-to-date in construction and cost from \$60,000 to \$75,000. The proprietor of the new enterprise is Charles Allen, formerly owner of Allen's Star Theatre, which was burned two years ago.

Roxbury, Mass. - Two sites for the new club-house to be erected by the Highland Club are being considered. One is at the corner of Corey and Centre Sts. It is stated that the cost of the new quarters will be about \$25,000, including the land.

Savannah, Ga. - The Union Station Co. is to erect a new union depot in this city at a probable cost of \$250,000.

Sioux Falls, S. D. - Niels, Peterson & Co., 156 E. 3d St., St. Paul, Minn., have received the contract for erecting the Cataract Hotel; cost, \$100,000.

Thompsonville, Conn. - Five new mill buildings are to be built here for the new Hartford Co.

Waco, Tex. - The trustees of the Baylor University have received a gift of \$40,000 for the erection of a scientific building.

Waltham, Mass. - A new building is contemplated for the electric-wire department. It will be two stories, and cost about \$10,000.

ALTERATIONS AND ADDITIONS.

Mt. Vernon, N. Y. - Summit Ave., alteration to 24-sty fr. dwell. with attic extension, 8' x 35'; \$6,000; o., Michael Heuman; a., Frank Marion Wright, 503 Fifth Ave.

New York, N. Y. - Forty-second St., Nos. 110-120, running through to Nos. 107-115 E. 41st St., eight-sty fireproof addition to the Grand Union Hotel; \$250,000; a., James B. Baker, 156 Fifth Ave.; o., Chas. T. Willis, 156 Fifth Ave.

APARTMENT-HOUSES.

Brooklyn, N. Y. - Hamburg Ave., nr. Bleecker St., 8 three-sty bk. & st. flats & stores, 25' x 71'; \$68,000; a., William Debus, 808 Broadway.

Quincy St., nr. Stuyvesant Ave., 2 four-sty bk. flats, 25' x 69', steam heat; \$27,000; o., T. Corrigan, 456 Seventh St.; a., G. F. Roosen, 189 Montague St.

Halsey St., nr. Howard Ave., 7 three-sty bk. flats, 26' x 65'; \$56,000; o., C. F. & F. W. Kaiser, 722A Halsey St.; a., G. F. Roosen, 189 Montague St.

Central Ave., from Jefferson to Weirfield Sts., 16 three-sty bk. & st. flats & stores, 25' x 70'; \$120,000; o. & b., Henry Roth, 1058 Broadway; a., William Debus, 808 Broadway.

Newark, N. J. - Broad and Parkhurst Sts., five-sty bk. & st. fireproof apartment-house; \$250,000; o., William Zimmerman; a., E. A. McMurtry.

E. Fairmount Ave., No. 33, three-sty fr. flat, 22' x 60'; \$5,000; o., Emil Porter; a., Wm. E. Eisenblegler.

New York, N. Y. - One Hundred and Thirteenth St., nr. 7th Ave., seven-sty bk. & st. flat, 50' x 90', plastic slate roof; \$90,000; o., J. B. Smith & Son, 158 Malden Lane; a., G. A. Schellenger, 130 Fulton St.

Ninth St., Nos. 745-747, 2 seven-sty bk. flats, 25'

BUILDING INTELLIGENCE.

(Apartment-Houses Continued.)

x 79'; \$70,000; o., L. Kaufmann, 2487 Second Ave.; a., Schneider & Herter, 46 Bible House.

Bayard St., cor. Mott St., 4 seven-sty bk. flats, 26' x 82'; \$155,000; o., Raebel and Samuel Aronson, 43 E. 75th St.; a., Schneider & Herter, 46 Bible House.

Bayard St., Nos. 22-24, six-sty bk. & st. flats, 46' x 50' x 64'; \$40,000; o., Mr. Harris, on premises; a., Schneider & Herter, 46 Bible House.

One Hundred and Twenty-seventh St., cor. 5th Ave., seven-sty bk. & terra-cotta apart., 50' x 95'; \$150,000; o., Henry C. Browning, 674 E. 162d St.; a., Neville & Bagge, 217 W. 127th St.

