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The AMERICAN ARCHITECT AND BUILDING NEWS

Regular Edition

Vol. XCI.

JANUARY 5, 1907.

No. 1619.

EDITORIAL SUMMARY:

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The Radical Evil of Life in Apartment-houses—The Planning of Apartment-houses a Sociological Problem—The Architect's Duty to Childhood in Apartment-house Life—The Signing of Buildings—How Some Money was Squandered on the Pennsylvania Capitol—Architects, After Dismissal, Collect in Full.

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SOCIETIES, PERSONAL MENTION, BUILDING NEWS, ETC.

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Apartment-houses in Boston, Mass., New York, N. Y., Chicago, Ill., Philadelphia, Pittsburgh and Harrisburg, Pa., Jacksonville, Fla., Washington, D. C., Montreal, Canada, Charlottenburg, Prussia, and Paris, France: Twenty-four plates.

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1907

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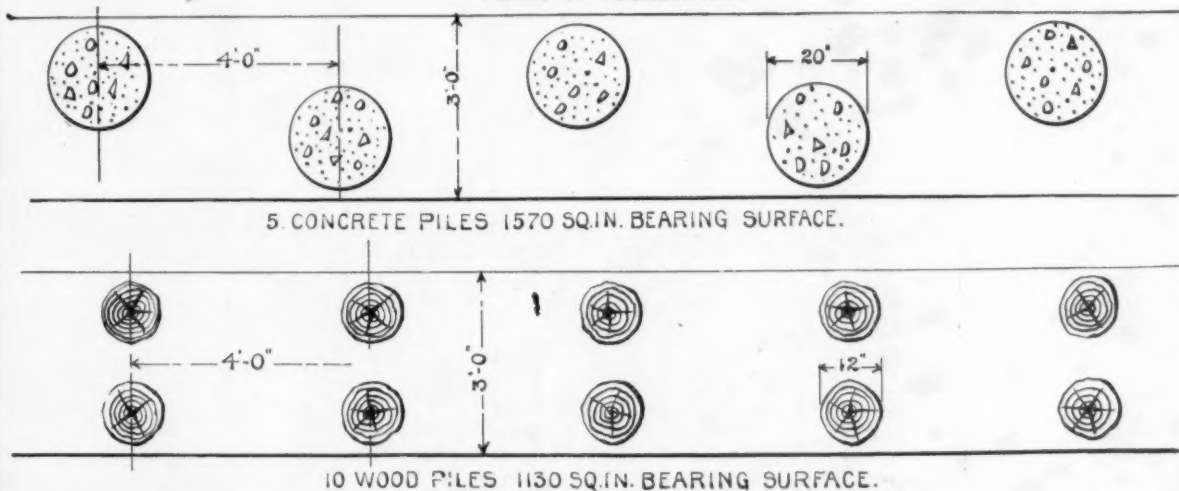
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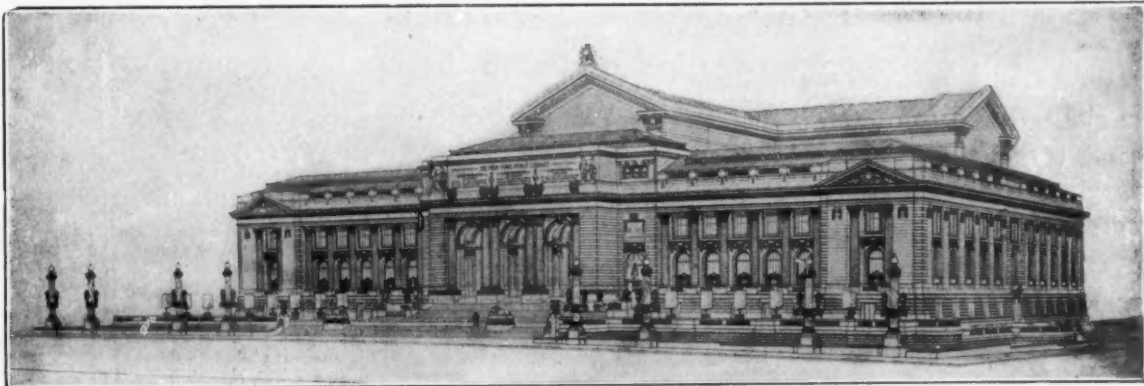
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Detail of Bronze Elevator Enclosure: Trinity Building, New York.

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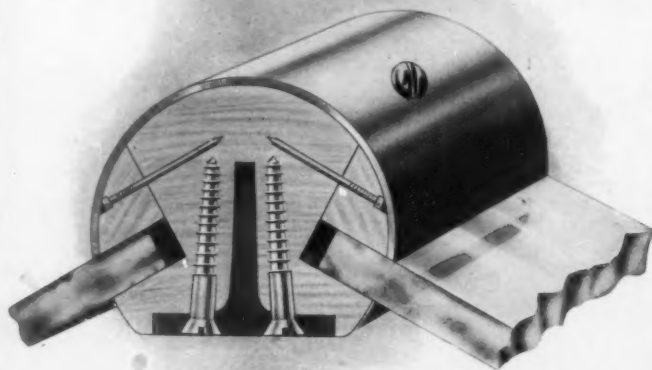
NEW YORK.



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No. 13



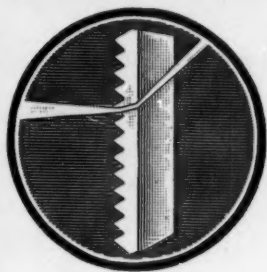
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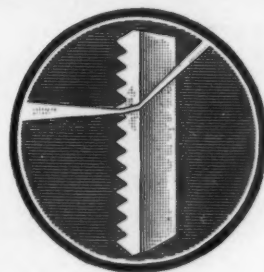
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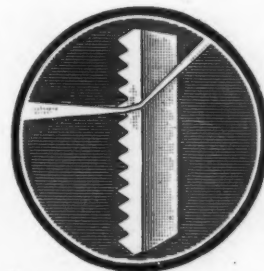
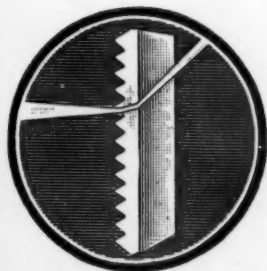
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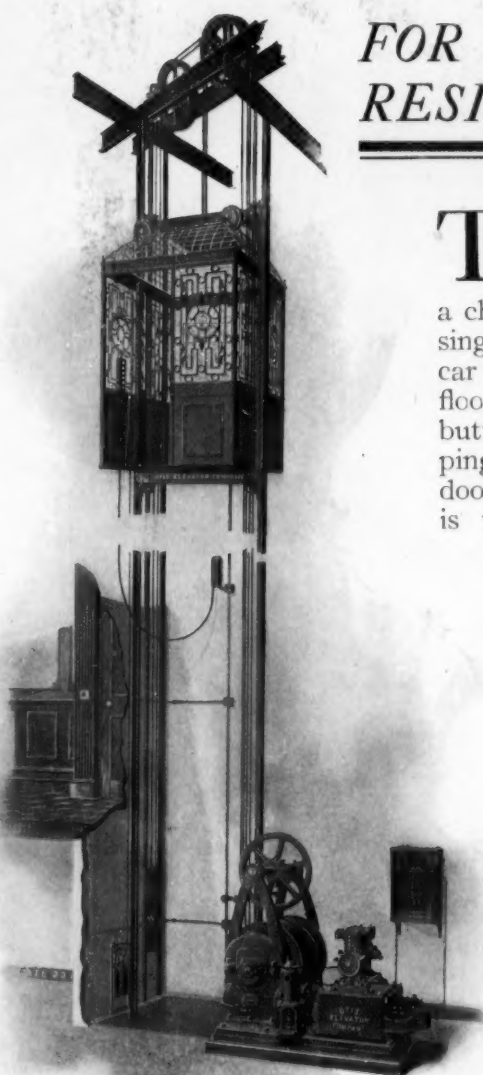
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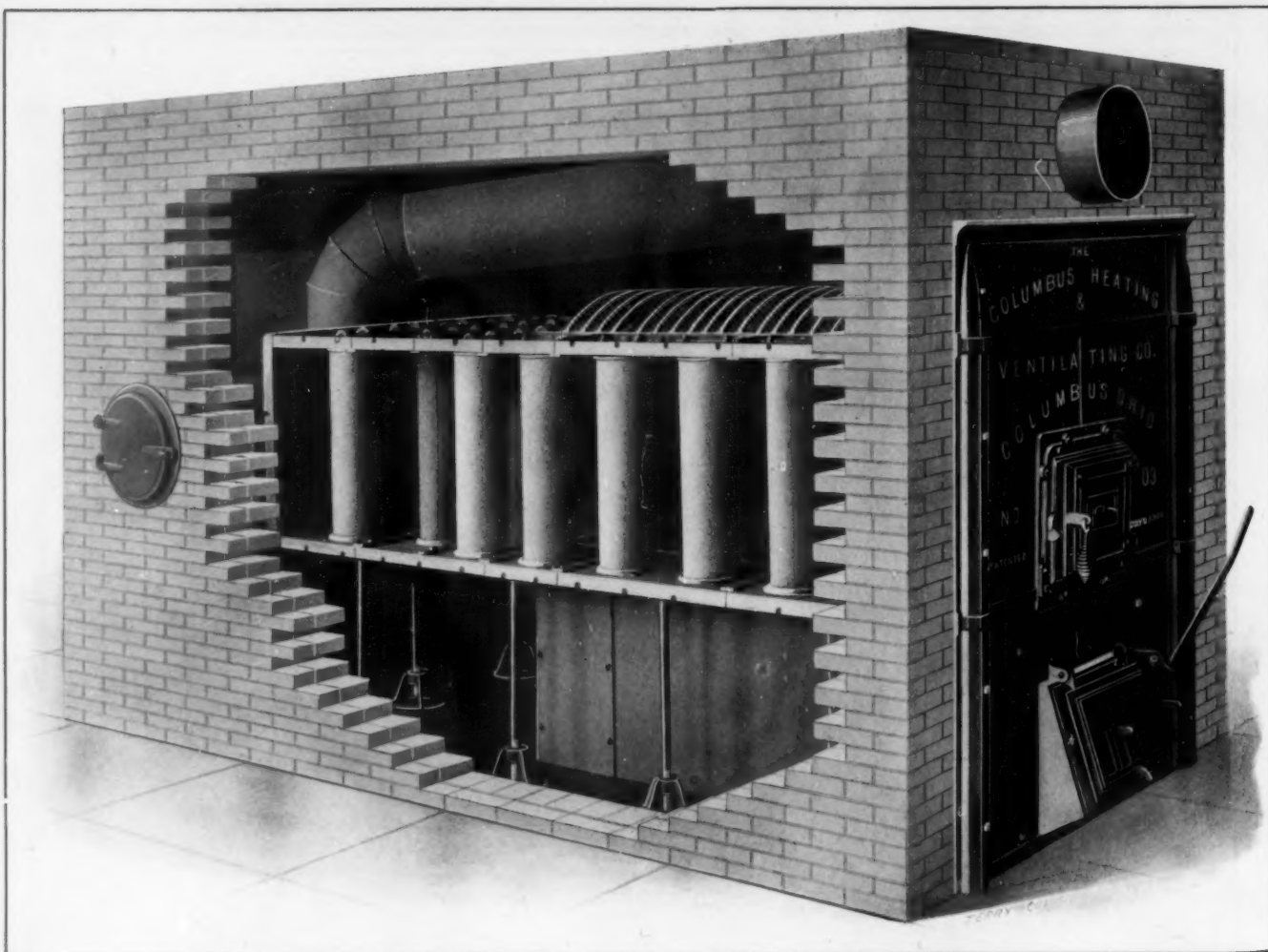
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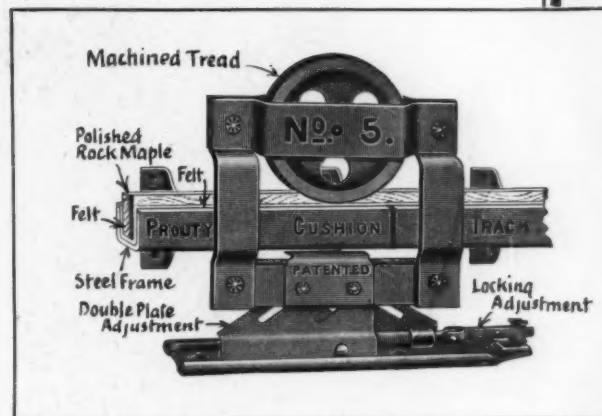
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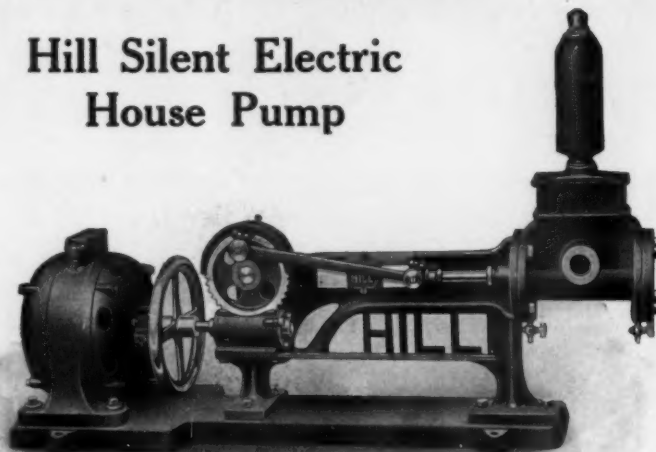
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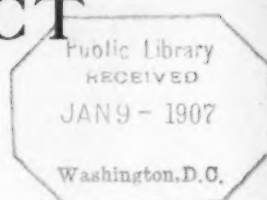
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Vol. XCI.

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No. 1619.

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Constructive and Decorative Art

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(Incorporated)

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THE magazine writers who have taken sociological matters for their themes have for many years made all the world familiar with the evils that are forced upon the submerged tenth through the faulty planning, slovenly care and worse management of tenement-houses, and because of their well-directed efforts a vast improvement has in recent years been made in these buildings, and more enlightened laws have been enacted which force owners to manage and care for such properties in such a way as to eliminate or partly ameliorate the most obvious of the evils to which communistic homes are subject. But there is little that the law or the landlord can do that will tend to extinguish, or will greatly mitigate, the radical

evil that makes life in tenement-houses so perilous: that radical evil is merely the force example—example that may be none the less deplorable because it is innocent, or at least is not ordinarily recognized as amongst the moral obliquities of life. Bring together in a single tenement-house a score of families enjoying equal incomes, each of whom has hitherto lived in comfort and contentment in an isolated dwelling, and then add another family whose heads either enjoy a better income or, being of a more reckless nature, are willing to take all sorts of risks for the sake of cutting a dash, and shortly thereafter peace and comfort will vanish from most of the other twenty families, each one of whom, disliking to be outshone, will also try to make a splurge and will sacrifice its children's rights to a "plush rocker," a piano, or a too expensive dress. That means debt, sooner or later, and debt too often means drink.

THE same radical evil, only in a more cost-begetting form, inheres in life in the higher grade of tenement house colloquially known as the apartment-house, and we find apartment-house dwellers led by example to indulging unjustifiably in theatre-parties, fur-cloaks, and automobiles, while relief for the extra worry upon the head of the family is sought not only in drink but in gambling of one kind or another—at the wheel, in "the Street," or on the curb—with the bankruptcy-court as a final scene. But both tenement-house and apartment-house are, seemingly, unavoidable concomitants of the civilization of the day, and architects have to provide them for such owners as wish to invest in that form of property, and architects who have to be so many different kinds of student should not forget when they are called upon to plan such buildings that their problem is fundamentally and primarily a sociological one, and that while they cannot contend successfully against all the evils of gregarious living, they can do much good by segregating each independent home with the most sedulous care to protect its privacy at every point. For example, we do not believe enough use has been made of the corkscrew staircases after the fashion of that at Chamlord, where people ascend or descend in the same cage over two different staircases.

AS the apartment-house is an important problem, we have brought together in this issue a good many solutions, taking care to select those which can be carried out by a single owner rather than those larger ones, of the hotel type, which can only be compassed by coöperating syndicates. In studying the solutions here presented, we have been struck with one general peculiarity present in

each case, and it has so much to do with the matter of "race suicide" that it is rather curious that a Presidential fulmination has not before this been launched at the apartment-house as the very hot-bed and breeding-place of the species of evil which is attracting so much attention nowadays. In no one of the plans here gathered is there any indication that their designers had ever heard of the word "nursery," or comprehended what that word properly stands for in the life of the family and the future of the nation. The obtuseness shown is glaring, for it is precisely in the matter of providing for the care of children that the apartment-house—the home of well-bred people—should be differentiated from the tenement-house. The child of the tenement must, through stress of circumstance, go without his nursery and must live and play in the street; but the child of the well-bred dweller in an apartment-house must, if he too is to be well-bred, be kept out of the streets, and, if he is to be healthy and well nourished, must have a proper play-room for the daytime and an equally satisfactory nursery for the night. In view of these necessities and the desirability of economizing space in planning, the obvious solution is a common play-room at the top of the house or enclosed upon the roof. Further, as a common play-room implies the spreading of the contagious diseases of childhood, it should be companioned in every case by a hospital-ward under the care of a "trained nurse." The time may come when landlords will advertise not only that they employ janitors and elevator-boys, but also that they have always on the spot a "trained nurse."

OUR readers are familiar enough with our views as to the entire propriety and the great advisability of architects signing the buildings they design—at least those that are worth signing at all. Practically the greater part of the profession feels as we do, and it needs perhaps but a distinct recommendation, perhaps a mandatory one, on the part of the American Institute of Architects to establish the custom. Amongst the many things to be done at the convention in Washington next week, time may be found for adopting the needful resolution. While architects often think and speak of the matter amongst themselves, it is not often that a layman complains of the anonymity of noted buildings in the matter of their authorship. But quite recently, in the *Boston Transcript*, Mr. Oscar Fay Adams voices such a complaint, and in doing so, quite unconsciously, strengthens his plea by the errors he himself makes in the ascription of authorship of the buildings he names. Thus, he attributes Page Brown's Appellate Court-house in New York to the elder Le Brun and ascribes the Boston Public Library to Stanford White instead of to McKim. We will say, once more, that the French fashion of signing buildings is worthy of adoption—if carried out with modesty and good taste.

IT really looks as though—if anything can be accomplished through a persistent and consistent stream of searching questions—Attorney-General Carson might succeed in extorting from those cognizant of them the real facts connected with the building and furnishing of the

Pennsylvania Capitol. Just now he is turning his efforts to the discovery of how, in what way, and by whom devised, a line of demarcation was established between the work done by the Board of Capitol Commissioners, who had four millions to spend, and the Board of Grounds and Buildings, who succeeded in spending, unexpectedly, nine millions more. An apologist of the latter board, Pennypacker by name and so obviously a connection of the present governor's, writing in *Collier's Weekly*, speaks of the new Capitol, which was declared to have been completed with a balance left over from the appropriation of more than half a million dollars, as "a bare structure of walls, floors, and roofs [that] needed those improvements and furnishings" that it later got at so great a cost, but doesn't seem to perceive the need of explaining how it was that a completed building happened to be merely a "bare structure of walls, floors, and roofs." Amongst many curiosities that seem to be coming to light, one concerns a band, or frieze, of mosaic decoration about the rotunda. This frieze, to be executed in opalescent glass on a background of gold-leaf mosaic, was included in the contract of Payne, the general contractor under the Capitol Commissioners. Later, he was instructed to omit this work and was allowed \$8.00 per foot on the 1,823 square feet thus omitted. It is to be observed that this mosaic-work was of such a description that it would have to be made and imported from abroad. Later still, the execution of this same frieze was placed in the hands of Sanderson, the "furnishing" contractor, who was paid for it \$18.40 per square foot, and was moreover allowed to carry it out in American materials, for he sublet the job to a Pittsburgh concern and paid them for their work "considerably less than \$4.00 per foot," and yet this latter price afforded a fair profit to the sub-contractor! The present State Treasurer, Mr. Berry, has declined to pay certain of the Sanderson bills for painting and decorating, on the ground that he "has already been overpaid to the extent of more than \$500,000" on painting account, and at the same time declines to pay Mr. Huston's claim for \$50,000, on account of commission, alleging that "the commission is estimated on a fictitious valuation of the work."

ARCHITECTS probably have more trouble in collecting payment for their service in cases of dismissal and substitution than in any others where they have occasion to seek relief in the courts. When such, fortunately rare, cases do come before a court and are settled at all in the plaintiff's favor, it is most commonly on a *quantum meruit* basis. It is worth while, therefore, to note that, after three years' effort, a Pittsburgh jury, under Judge Fraser's instruction, has awarded in full to Messrs. Nirdlinger & Simpson the two and one-half per cent. commission they claimed for work done by them in preparing to build a \$50,000 warehouse near Third Avenue and Try Street, Pittsburgh. The case is imperfectly reported, but it appears that the architects' work was approved and they were told to go ahead and get estimates; but, before they could do this, the client turned the job over to another architect, who actually erected the building and was duly paid for his work.

APARTMENT-HOUSES.

WITHIN the past few years certain changes, or rather, perhaps, tendencies toward change, have manifested themselves in apartment-house planning, which are not without interest. One of the most noticeable of these lies in the direction of making the reception-rooms of the separate apartments architecturally more imposing than was formerly the custom. It is natural that owners and designers of such houses should wish to please their tenants; and, as experience has shown that of two apartments, similarly situated and covering equal floor-areas, tenants generally prefer that which has the handsomest entrance-hall, parlor, and dining-room, even though the kitchen may be small and the bedrooms and closets cramped, landlords and architects have learned to adapt their plans to this preference by making as much show as possible in the rooms in which their tenants will receive visitors, even if they have to sacrifice for this purpose the humbler portions of the establishment.

In pursuance of this tendency, the dark, narrow, and crooked passageway, in which a person could hardly walk without touching his elbows on each side, by which the apartments in the older houses were entered, is now generally superseded by a comparatively spacious ante-room, which is planned with great care, so that, by its symmetry, pleasant lighting and elegant decoration it may produce the most agreeable impression possible upon those entering the apartment. Of course, the additional area

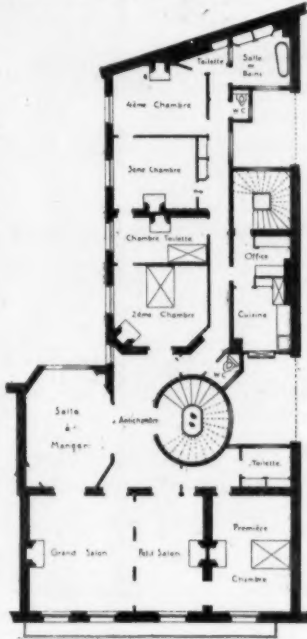


FIG. 1. PLAN OF APARTMENT-HOUSE IN THE RUE DÉCAMP, PARIS. M. POUPINEL, ARCHITECT.