Seventeenth St., Nos. 316-348, six-sty & base. bk. apart., 40' x 80'; \$48,000; o. & b., Rosenberg & Feinberg, 458 Grand St.; a., Sass & Smallheiser, 23 Park Row.

One Hundred and Fortieth St., nr. 7th Ave., seven-sty bk. flat, 99' 11" x 116'; plastic slate roof; \$240,000; o., The Collins Bldg. & Construction Co., 1080 Lexington Ave.; a., Henri Fouchaux, Broadway & 162d St.

Seventy-second St., nr. Columbus Ave., twelve-sty bk. & st. apart. hotel, 50' x 102'; \$500,000; o., Henry Felt, 133 W. 113th St.; a., Fred. C. Browne, 143 W. 125th St.

CLUB-HOUSES.

St. Louis, Mo. - Delmar Garden, three-sty bk. club-house, 60' x 150'; \$40,000; o., Delmar Jockey Club; a., I. S. Taylor.

EDUCATIONAL.

New York, N. Y. - Amethyst Ave., nr. Morris Park Ave., 2 two-sty bk. schools, 60' x 131', gravel roofs; \$65,000; o., City; a., C. B. J. Snyder, Park Ave. & 59th St.

FACTORIES.

New York, N. Y. - Eighteenth St., No. 10, nine-sty bk. factory, 28' x 92'; \$100,000; o., T. F. Coghlan, 78 W. 94th St.; a., J. W. Stevens, 156 Fifth Ave.

HOSPITALS.

New York, N. Y. - Fifth Ave., nr. Madison Ave., nine-sty bk. hospital, 201' x 420'; \$1,600,000; o., Mt. Sinai Hospital, 12 E. 62d St.; a., A. W. Brunner, 36 Union Sq. E.

HOTELS.

New York, N. Y. - Waverly Pl., nr. Macdougall St., eight-sty bk. & st. hotel, 27' x 95', tile roof; \$82,000; o., Earl S. Lamoureux, 87 Nassau St.; a., Henry A. Koebble, 67 W. 125th St.

Fifth Ave., cor. 55th St., eight-sty bk. hotel, 75' x 150'; \$1,600,000; o., John Jacob Astor, 23 W. 26th St.; a., Trowbridge & Livingston, 287 Fourth Ave.

Fifty-ninth St., nr. Madison Ave., eight-sty bk. st. hotel, 25' x 90', asphalt roof; \$125,000; o., P. Herter, 119 Suffolk St.; a., P. Herter & Son, 7-8 Chatham Sq.

Fifty-sixth St., nr. 7th Ave., 8 1/2-sty bk. & st. hotel, 50' x 114', tile & plastic slate roof; \$200,000; o. & b., Gunn & Grant, 174 W. 107th St.; a., Henry Andersen, 1180 Broadway.

Spring Lake, N. J. - First and Monmouth Aves., three-sty brick & shingle hotel, 45' x 34'; \$50,000; o., William Lucas, Philadelphia, Pa.; a., Savery & Sheetz, Philadelphia, Pa.

HOUSES.

Arverne, L. I. - 2 1/2-sty fr. dwell.; \$5,000; o. & a., R. K. Daus, 26 Court St., Brooklyn, N. Y.

Brooklyn, N. Y. - Eighty-fourth St., nr. 22d Ave., two-sty & attic fr. dwell., 32' x 34', shingle roof; \$5,500; o., W. J. Morgan, 22d Ave., nr. Bensonhurst; a., C. Haviland, 100 Bay 13th St., Bath Beach.

Atlantic Ave., nr. Beach 42d St., 2 1/2-sty fr. dwell., 30' x 36', shingle roof; \$5,500; o., C. B. Smith, 171 W. 95th St., N. Y.; a., Ludlow & Valentine, 100 Broadway, N. Y.

Bay Twenty-sixth St., nr. Benson Ave., two-sty & attic fr. dwell., 25' 3/4' x 49' 10", shingle roof; \$5,000; o., Frank Herzer, Bath Beach P. O.; a., C. Schubert, 1832 Bath Ave.

E. Twenty-first St., nr. Avenue F, two-sty & attic fr. dwell., 33' x 33', shingle roof; \$6,000; o., E. R. Strong, Avenue F, nr. E. 32d St.; a., B. Driesler, 1432 Flatbush Ave.

Eighty-first St., nr. 22d Ave., two-sty & attic fr. dwell., 26' x 39', shingle roof; \$5,000; o., W. J. Morgan, 20th Ave., nr. Bath Ave.; a., J. J. Pettit, 186 Remsen St.

Cambridge, Mass. - Dana St., No. 48, 2 1/2-sty fr. dwell., 31' x 42', hot water; \$6,000; o., Louis F. Baldwin, 196 Prospect St.; b., Daniel Martin, 966 Cambridge St.

Cranford, N. J. - 2 1/2-sty fr. Colonial dwell., 32' x 47'; \$5,000; o., Charles Baker; a., Charles T. Mott, 99 Nassau St.

Jersey City, N. J. - Boyd Ave., 2 1/2-sty fr. dwell.; \$5,000; o., Anna M. Mitchell; a., Hugh Roberts.

Mt. Vernon, N. Y. - 2 1/2-sty fr. dwell., 40' x 45'; \$8,000; o., William Griffiths; a., W. H. A. Horsfall, 34 Pine St.

Newark, N. J. - Elizabeth Ave., Nos. 204-206, 2 1/2-sty fr. double dwell., 36' x 42'; \$6,000; o., Mary L. McGovern; a., Romolo Kostelli.

Highland Ave., Nos. 720-722, 2 1/2-sty fr. double dwell., 21' x 44'; \$6,500; o., Helen L. Mickens; a., J. A. Appard.

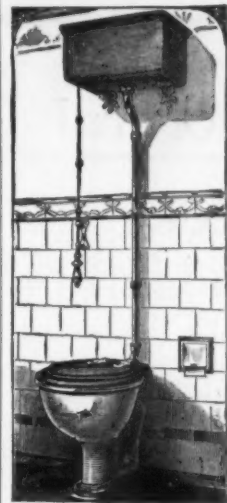
New York, N. Y. - Decatur Ave., nr. 194th St., 2 two-sty fr. dwells., 21' x 53'; \$11,000; o. & a., Geo. W. Flagg, 2634 Decatur Ave.

One Hundred and Eighty-third St., nr. Amsterdam Ave., 4 three-sty & base. bk. & st. dwells., 18' 9" x 52', with extension, 11' x 13'; \$40,000; o. & b., J. F. Hyms, 2707 Eighth Ave.; a., W. H. Boyland, 2527 Broadway.

One Hundred and Eighty-third St., cor. Bassford Ave., 6 two-sty bk. & st. dwells., 18' x 55'; \$40,000;

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BUILDING INTELLIGENCE

(Houses Continued.)

o., Mathilda Halscher, 786 E. 142d St.; a., Edw. Wenz, 1491 Third Ave.

Riverside Drive, cor. 105th St., 4 four-sty & base. bk. & st. dwells., 23' 22" 11", 25' x 30' x 68', 84' 4" & 87' 6"; \$230,000; o., Jos. A. Farley, 503 Fifth Ave.; a., James & Leo, 2585 Broadway.

Philadelphia, Pa. - Forty-fourth and Lombard Sts., 10 three-sty dwells., 16' x 57', mansard roofs; \$45,000; o., Thos. Killough.

Somerville, Mass. - Alton St., nr. Cross St., two-sty fr. dwell., 41' x 45', flat roof, stores; \$5,300; o., a. & b., Chas. D. Stewart, 9 Alston St.

Wave Crest, L. I. - 2 1/2-sty fr. dwell.; \$13,000; o., A. F. Stern; a., Werner & Windolph, 92 Liberty St., N. Y. C.

Yonkers, N. Y. - Hawthorne Ave., two 2 1/2-sty fr. dwells., 20' x 48'; \$9,000; o., Pauline M. Werner; a., H. B. Jeffrey, Syracuse.

2 1/2-sty fr. dwell.; \$5,000; o., Charles Merritt; a., A. J. Van Suetendael.