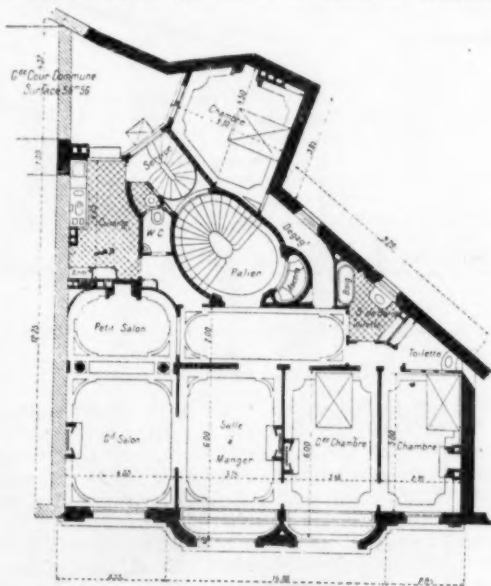


FIG. 2. PLAN OF SMALL APARTMENT-HOUSE, RUE DANTON, PARIS. M. SINELL, ARCHITECT. (From *La Construction Moderne*.)

given to this entrance-vestibule must be taken from other rooms, but the sacrifice is well repaid by the greater attractiveness, and better renting quality, of the apartment as a whole.

This innovation is particularly noticeable in the French apartment-houses, and some of the Parisian architects display great skill in securing a pleasing effect in the "galerie," as the new type of vestibule is often called, with the least possible sacrifice of room. Figure 1 shows the plan of a small apartment-house on

the Rue Décamps, in Paris, by M. Poupinel. The cleverness with which a dignified staircase, enclosing an elevator, is arranged in an oval space twelve feet by thirteen; the spacious effect of the ante-room; the ingenuity of the lighting, and the symmetry of the rooms, will impress the professional reader; but what may not be so evident at the first glance is the peculiarly homelike character of the plan, due partly to the excellent lighting and partly to the studied variety of shape of the rooms, which gives, so to speak, points to which family associations can attach themselves.

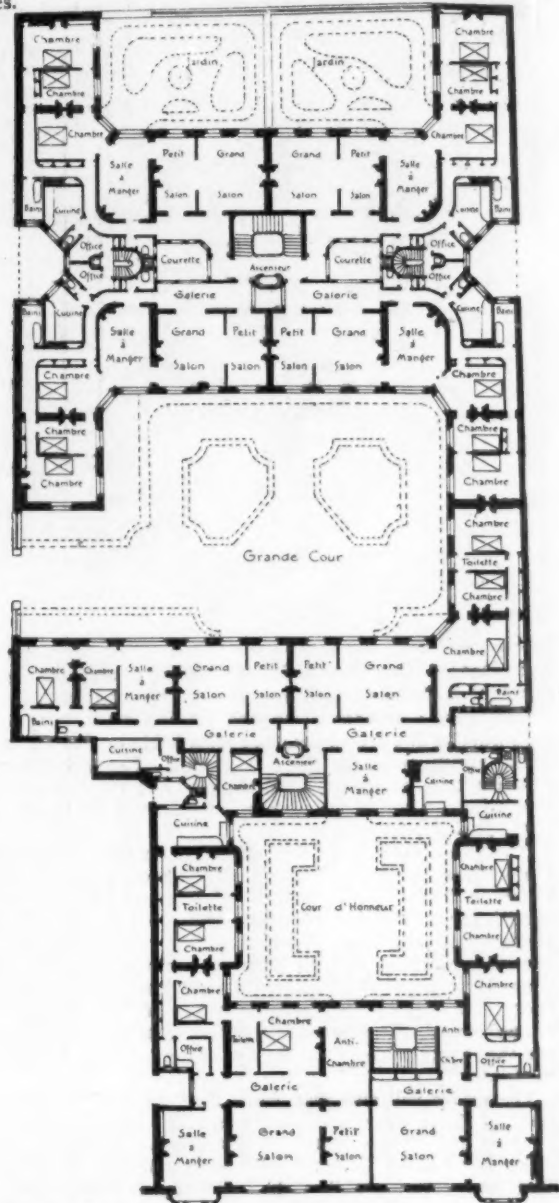


FIG. 3. PLAN OF APARTMENT-HOUSE ON THE BOULEVARD SAINT MICHEL, PARIS. M. NERROT, ARCHITECT.

The same general principles of disposition, adapted to a much larger building, may be traced in the admirable plan (Figure 3) of a great apartment-house on the Boulevard Saint-Michel, by M. Nerrot, where the "galerie" of each apartment is so arranged and lighted as to form a tolerable substitute for an additional room.

Another pretty and ingenious arrangement, for an irregular lot, by MM. Morin-Goustiaux and Le Cardonnell, is shown in Figure 4. The left-hand portion only forms the apartment, the right-hand part being occupied by a portion of the Paris offices of the New York Life Insurance Company. The "resting-landing," with a window and a seat, part way up the grand staircase, is quite characteristic of the present inclination of French architects to give an interesting variety to their plans, at the same time that they preserve the traditions of symmetry and dignity in which they have been trained.

Figure 2 gives a wonderfully clever plan, by M. Sinell, for a little apartment-house on a very irregular lot. The rooms are small, according to our notions, the "grand salon" being only

any housekeeping at all, living in hotels or in non-housekeeping apartments, and taking all their meals in restaurants, employing servants only as housemaids or footmen in non-housekeeping

PLAN DES GRANDS APPARTEMENTS

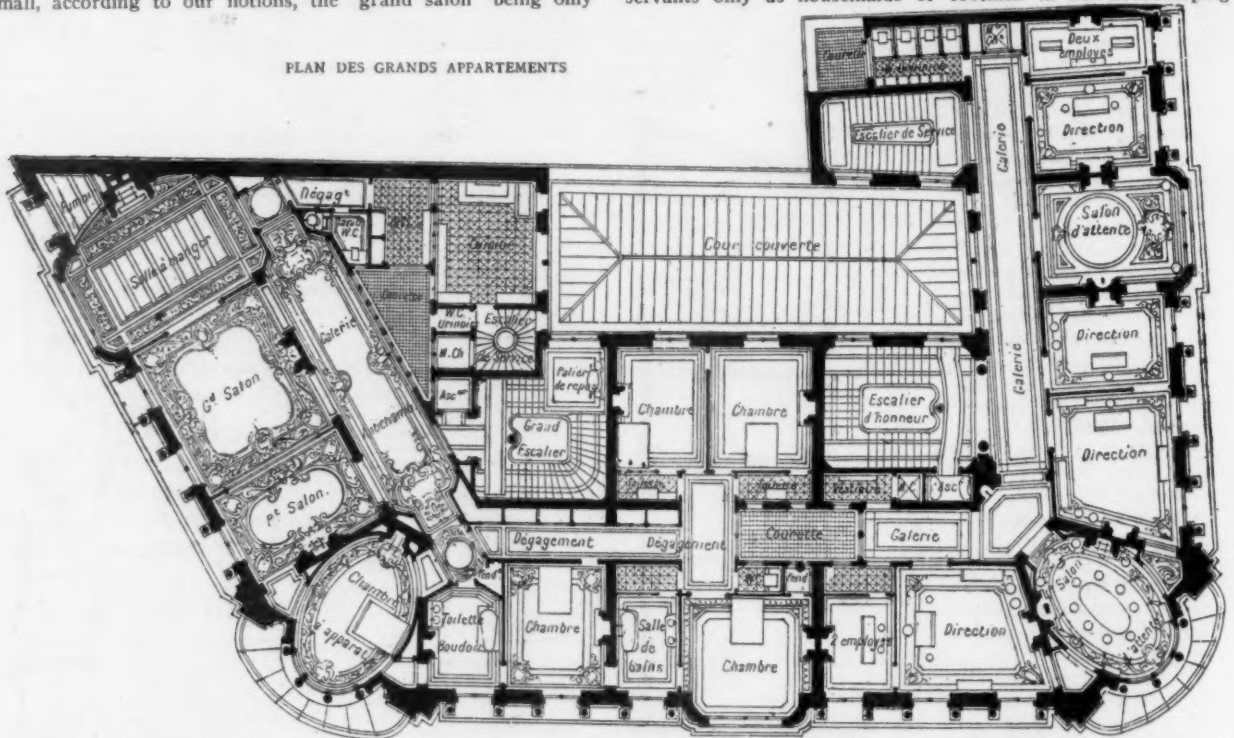


FIG. 4. PLAN OF APARTMENTS AND INSURANCE OFFICES, PARIS. MM. MORIN-GOUSTIAUX AND LE CARDONNEL, ARCHITECTS. (From *La Construction Moderne*.)

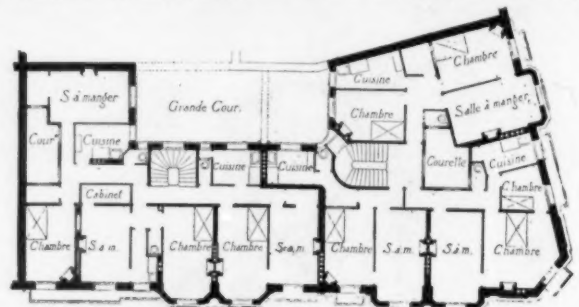
thirteen feet wide by a little over sixteen feet long, while the "petit salon" is about eight by thirteen, and the "grande chambre" is eleven by nineteen; but everything is arranged with a dignity and symmetry which would befit a much more spacious establishment and are all the more remarkable in view of the difficulties presented by the shape of the lot. The tiny "galerie" is quite charming in its way, and the planning and lighting of the two staircases, and of the elevator, also deserve the careful study of the professional reader.

It will be observed that this apartment, small as it is, possesses a passenger-elevator, and nearly all the most recent apartment-houses in the fashionable quarters of Paris are provided with the same luxury. The elevators ordinarily used are of the direct-plunger hydraulic type. With these the car cannot fall under any circumstances, and, as they run very slowly, the tenants themselves operate them without danger, bringing them from one floor to another by an ingenious system of calls, either electric or mechanical. The water is supplied from the street pressure, and the charge made by the city for its use is said to be extremely moderate.

The reader will note that, while the "galeries," or ante-chambers, in these plans are usually spacious and handsome, the kitchens are of very restricted dimensions. In fact, a kitchen eight feet square is considered quite tolerable in a modern Parisian apartment, while eight feet by ten is almost sumptuous, and a kitchen of this size would be expected to accommodate, at meal-times, a cook and housemaid, if not a footman also. In this country, where family life is not so highly prized as it is in France, the kitchen is often left almost entirely out of so-called "housekeeping apartments," its place being taken by a "kitchenette," consisting of a ventilated cupboard, opening usually out of the dining-room, and provided with a gas-stove and shelves, hooks, bins for flour and sugar, and other fittings. With the characteristic ingenuity of Americans, these kitchenettes are often completely equipped for a great variety of cooking, and they are very popular.