Three-sty fr. dwell., 43' x 55'; \$15,000; o. & a., J. H. W. Hawkins, Wilkesbarre, Pa.

Bruce Ave., 2 1/2-sty fr. dwell.; \$5,000; o. & a., Charles G. Leidhold.

MERCANTILE BUILDINGS.

Columbus, O. - High St., cor. Spring St., six-sty brown-st. business building, 40' x 100', comp. roof, steam; \$60,000; o., Merchants and Mgrs. National Bank; a., C. A. Sribling & Co., 85 N. High St.

Detroit, Mich. - Griswold St., twelve-sty st. business block, 110' x 138', comp. roof, steam; \$750,000; o., Syndicate; a., Donaldson & Meier, 89 Moffat Building.

Moline, Ill. - Two-sty bk. bank-building, 40' x 150', gravel roof, steam; \$30,000; o., C. H. Deere; a., Harry W. Jones.

TENEMENT-HOUSES.

Brooklyn, N. Y. - Flushing Ave., nr. Tompkins Ave., five-sty bk. store & tenement, 25' x 83'; \$20,000; o., M. M. Dacks, 640 Flushing Ave.; a., H. Smith, 836 Broadway.

Hamburg Ave., cor. Bloeker & Ralph Sts., 2 three-sty bk. stores & tenements, 25' x 71'; \$20,000; o., Joseph Barudio, 177 Jefferson St.; a., W. Debus, 808 Broadway.

Bergen St., nr. Rogers Ave., 2 four-sty & cellar bk. flats, 30' x 69', gravel roofs, steam; \$22,000; o., T. H. Fraser, 784 Prospect Pl.; a., A. S. Hedman, 371 Fulton St.

Marion St., nr. Hopkinson Ave., 4 three-sty bk. tenements, 25' x 65'; \$24,000; o., a. & b., A. Williams, 224 Troy Ave.

Lexington Ave., nr. Sumner Ave., 4 three-sty bk. tenements, 27' x 66', gravel roofs, steam heat; \$30,000; o., Joseph C. Taylor, 26 Court St.

New York, N. Y. - One Hundred and Thirty-ninth St., nr. St. Ann's St., 2 five-sty bk. tenements, 25' x 81' 8"; \$32,000; o., Andrew Brose, 1 Madison Ave.; a., Chas. Rentz, 153 Fourth Ave.

Eighth St., No. 335, six-sty & base. bk. tenement & store, 24' x 80'; \$28,500; o., L. J. Schoen, on premises; a., G. F. Pelham, 503 Fifth Ave.

Pitt St., No. 127, seven-sty bk. tenement & stores, 25' x 87' 4"; \$22,000; o., L. L. Richman, 89 Bowery; a., Kurtzer & Rohl, 190 Bowery.

Ludlow St., Nos. 48-50, six-sty bk. tenement & stores, 40' x 72' 3"; \$35,000; o., Louis Frank, 519 Broome St.; a., Horenburger & Straub, 122 Bowery.

Eighty-first St., No. 235, six-sty bk. tenement & stores, 25' x 89'; \$25,000; o., Martin J. Gardiner, 301 E. 102d St.; a., M. Bernstein, 245 Broadway.

Heater St., Nos. 58-62, 6 1/2-sty bk. tenement, 66' x 70'; \$40,000; o., Estate D. W. Bishop, Lenox, Mass.; a., Ernest Flagg, 35 Wall St.

WAREHOUSES.

New York, N. Y. - Third Ave., nr. 161st St., two & three-sty bk. station for storage, 50' x 100'; \$31,000; o. & a., Manhattan Railway Co., 195 Broadway.

MISCELLANEOUS.

Chicago, Ill. - Fifty-eighth St., cor. Ellis Ave., five-sty & base. st. press building, 50' x 130'; \$100,000; University of Chicago; a., Henry Ives Cobb, 100 Wash. St.

North Evanston, Ill. - Ridge Ave., nr. Leonard's St., four-sty bk. & st. convent, 147' x 200'; \$200,000; a., Henry J. Schlacks.

COMPETITIONS.