It is at this point that French and American apartment-house plans begin to diverge. While most American housekeepers like to have their cooking done at home, and to gather their families around them at meal-times, they feel it a relief to be independent, on occasion, of servants, and to be able to cook for themselves a breakfast or luncheon on their kitchenette gas-stove, going to some restaurant for their more important meals; but a considerable proportion of well-to-do American families prefer not to do

apartments, or as lady's-maids or valets in hotels. Both these modes of living are abhorrent to French ideas. Although restaurants in Paris are numerous and cheap, and hotels almost equally so, it is a rare thing to see a French family in a restaurant, unless its members are on an excursion of some sort,



Plan du premier étage,

FIG. 5. PLAN OF APARTMENT-HOUSE, RUE LAMARCK, PARIS. M. MORICE, ARCHITECT. (From *La Construction Moderne*.)

and still rarer to find such a family permanently residing in a hotel. To maintain, therefore, the domestic privacy and comfort which most French people prize so much, a kitchen is necessary, and every Parisian apartment intended for family use, whether it overlooks the Parc Monceau and rents for twenty-five thousand francs a year, or occupies a modest corner on the hill of Montmartre and brings in ten francs a week, possesses a kitchen of some sort. Figure 5 shows the plan, by M. Morice, of the second story of a house on the Rue Lamarck, of very modest pretensions, but planned with great skill, and offering some interesting suggestions. The building stands on a corner, and has two entrances, forming, therefore, two independent houses, each having three apartments on each floor. It will be observed that none of the apartments have any parlors, either large or small. In many American apartments, so compact as to have no parlor, the kitchen would be expanded into a general "living-room," which, with two or three bedrooms, would comprise the whole habitation. This arrangement, however, would not suit French ideas of propriety. Instead of that, each apartment includes a dining-room and a separate kitchen, and one or two bedrooms, all well

lighted and well arranged, although the kitchens, using the beds as a scale, average about six feet by nine in area. The number of bedrooms included in each apartment seems small, but all the

pleasant and pretty dining-room which forms the pride of every French family. Those architects who are likely to have apartment-houses to design will do well to note that, on a lot about



FIG. 6. EXTERIOR OF APARTMENT-HOUSE, RUE LAMARCK, PARIS. M. MORICE, ARCHITECT.
(From *La Construction Moderne*.)



FIG. 8. EXTERIOR OF APARTMENT-HOUSE ON THE AVENUE DE LA GRANDE ARMÉE, PARIS. M. RIVES, ARCHITECT.
(From *La Construction Moderne*.)

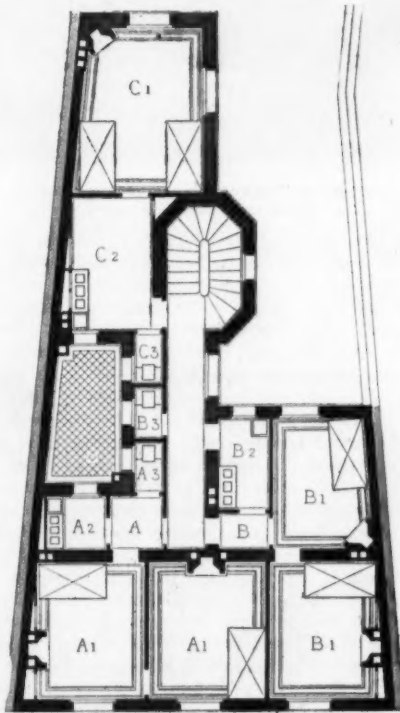


FIG. 7. PLAN OF APARTMENT-HOUSE SHOWING THREE APARTMENTS, RUE DE BELLEVILLE, PARIS. M. HENEUX, ARCHITECT.
(From *Architecture*.)

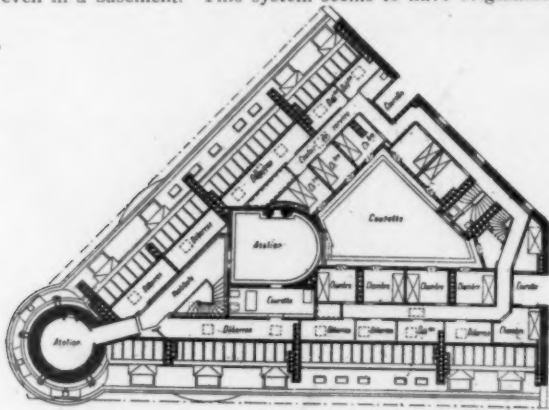
dining-rooms, by an ingenious arrangement, possess either bays or alcoves large enough to contain a sofa-bed; so that each suite really comprises at least two bedrooms, without sacrificing the

forty-five feet by one hundred, M. Morice, covering about ninety per cent. of the lot with the building, has obtained six apartments on each floor, every room and every staircase being well lighted and aired. The average rent of these pleasant little habitations is five hundred and ten francs a year, or less than two dollars a week; yet, even at these modest prices, the net revenue from the building is estimated at five and one-fifth per cent. on the cost of the whole property, including the land. Figure 6 shows the exterior of the building, which is beautifully situated near the top of the hill of Montmartre, and is far from suggesting anything like poverty.

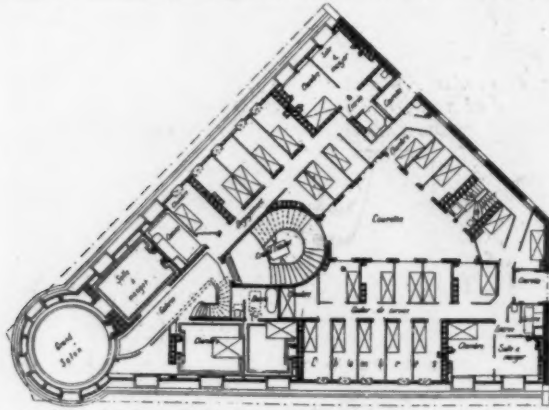
Figure 7 gives the plan of some still more abbreviated apartments, each consisting of a kitchen and two bedrooms, or, in the case of the rear apartment, of one bedroom large enough for two beds. The arrangement is not so skilful as that of some of the plans that we have studied, one bedroom serving as a passageway to another, while the kitchen of the "A" suite is less than six feet square; but it is not without interest.

Turning from these modest abodes to those of higher pretensions, we shall find, in the more expensive apartments of recent construction in Paris, certain tendencies which are to be regretted, and which are deplored by the Parisians themselves. It is hardly necessary to say that people living in apartments comprising only two or three bedrooms, like those which we have just been studying, usually do their own housework, or, at most, are assisted by one of those faithful creatures, more friend than servant, who form a part of so many French families; but people who live in larger and more luxuriously furnished dwellings, and entertain much company, need more elaborate service, and, consequently, a larger number of servants. Here, however, arises a difficulty. In apartment-houses in the fashionable quarter, where land is expensive, the increase of the area covered by each apartment, to accommodate two or three servants' rooms, involves a very sensible addition to the rent; and the custom has grown up of devoting all the space in the more rentable portions of such houses to what are called by the rather unrepugnant name of "masters' rooms," including among these the kitchens, as being necessary to

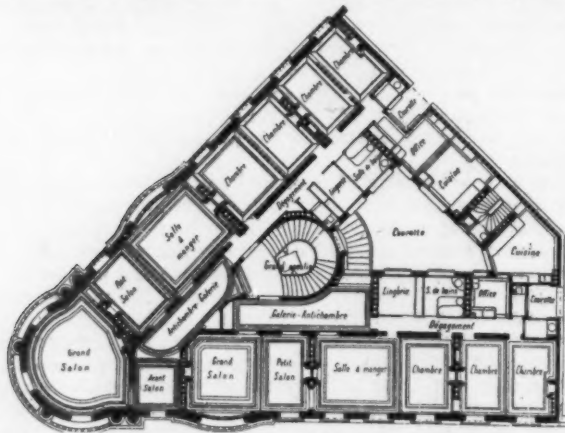
the masters' convenience, and putting the servants' bedrooms for all the apartments together, in the least attractive part of the building, usually in the upper story, but sometimes in a mezzanine, or even in a basement. This system seems to have originated in



New York, where it was used, in occasional instances, many years ago; but, in an evil hour, it was imitated, or re-invented, in Paris, where, to comply with the laws, buildings usually have in the roof an uncomfortable garret, useless for any other purpose,



but capable of being divided into bedrooms, or rather cells, for the servants belonging to the families inhabiting the apartments below. Figures 8, 9, 10 and 11 show the exterior and three plans of a charming apartment-house in a very fashionable quarter of



FIGS. 9, 10, 11. PLANS OF APARTMENT-HOUSE, AVENUE DE LA GRANDE ARMÉE, PARIS. M. RIVES, ARCHITECT.

Paris, by that accomplished architect, M. Rives. Professional readers will not fail to appreciate the skill with which the entresol, with the balconies over it, is made to form a transition between the plate-glass shop-fronts of the entrance story and the architectural features above, and to admire the richness and delicacy given to the composition by the curves of the cornice. It would be difficult to treat an angle more beautifully. In Figure 9 is shown the general plan of the apartments, two on each floor, with passenger-elevator, bath-rooms, and so on, all well lighted and most skilfully arranged. Figures 10 and 11 show the plans of the seventh and eighth stories, devoted mainly to the servants.

There are twelve apartments in the house and thirty-five servants' rooms, or about three to each family. This indicates that the tenants are supposed to be comparatively rich and fashionable people, yet, unless they are willing to give up some of their family-rooms, all their servants, both men and women, must be huddled together in little cells, some of them, according to the scale, not more than five feet wide, opening upon dark and narrow corridors; while, being directly under the roof, the rooms are cold in winter and hot in summer. Even if the servants were allowed to use the passenger-elevator, which is not always the case, it only runs to the seventh story, so that the weary housemaids and footmen must climb afoot to their comfortless rooms. In this particular case a most commendable attempt seems to have been made to give these young and untaught people some sort of protection and supervision, by arranging two little apartments among the servants' rooms, which can be occupied by a housekeeper or a couple of married servants, and afford a resource, not only for



FIG. 12. EXTERIOR OF "ANSONIA" APARTMENT-HOUSE, NEW YORK. (From the Engineering Record.)

supervision, but for friendly care and attention to those that may need it; and it seems to have been intended to put the women servants in the seventh story and the men in the story above; but it is rare to find examples of such careful humanity, and in most cases in Paris, and still more in this country, the maids and footmen are not even separated, much less placed under supervision. It is hardly necessary to say that under such circumstances, where there is neither privacy nor protection for the innocent, the morals of all the members of the little community are at the mercy of the worst among them. René Bazin, in his touching story of "Donatienne," speaks with merited severity of this system, and his descriptions of life in the servants' quarters of a fashionable Parisian apartment-house apply equally well, as many housekeepers can testify, to similar apartment-houses in New York and Boston. The modification of the ordinary arrangement, in the direction of morality and humanity, seen in M. Rives's plan, shows the effect of the enlightenment of French public opinion; but no similar modification seems to have been as yet introduced, or even demanded, in this country. There is, as a matter of fact, much less excuse for herding servants together in American cities than in Paris, for the reason that our building-laws do not require Mansard roofs, and, in consequence, garrets are not necessary features of our houses. On the contrary, as our apartment-houses almost invariably have flat roofs, and are well supplied with elevators, the rooms in the upper stories are as desirable, and as easily rented, as any others; and the only advantage to be gained by separating the servants' quarters from the

found. Figure 12 shows the outside of this remarkable building.

As a curiosity in the way of apartment-house planning, Figure 14, which shows a house at Montevideo, in South America, is not without interest. The entrance-story of the building is occupied by a store, with windows only in front, light being given to the middle and rear portions by three large skylights and an air-shaft. The skylights in the ceiling of the store form the floor of open spaces in the story above, which are divided by a longi-



FIG. 15. STORE AND APARTMENTS AT MONTEVIDEO, SOUTH AMERICA. MM. ACOSTA Y LARA & GUERRA, ARCHITECTS. (From *La Construction Moderne*.)

tudinal partition running through the middle of the building, and thus constitute six small court-yards, or "patios," around which are grouped the rooms of two apartments, each of nine rooms and bath. In the favored climate of Montevideo there is no need of windows for keeping out the weather, and only the parlors and the bath-rooms have any, the other rooms taking light and air from the doors opening on the courts. The building is only two stories high, and each apartment, having a separate stairway to the street, is virtually an independent house. Figure 15 shows the front of the structure.