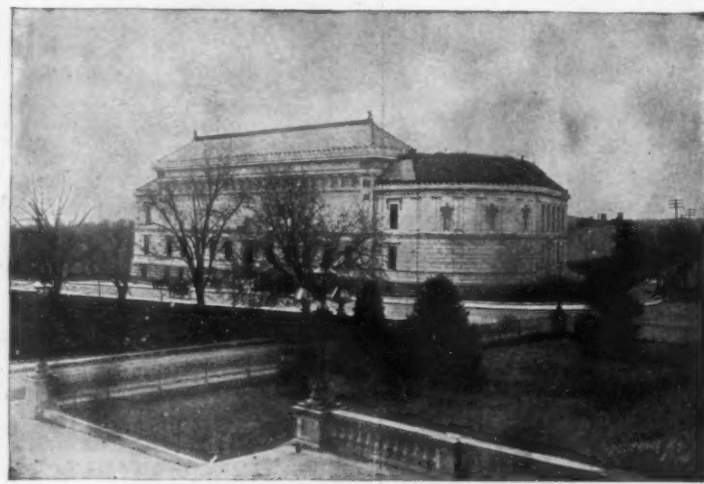
SCHOOL. [At Cedar Springs, S. C.] Competitive plans will be received until March

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COMPETITIONS.

30, for a school at the Institution for the Deaf and Blind. N. F. WALKER, supt. 1317

PROPOSALS.

Treasury Department, Office Supervising Architect, Washington, D. C., February 28, 1901. Sealed proposals will be received at this office until 2 o'clock P. M. on the 2d day of April, 1901, and then opened, for the construction (except heating apparatus, electric wiring and conduits) of the U. S. Post-office at Clinton, Iowa, in accordance with the drawings and specification, copies of which may be had at this office or the office of the Postmaster at Clinton, Iowa, at the discretion of the Supervising Architect. JAMES KNOX TAYLOR, Supervising Architect. 1316

SUPPLIES.

[At Washington, D. C.] Treasury Department, Bureau of Engraving and Printing, Washington, D. C. Sealed proposals will be received at this office until March 18, 1901, to furnish during the fiscal year beginning July 1, 1901, the following classes of supplies, viz.: dry colors, hardware, engravers' supplies, bind-rs' supplies, lumber and plumbers' supplies. WM. M. MERE-DITH, director of bureau. 1315

NAVAL SUPPLIES.

[At Mare Island, Cal.] Proposals will be received at the Bureau of Supplies and Accounts, Navy Department, Washington, D. C., until March 19, 1901, to furnish at the Navy Yard, Mare Island, Cal., screws, fire-brick, hardware, lumber, sheet-lead, sheet-brass, solder, zinc, steam-traps, valves, gauges, condenser tubes, pipe and fittings. A. S. KENNY, paymaster general, U. S. Navy. 1315

PAVING.

[At Greenville, O.] Proposals are wanted until March 18 for paving a portion of Washington Ave. with block asphalt. E. E. CALDERWOOD, city clerk. 1315

SEWERAGE SYSTEM.

[At Ft. Sam Houston, Tex.] Office of Chief Quartermaster, Department of Texas, San Antonio, Tex. Sealed proposals will be received until March 20, 1901, for the construction of a sewerage system at Fort Sam Houston, Tex. JOHN SIMPSON, D. Q. M., U. S. A., C. Q. M. 1316

PROPOSALS.

TOWN-HALL.

[At Rising Sun, O.] Bids are wanted March 23 for town-hall. A. E. STAHL, mayor. 1316

COURT-HOUSE.

[At Hartwell, Ga.] Bids are wanted March 26 for a two-story court-house, to cost \$25,000. ROBT SHIRLEY, co. surv. 1316

ADDITION TO HOSPITAL.

[At Newport, R. I.] Sealed proposals will be received at the Bureau of Medicine and Surgery, Navy Department, till April 2, 1901, for the erection and completion of an addition to the United States Naval Hospital, Newport, R. I. W. K. VAN REYPEN, surgeon general, U. S. N. 1317

CEMENT AND STONE.