It is not in first-class apartments that republican institutions find their surest and safest footing, and a survey of the improvements that have been made in "collective dwellings" should not be concluded without some notice of recent ameliorations in the planning of tenement-houses of the more modest sort. In New York, where three-fourths of the population live in such houses, improvement has been particularly rapid, owing to the adoption and enforcement of judicious laws, and the change from the tenement-house of twenty years ago to that of the present day is surprising.

It is rather touching to find that, in the houses which have been erected in great numbers in New York by speculating builders since the passage of the Tenement-House Act, a "parlor" almost invariably forms a part of each tenement. Even where there is only one bedroom, as in the rear tenements in Figure 16, there is a parlor which the mistress of the little establishment can keep pretty and neat, for the sake of her own self-respect, and that of her family. The front flats in this particular house are more pretentious, possessing a dining-room, as well as a parlor; but they are neither so pleasant nor so well planned as those at the rear.

Figure 17 shows a compact plan for several houses, in which the kitchen takes the place of an entrance-hall to each flat, four

kitchen doors opening from each stair-landing. The room thus saved affords an extra bedroom to three out of the four tenements on each floor, but there are no bath-rooms, and it is a question whether the plan could not have been better arranged.

No architect needs to be told that economy in planning buildings of this sort is very much promoted by increasing the area to be treated, and many of the most interesting and successful of the recent New York tenement-houses have been built on large lots by architects competent to deal with important problems. A portion of one of the best of these groups, covering a tract about ninety feet square, is shown in Figure 18. The tenements in this block are intended for families of the most modest income, but they are planned by their skilful designer, Mr. James E. Ware,

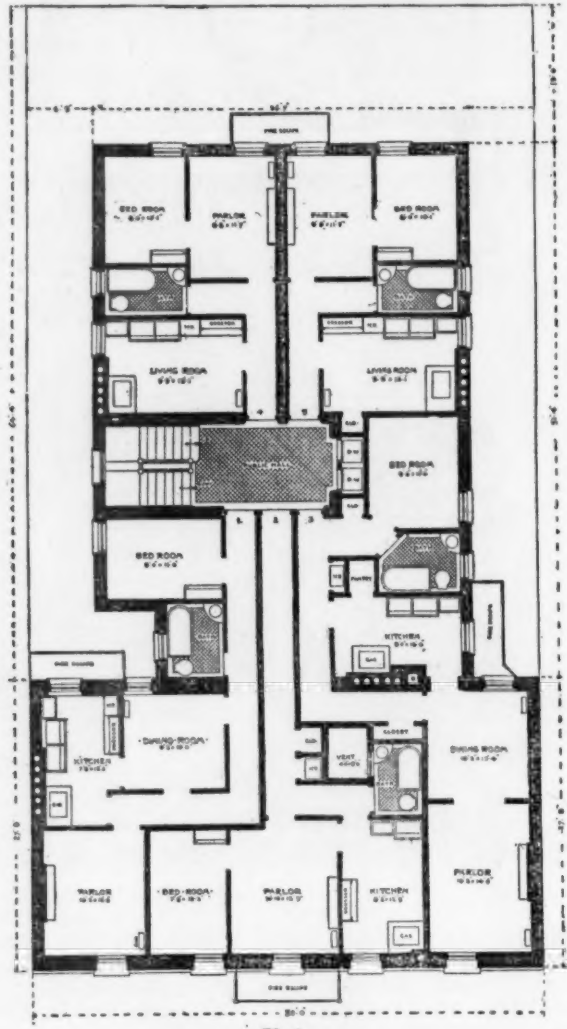


FIG. 16. PLAN OF NEW-LAW TENEMENT-HOUSE IN NEW YORK. (From the *New York Evening Post*.)

with as much care as if they were palaces. No bathrooms are provided, the owners knowing that, for such tenants, a bath-room is a costly and useless superfluity; but each little dwelling has its own water-closet, not opening out of the kitchen, as is often seen, still less out of the public staircase-hall, but conveniently placed among the bedrooms, and with a window to the outer air. Of bedrooms there are one, two or three to each tenement, to suit different families, and not more than one bedroom in each tenement opens from the living-room, the others having separate entrances from the little private hall of the tenement. In this way a married couple with young children, or with only girls, or only boys, can be comfortable with two bedrooms, themselves occupying one, while the children have the other. If they have both sons and daughters, they can have three bedrooms, using for themselves the one opening from the living-room, while the girls occupy the second, and the boys the third. In this way, and only in this way, can the modesty and self-respect of children be preserved, and Mr. Ware has provided for their needs with a sympathy and delicacy which cannot be too highly praised.

But this is not the only merit of this charming plan. The professional architect will not fail to notice with approval the spacious and well-lighted stairs, free from winders; the lift on each landing, and the convenient arrangement of the living-rooms, which, although fitted with dressers, sinks and wash-trays, are more than kitchens, being spacious enough to form, as is intended, a pleasant family sitting-room.

this is quite unnecessary, as Mr. Ware's plan shows, and the result of such an arrangement is to expose the natural modesty of children to continual shocks, which soon show their effect upon the manners, if not on the character.

Apart from this defect, which is a serious one, the stairs wind awkwardly and dangerously, and the living-rooms are too small in proportion to the bedrooms. In the corner suites the living-

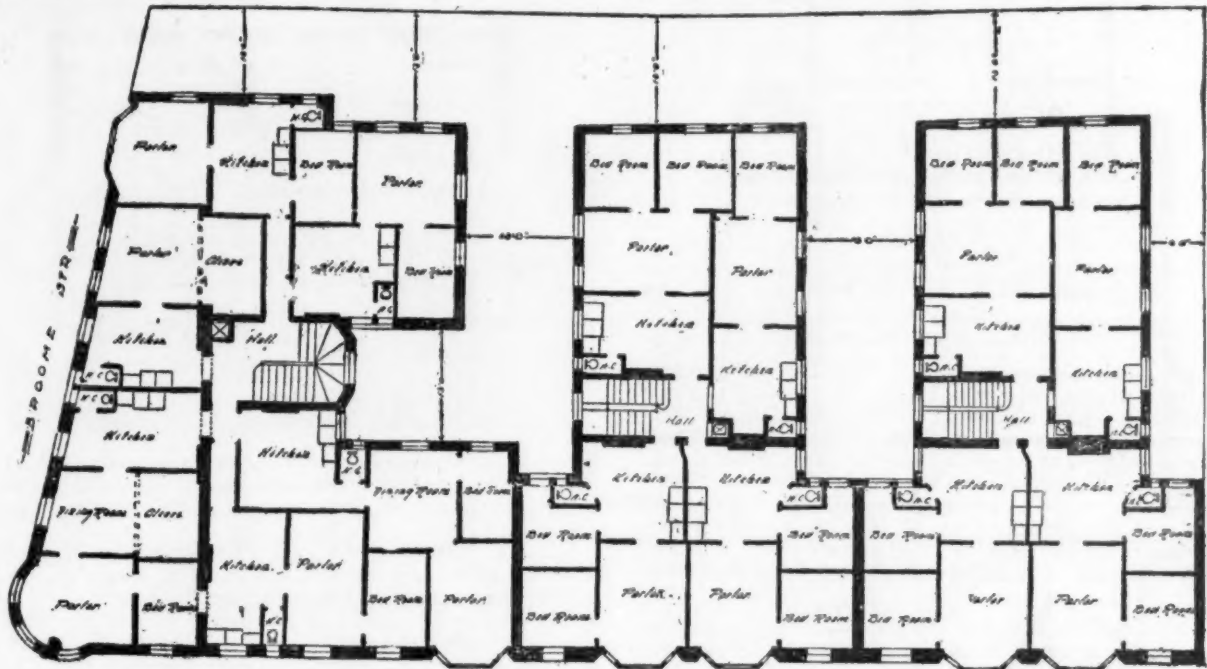


FIG. 17. PLAN OF TENEMENTS ON BROOME STREET, NEW YORK. MESSRS. SASS & SMALLHEISER, ARCHITECTS.
(From the New York Evening Post.)

Figure 19 shows a house of very similar general outline, by Mr. Ernest Flagg. Notwithstanding Mr. Flagg's great reputation as a planner, the arrangement is inferior to that of the house just studied. The placing of the water-closets between the main hall door and the living-room, although it has plenty of English

room is not more than half as large as the largest bedroom. If the living-room simply served the purpose of the kitchen of a Parisian apartment, such a proportion might be tolerated, but in an American tenement of this class the living-room is much more than a kitchen. Being the only room with a fire, it is necessarily

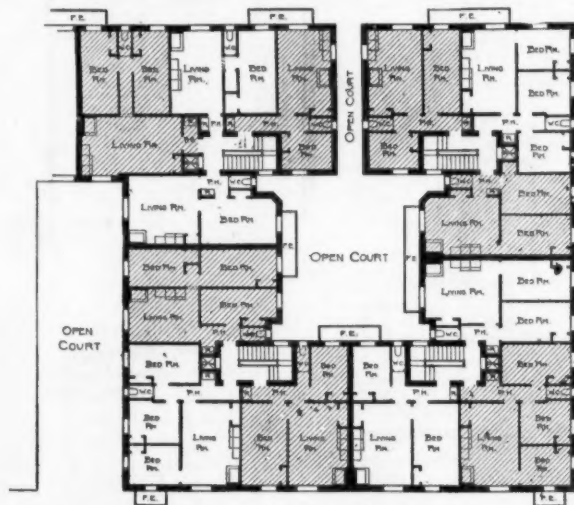


FIG. 18. PLAN OF TENEMENTS IN NEW YORK. MR. JAMES E. WARE, ARCHITECT.
(From Architecture and Building.)

precedent, is objectionable, and the arrangement by which the water-closet is made to open out of the living-room, as in one of the corner suites, is not less so. Most of the tenements have two bedrooms, only the corner suites having three; but all the bedrooms open out of the living-room, or from each other, neither disposition being worthy of commendation. In the front corner suites, for example, a young person, to reach the water-closet from the smallest bedroom, must pass through both the other bedrooms, and in front of the main entrance door; and, in nearly all the other suites, the route lies through the living-room. All

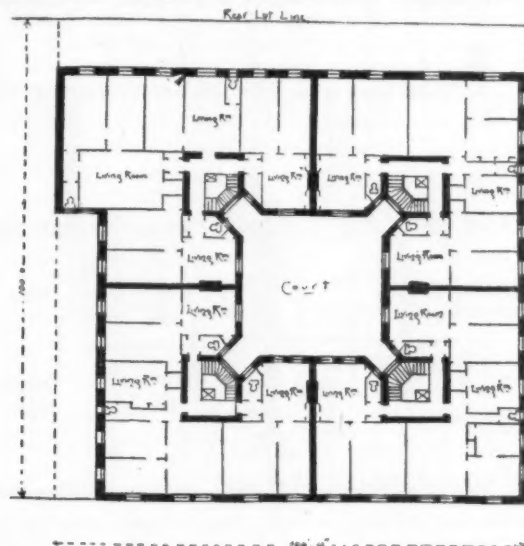


FIG. 19. PLAN OF TENEMENTS IN NEW YORK. MR. ERNEST FLAGG, ARCHITECT.
(From the Builder.)

the family sitting-room in winter, and is so by habit in milder weather, and provided this be airy, comfortably warmed, well lighted and pleasantly arranged, the members of the household will be quite contented with small bedrooms.