[At Ft. Wadsworth, N. Y.] U. S. Engineer Office, Army Building, New York. Sealed proposals for furnishing cement and broken stone at Fort Wadsworth, N. Y., will be received here until March 30, 1901. W. L. MARSHALL, major, engineers. 1317

COURT-HOUSE.

[At Starkville, Miss.] Bids are wanted April 1 for a court-house. W. W. EDWARDS, chancery clk. 1317

STORAGE PLANT.

[At Boston, Mass.] Sealed proposals will be received at the bureau of yards and docks, Navy Department, Washington, until March 30, 1901, for constructing a torpedo-boat storage plant, including a basin equipped with a 450-ton hydraulic lift, power plant, transfer table, tracks, boat cradles, etc., at the Navy Yard, Boston, Mass. MORDECAI T. ENDICOTT, chief of bureau. 1317

GUARD-HOUSE.

[At Winthrop, Mass.] Sealed proposals for constructing guard-house will be received until April 3, 1901, at Fort Banks, Winthrop, Mass. P. C. HAINS, JR., Q. M. 1316

SEWAGE SYSTEM AND STREET PAVING.

[At Havana, Cuba.] Office of Mayor, Havana, Cuba. Sealed proposals for sewerage system and street paving, City of

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PROPOSALS.

Havana, will be received at this office until April 3, 1901. Information furnished on application to Lieut. W. J. Barden, Corps of Engineers, U. S. A., chief engineer, City of Havana. ALEXANDRO RODRIGUEZ, mayor. 1316

HEATING APPARATUS.

[At Washington, D. C.] Office of Bureau of Yards and Docks, Navy Dept., Washington. Sealed proposals will be received until March 23, 1901, for installing a hot water heating system in an office-building and workshop at the navy yard, Washington, D. C. MORDECAI T. ENDICOTT, chief of bureau. 1315

HOSPITAL.

[At Kalamazoo, Mich.] Bids are wanted March 17 for a four-story brick hospital for the Sisters of St. Joseph. M. W. ROBERTS, archt., 122 W. Main St. 1315

ELECTRIC-LIGHT PLANT.

[At Ft. Adams, R. I.] U. S. Engineer Office, Newport, R. I. Sealed proposals for furnishing electric-light plant at Fort Adams, R. I., will be received here until March 14, 1901. GEO. W. GOETHALS, major engr. 1315

Treasury Department, Office of Supervising Architect, Washington, D. C., February 23, 1901. Sealed proposals will be received at this office until 2 o'clock P. M. on the 6th day of April, 1901, and then opened, for the construction (except heating apparatus, electric wiring and conduits) of the U. S. Post-office at Oakland, Cal., in accordance with drawings and specification, copies of which may be had at this office or at the office of the Postmaster at Oakland, California, at the discretion of the Supervising Architect. JAMES KNOX TAYLOR, Supervising Architect. 1315

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THIS publication, which now consists of seven Parts, contains more than a hundred pages of text, illustrated by some two hundred and fifty text-cuts, and two hundred and forty-nine full-page plates, of which fifty-five 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 | 54 Subjects |
| Staircases | 18 " |
| Mantelpieces | 76 " |
| 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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Professional Ethics.

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. . . CODE OF ETHICS . . .

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

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

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

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

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

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

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

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

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

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

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

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

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

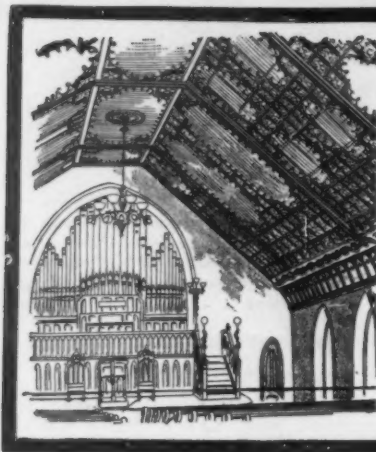
SECTION 12. The American Institute of Architects' "schedule of charges" represents minimum rates for full, faithful and competent service. It is the duty of every architect to charge higher rates whenever the demand for his services will justify the increase, rather than to accept work to which he cannot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

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

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

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

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



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[See Alphabetical Index on Cover 2 for Pagination.]

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