All this is a matter of more importance than may at first appear. It is, perhaps, only by an unwarranted stretch of fancy that we can speak of a Vestal fire of anthracite coal in an American cooking-stove; yet no fire kindled from the Vestal flame in a Roman dwelling ever shone upon more faithful conjugal affec-

tion, or more tender and self-sacrificing family love than is to be found about the little stove in thousands of New York and Boston tenements. For us architects it should be a sacred duty, if occasion offers itself, to protect the happiness and purity of these modest homes by all the resources that lie within our art. Not only in arrangement, but in studied lighting and good proportion,

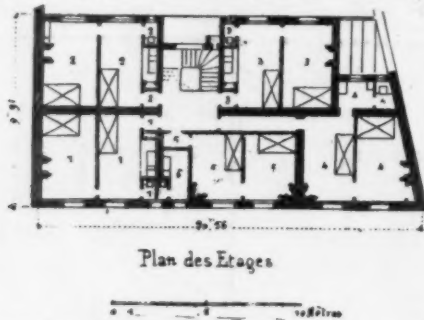


FIG. 20. PLAN OF TENEMENT-HOUSE IN THE RUE JEANNE D'ARC, PARIS. (From the Deutsche Bauzeitung.)

the pains and skill bestowed on the designing of living-rooms, especially, will be well repaid. It is only necessary to see the beautiful displays of window-gardening which adorn the kitchen or rear balcony of many a tenement, to realize how well qualified many of these little households are to appreciate artistic effort on their behalf. William Morris once said that the secret of making poor people contented and happy lay in making their dwellings artistically attractive; and, in working for those whose ambitions and affections are centered in their homes, it is hardly possible to spend too much care in providing that those homes,

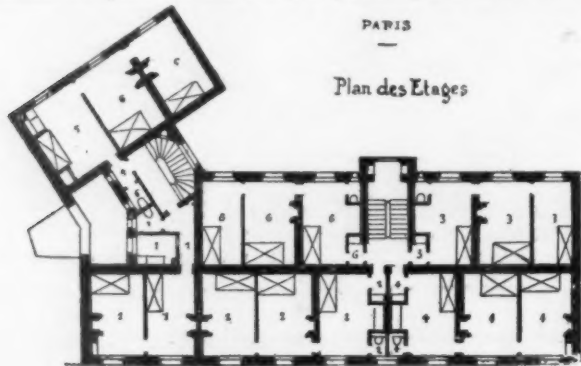


FIG. 21. PLAN OF TENEMENT-HOUSE IN THE RUE DE GRENELLE, PARIS. (From the Deutsche Bauzeitung.)

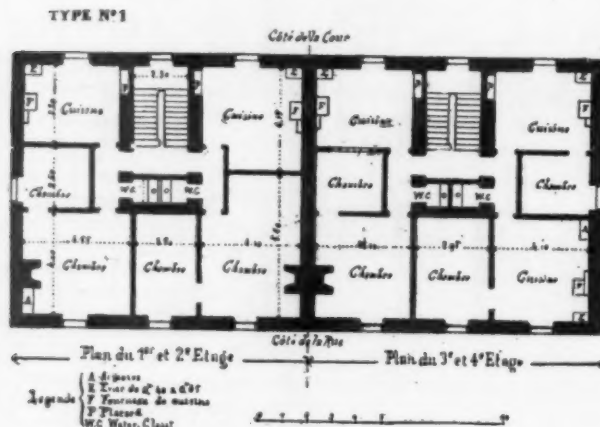


FIG. 22. PLAN OF TENEMENT-HOUSE AT LYONS. (From the Deutsche Bauzeitung.)

so far as they are dependent upon material conditions, shall be pure and lovable.

Some of the foreign builders of workingmen's dwellings are much less advanced than the New York architects in combining economy of construction with property and convenience in arrangement. Figure 20 represents a tenement-house in the Rue Jeanne d'Arc, in Paris, and Figure 21 a house in the Boulevard

de Grenelle, both supposed to be models of their kind. In both of these, as will be observed, the bed-rooms form passageways, it being necessary, in every case, in order to reach the most distant bedroom, to pass through all the others. In these houses the kitchens serve as bedrooms, the sink and the little charcoal stove being placed in recesses. In Figures 22 and 23, showing houses at Lyons, the kitchen is separate, although in

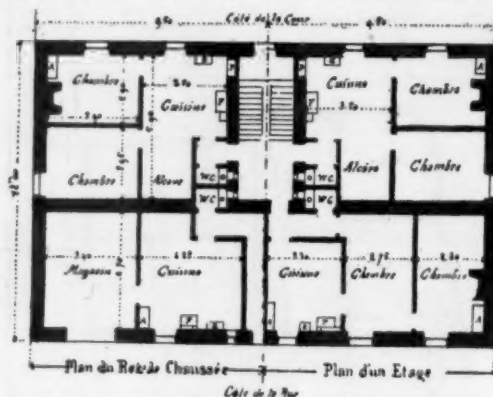


FIG. 23. PLAN OF TENEMENT-HOUSE AT LYONS. (From the Deutsche Bauzeitung.)

Figure 22 it is provided with an alcove for a possible bed. In both the plans the water-closets are without either light or air, and in Figure 22 one of the bedrooms has only a borrowed light, and no air.

Figure 24 is the plan of a group of tenements in Edinburgh. American architects will marvel at the idea of putting fireplaces in bedrooms less than ten feet square, opening directly out of the living-room, in the climate of Edinburgh; but, to the British mind, the fireplace is a sort of fetish which cannot be dispensed with. Whether the Edinburgh housewives ever go to the trouble and expense of making fires in these superfluous conveniences is another matter. The arrangement by which four tenements on

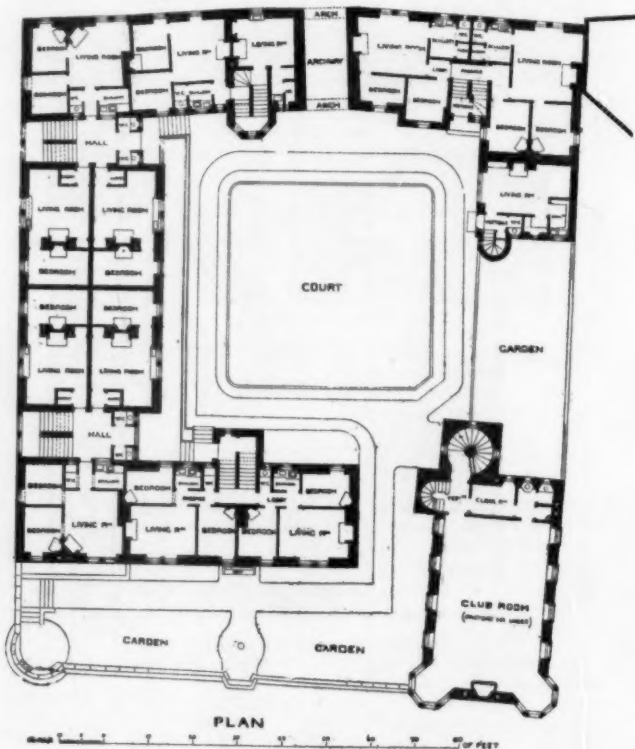


FIG. 24. PLAN OF TENEMENTS IN EDINBURGH. MR. SIDNEY MITCHELL, ARCHITECT.

each floor have their only water-closets in the public hall is the reverse of commendable, and water-closets of two other tenements on each floor ventilate into the same public hall, just over the stairs. A peculiar and characteristically British feature of the group is the provision of a club-room, in which presumably the

male tenants meet and smoke in the evenings. This proceeding is supposed, in Great Britain, to have a wonderfully soothing effect upon the morals of workingmen, and such clubs, generally provided by private philanthropy, are to be found almost everywhere. We remember visiting one in a large town in the South



FIG. 25. EXTERIOR OF TENEMENT-HOUSE GROUP IN EDINBURGH.
MR. SIDNEY MITCHELL, ARCHITECT.

of England: It was well arranged, pleasant and comfortable, and supplied with books and newspapers. A man who was reading came forward, with the frank politeness natural to an English workman, to welcome the stranger, and, in reply to some compliments on the pleasant aspect of the place, expatiated on the moral benefit that he had received from it, in being kept, by its attractions, out of worse places. Presumably, only unmarried men are admitted to such clubs, for it would be repugnant to American feeling, at least, to entice married men away from their own firesides; but if this is the case, it is, at least, singular to see, in the present plan, such a club-house connected with a block of tenements planned entirely for families.

Figure 25 shows the exterior of this picturesque group.

In Figure 26 we have a tenement-house in Berlin, which has some good points, although it does not compare in convenience and skilfulness of planning with such a building as that by Mr. Ware, in New York. Like the New York building, however, it provides one, two, and three-room tenements, in general well-arranged, although, in the three-room apartments, two of the rooms form the passageway to the third. The balconies outside the kitchens, like the fire-escape balconies in Mr. Ware's plan, and, presumably, in Mr. Flagg's plan also, afford an opportunity for hanging clothes out to dry, without carrying them up to a common drying-ground on the roof, as is

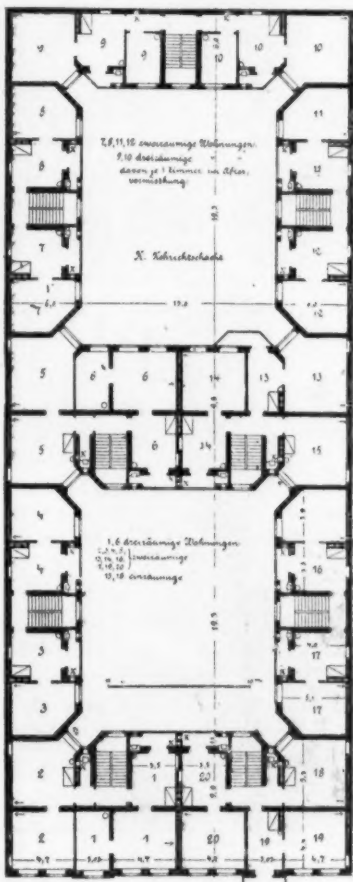


FIG. 26. PLAN OF TENEMENT-HOUSE IN BERLIN.

(From the Deutsche Bauzeitung.)

usual in this country. The water-closets opening on the balcony would be excellent in a warm climate, but entirely inadmissible in that of New York; and, even in Berlin, they must be specially protected.

It will be observed that the foregoing plans for tenement-houses do not, as a rule, provide for bath-rooms. Notwithstanding the outcry made by some sentimental people a few years ago about the importance of bath-rooms in cheap tenements, an outcry which nearly resulted in the passage of a law compelling the provision of such conveniences in all new tenements in New York, it is now well understood that in the great majority of cases a bath-room in a two or three or four room flat simply occupies valuable space, and adds materially to the cost of the building and of its maintenance, and to the rent of the tenements, with no corresponding advantage. In the modest households which the Tenement-House Law seeks to protect, a tubful of warm water for bathing is practically unattainable with the resources at the command of the family; and soaking in a tub of cold water is often dangerous. Hence the bath-tub, where it is provided, without costly means of heating the water, is practically never used for bathing by the occupants of tenements. Instead of that the people who have to pay rent for it, and assume the responsibility of keeping the pipes from freezing in winter, usually compensate themselves by utilizing it for storage. We have seen a bath-tub used as a coal-bin, for which many people find it well adapted; and it also serves frequently for keeping potatoes and other vegetables. In large families it has been known to form the regular bed of one of the children; and, in a case in a Massachusetts city, the ingenious lessees had utilized it as a pen for a little pig that they were rearing. The sides were so smooth and slippery that the pig could not climb out, and it would have been difficult to invent anything better adapted to the purpose. Of course, it does not follow that people who do not have bath-tubs cannot be clean. A sponge and a pail of water, or a tin bath, with hot water enough for such appliances, are within the reach of every one; and those who wish for an occasional soak in a tub of warm water can have it in the public baths, now to be found in every large city, at a fraction of the expense involved in having it at home, even if it were practicable there.

With the bath-rooms may be classed the sculleries, once extensively copied in this country from English examples, but now practically obsolete here. The tenement scullery was always, in winter, a source of anxiety and expense to landlord and tenant alike, and economy, neatness, and comfort have been gained by leaving it out, and putting a small porcelain sink, and one or two wash-trays, in the kitchen or living-room, which is always heated in cold weather, and where, with a little care, the operations of cooking and washing can be carried on without slop or dirt.

T. M. CLARK.

IVANHOE COURT, BOSTON.

Boston architecture has the reputation of being conservative almost to the last degree. Innovations and new ideas which depart radically from existing types are supposed to be restrained. Presumably nothing but tried and proved materials and methods of construction are considered by the Boston architects and builders. That this conception is entirely erroneous is an assured fact, as several of the buildings constructed within the last few years can readily bear witness.

Ivanhoe Court, of which C. H. Blackall, Boston, is the architect, is an apartment-house recently constructed at Allston, within the city limits of Boston. This building, which stands out prominently as a pioneer in the line of concrete-block construction, consists of six separate, yet continuous, buildings, with accommodations for thirty families.

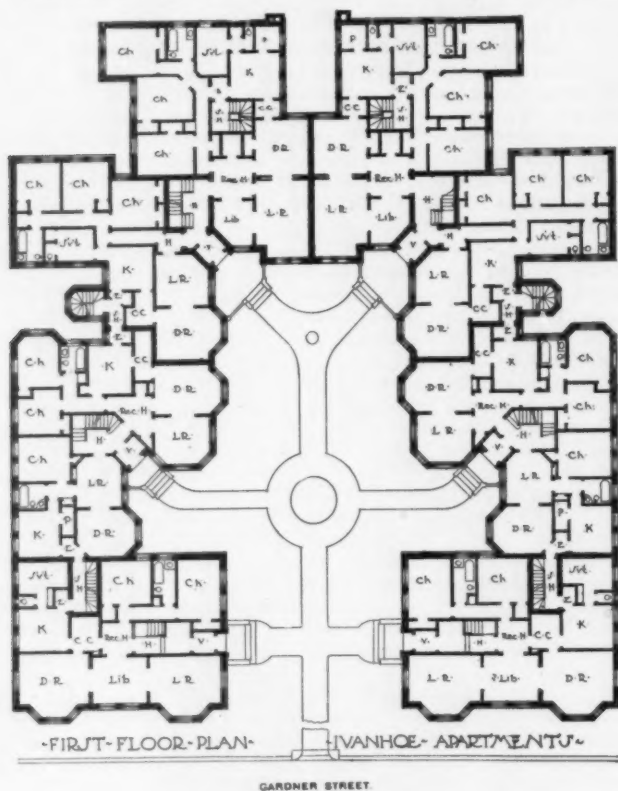
The conditions of the problem were such that a very irregular outline in plan was necessary and a modification of the early English Tudor style of architecture was adopted as the best suited to fulfill these requirements. The selection of Ivanhoe as the name of the building afforded an opportunity to use armorial bearings and ornamentation which, neither being historically correct as to the period of the architectural style, might emphasize salient points in the novel from which the name was derived.

Each of the six entrances is named after some character in the novel and has an appropriate bit of ornament in the architectural treatment of the doorway. In front of each entrance, as shown in the accompanying cut, is a low-tiled terrace, with balustrade and buttresses.

The walls of the front and toward the court are composed entirely of concrete. The water-table, belt-courses, cornices, and all molded and ornamental work are made of "granite composite," a material of excellent texture and appearance. All of

this work was made by Emerson & Norris, of Boston. The walls up to the water-table, including buttresses and steps, were cast in place. The rest of the wall was built up of concrete-blocks and set in place exactly as stone would be used.

The ashlar is of a dark-gray tone and has a surface very similar to sandstone. The trimmings of "granite composite" are a little lighter in tone and have a hammered or tooled surface. It would be difficult to find a building constructed of any other material which has a better effect in its harmony of color.



In the execution of the moldings and the ornamental work, nothing in cut-stone could be produced which would excel in accuracy of line or in the quality of the carving. All the edges of the stone moldings and the undercutting of the ornament are as clean and sharp as could be obtained in any material. The objection has frequently been raised that it is impossible to obtain sharp arrises or deep undercutting in ornamental work in concrete, or in fact to obtain anything but dull, flat attempts which would be absolutely devoid of interest from an artistic point of view. The models and photographs of the armorial designs and other ornament used in this building have served to convince many sceptics that the last word has by no means been said in the use of concrete, but that a new field has been opened and that a wide range of possibilities has presented itself to the architect who wishes to use concrete but who has hitherto been deterred by lack of knowledge of the subject.

CHARLES A. WHITTEMORE.

APARTMENT-HOUSE ON THE RUE DE LA TASSE, PARIS.

ON a terrace high above the Seine, with a beautiful outlook over the gardens of the Trocadero, bright with their many flowers and gay with the sparkle of water in the cascades and fountains, stands a little group of aristocratic-looking houses. A few of them are private, but most of them are apartment-houses of the better type. They have all sprung up within a very few years with the opening of several new short streets. The site was so exceptional, not only with the charming foreground above-mentioned, but with a view over the broad expanse beyond the river, past the Eiffel Tower and across the Champ de Mars to the whole of the south part of the city extending into the fields in the distance, that the character of the houses to be erected thereon was immediately determined.

With one exception the houses are in the style with which we are so familiar in photographs of Paris. This one exception seems particularly worthy of study, on account of the originality

of its design and the conscientiousness with which it is carried out.

It was built in 1905 by M. Sorel, a young man, who was already quite well known in Paris for the individuality of several houses he had constructed. The present building is, in a sense, a result of his endeavors in previous work, where he profits by his earlier mistakes to make the best of the present opportunity.

As we can see from the photographs, the treatment of the exterior is not archaeological. None of the *motifs* have precedent in the historical styles, yet the whole is so well studied that it is harmonious and well in scale. Color is given to the façade by the use of several different materials; play and variety, by the bays, loggias, balconies, and by the contrasting of curved and straight lines. The details of this we discuss later. M. Sorel is one of a very small group of men who are fighting the conservatism of the architecture of the "School" on the one hand, and the vulgarity of the wild and unrestrained attempts of the "Art Nouveau" on the other hand. The middle path which this group is following is quite deserving of appreciative study, for it is perhaps the most difficult field of all.

First let us look at the plan, in order that we may the better appreciate the problem. The building is U-shaped, or, better, E-shaped, the slight projection of the stair forming the short middle arm of the E. It faces east, looking out on the unbroken view above described. The two sides come against party-walls, the rear of the house opens into a similar court at the back of the house on the next street. The building is 93 feet square, the court being 38 feet deep by 55 feet wide. That leaves the body of the house 55 feet deep and the wings at the rear 20 feet wide.

We enter, as in all Paris houses, by the porte cochère through a large elliptical-headed door closed by iron grilles glazed with rippled-glass backs. This brings us into the vestibule with the



LOGGIA OF HOUSE ON THE RUE DE LA TASSE, PARIS. M. L. SOREL, ARCHITECT.

conciergerie on the left, the steps to the stair-hall on the right, and the carriage-way continuing directly to the court at the rear. The vestibule is in a creamy-white limestone, with plaster ceiling and cement floor.

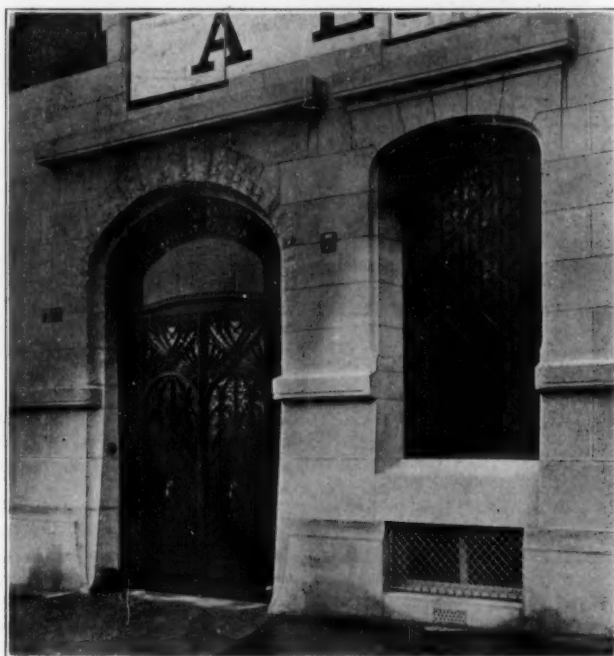
The concierge's apartment, on the left, consists of a large room with drab wood panel strips, white plaster walls, oak floor, her-ring-bone pattern, and a gray marble mantel. In one corner is a bed alcove, beyond which is a small kitchen.

Between the concierge's rooms and the party-wall there is a narrow service-entrance, with a door into the concierge's rooms. This opens upon a corridor to the service-stair which we find giving on the court.

The court is ample in size and bright, as it is very shallow and as the walls surrounding it are a very light buff in color. To the left of the carriage-entrance to the court is a garage: beyond that a carriage-house. In the middle of the back of the court is a one-story brick-and-iron stable containing two box-stalls. Between the stalls and the carriage-house is a covered carriage-wash.

The stair-hall in the middle of the back of the buildings contains a circular stone stairway, five feet wide, and an elevator. The hand-rail and the elevator enclosure are of iron similar in style to the exterior. An electric automatic elevator system is used.

On the right-hand side of the ground floor there is a small apartment. You enter directly from the hall into what is known as an antechamber, from which open all the principal rooms. It is lighted from a little court against the party-wall. On the street side there is a salon and a chamber. On the court we find the dining-room and the kitchen. At the corner of the wing there is a bath-room, beyond which are two bedrooms. The water-closet opens onto the little court.



ENTRANCE: HOUSE ON THE RUE DE LA TASSE, PARIS.

The three succeeding floors are alike in plan, in each case a single apartment occupying the whole floor. The apartments are entered from the stair-hall through an antechamber, as on the floor below. Across the façade is a line of rooms, uniformly 20 feet deep, consisting of two chambers and a toilet-room, a large and a small salon and a dining-room. This latter connects with the kitchen, on the corner of the court, by a butler's pantry. Behind the kitchen come the service-stairs opening on a corridor which gives access to the servants' rooms in the wing. It is a special feature of the plan that all the servants' rooms are on the same floor as the apartment to which they belong. In the right wing there are three chambers and two bath-rooms. All the rooms except the smallest contain fire-places and mantels. These are required by law. The windows are 5 feet wide, doors 2 feet 8 inches or 5 feet. The floors are uniformly of oak laid herring-bone. The rooms are finished in oak with plaster panels tinted, in Louis XVI style, except on the fourth floor. This latter is treated in modern style similar to that of the exterior. The mantels are all of marble, white or gray. The ceilings are of plaster. The service portion is all finished in varnished wood. The rooms are heated by steam; direct-indirect in the main rooms, direct in the smaller rooms. Most of the windows have balconies, the third floor containing the loggia seen in the photograph, from whence we have such a charming outlook over the valley.

The façades of the two top floors set back so as to conform to the laws regulating the alignment of buildings in Paris.

The arrangement of these floors is similar to that of the floors below, except that the front rooms become shallower.

The rooms average a little over 11 feet from floor to ceiling.

The attic is suppressed. All the servants' rooms are, as we have seen, on their respective floors. All washing is done outside.

The basement is given over to storage and to the heating-apparatus. The sub-basement is used for wine and vegetable vaults.

Of the plan in general we see that it is quite simple and straightforward; that the rooms are well placed relatively to one another, and that the communication is direct and easy. The apartments let at about \$2,400, on the average.

When we come to examine the façade we find something quite radically different from that to which we are accustomed in America. Granted that the window-openings have to come where they do in order to light the rooms properly, as required by the plan, the problem was to make a pleasing ensemble by so disposing bays, balconies, fenestration and loggias as to have an harmonious play of light and shade.

Further variety had to be obtained by the use of several materials of different colors. The base is of a rose-white hard limestone called "Comblanchien." The body of the façade and the trimmings of the upper part are of a buff-white soft limestone called "Pierre de l'Oise." The brick of the lower stories is ordinary red brick. The wall behind the loggia and above is built of a dull enameled brick, the same color as the limestone. Behind the loggia every sixth course is of a sap-green glazed brick, while behind the tops of the arch impostes are blocks of green and yellow faïence. The brickwork of the two top floors is also relieved by bands of the same green brick, while directly below the cornice we find a band of red faïence. The eaves, overhanging by about one foot, are painted yellow. The balcony window and door grilles are of iron painted a light sage olive-green. They consist of small bars of wrought-iron twisted into curves conforming to those of the stone work. The latter is carved only in a few vital points where a play of light and shade is most needed to relieve the monotony of the façade. The carving is mostly in a conventionalized use of the laurel leaf, and the detail of the faïence is similar in character. The small ventilation openings by the windows and the conductors are frankly but unobtrusively shown on the façade. The curves of the main features are quiet and restrained and usually happy in their lines. They are the result of a great deal of study, for a radically new idea of this sort is far more difficult of treatment than the straightforward work of precedent.

The façade on the court is quite severe in its lines and is built entirely of buff, dull, enameled brick, with buff limestone trimmings. A few red brick bands add a little gaiety to the whole. Many window-guard rails add to the cheerfulness. Owing to its plan and the lightness of the walls, the court is anything but somber.

Before ending this description, it might be interesting to look into the construction. The floors are all of reinforced-concrete, of the system known as "Degaine," and are about 12 inches thick. The body of the floor, between 7 inches and 8 inches thick, is of concrete beams with an infilling of cinders, slag, or cork as a deafener. A layer of two-inch tiles, of concrete, on a coarse-meshed woven wire netting is placed above and below these concrete beams, and then a wood floor is laid directly on the upper tiles.

The front wall, of stone and brick, is 18 inches thick; the court wall being 14 inches thick. The partitions are of hollow burned tile about 4 inches thick.

The completed building is a good example of an interesting movement to treat modern problems frankly, freely and sincerely.

GEORGE B. FORD.

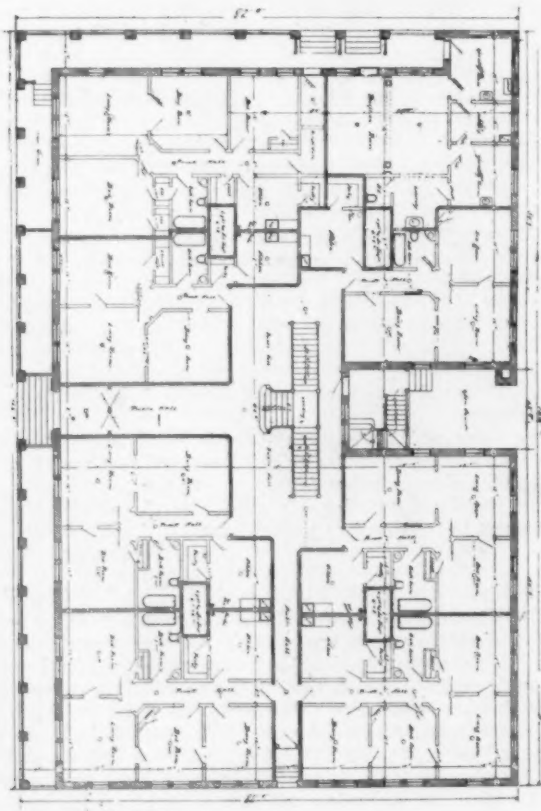
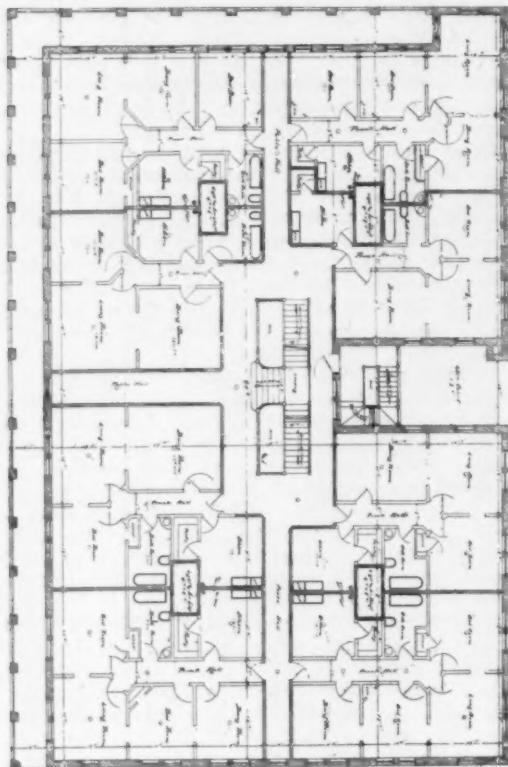
SOUTHERN APARTMENT AND FLAT HOUSES.

THE recent introduction of the apartment or flat house in the South, where it was so long unknown, is an interesting sign of the times, and not unnaturally, in adapting itself to the demands of climate there, it has taken on some new variations that arrest attention. Ten years ago there was hardly an apartment-house to be found south of Washington, D. C. In such cities as Richmond, Nashville, Atlanta, and New Orleans, separate families were supposed to occupy separate houses or rent rooms from others. In Richmond and New Orleans, renting residence property consisted of house built, city-like, in rows abutting on the street. In Nashville and Atlanta renting residence property was largely of the cottage variety, each house differing from its neigh-

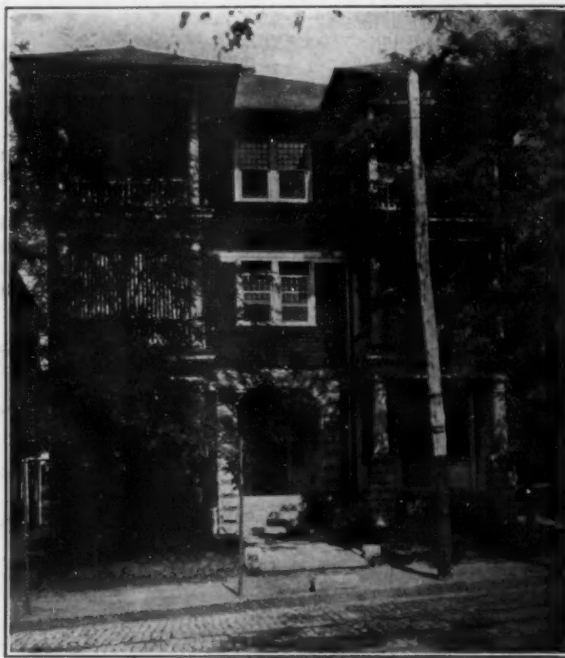
bor and set in the midst of separate grounds. The first man who attempted to build a flat in Atlanta was laughed at. "Why build flats," some one asked, "when we have all the room we want for houses?" To-day public sentiment has largely altered.

It was not surprising that the first apartment and flat houses in the South should have been occupied by newcomers from the

North, who found in connection with them conditions to which they were accustomed. Gradually, the Southerner himself awoke to the advantages offered, not the least of which is furnace-heat, to the desirability of which Southern builders are just awakening. The first notable apartment-house built in Atlanta was "The Majestic." The lot purchased for its location was just on the outskirts of the business precinct. It cost \$15,000, and to-day, after eight years of use, it is worth \$50,000. The Majestic has a hotel



PLANS OF "THE COLUMNS," JACKSONVILLE, FLA. MESSRS. M'CLURE & HOLMES, ARCHITECTS.

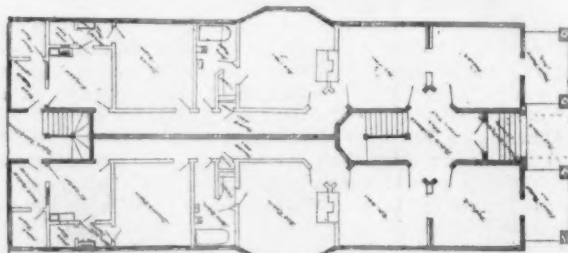


"THE VICTORIA," WEST PEACHTREE STREET, JACKSONVILLE, FLA. MR. J. H. SMITH, ARCHITECT.

lobby and a huge dining-room on the first floor. The floors above are all similar to one another, being divided into two, three, four and five room suites, with baths. The two-room suites rent (without board) for \$50 and \$60 a month, from which the probable price of the others may be reckoned.

Unlike "The Majestic," "The Polk," which is recognized as the leading apartment-house of Nashville, is fitted up with appliances for housekeeping. "The Polk" is a monumental structure, set back in large grounds, and in its architectural arrangements it might easily be the work of northern designers, and probably is. On the other hand, "The Majestic" with its long colonnade veranda stretching across the front is a distinct architectural adaptation to life—even apartment life, in a Southern city.

Very different in style and treatment from either of these is



PLAN OF "THE VICTORIA," ATLANTA, GA.

"The Columns," the largest apartment-house of Jacksonville, Fla., McClure & Holmes, architects. Situated on a corner, it has exceptionally good light and air which the architects have not failed to make the most of. The hot climate of Florida necessitates verandas. The architects have given this structure the exterior of a veritable summer hotel, each floor having a promenade around two sides of the building. "The Columns" is of cement plaster with a roof of red tiles. Being only three stories high, no elevator was required. The interior is cut up into apartments of four and five rooms each, the kitchen in every instance being placed rather uncomfortably near the front door—an arrangement which has the advantage of leaving the outside spaces for the

living and sleeping rooms. The Northeast corner of the first floor is reserved as the office and operating-rooms of Dr. Sander-son, the owner.

The large apartment-houses assured success, smaller ones began springing up all over the South; for the average renter was soon eager to enjoy the advantages of heat and service, and the investor was quick to see that to put three, and sometimes four houses, on the land where one house had previously rested was



"THE MENDENHALL APARTMENTS," PEACHTREE STREET, ATLANTA, GA.

an easy and agreeable way to augment his income. On the less important streets in those portions of Southern cities nearest the business section, two-story brick and frame houses, renting for from \$20 to \$40 per month, have been torn down and replaced by three-story apartment-houses, each section of which rents for from \$20 to \$40 per month. The advantages are instantly obvious. In Atlanta, in consequence, whole streets of residences during the past two or three years have been replaced by apartment or flat houses.

Considerable originality has been exercised in connection with the smaller flat-houses which in the South are not always of brick, but quite as often clapboarded, or plastered, or shingled. A clapboarded flat-house that is characteristic of Southern work



APARTMENT-HOUSE ON LAURA STREET, JACKSONVILLE, FLA. MR. W. B. CAMP, ARCHITECT.

along this line is the "Leathe Apartments" on West Peachtree street, Atlanta. This building contains three different apartments, each having its own front door and staircase, an arrangement which has proved a successful one from the standpoint of the owner as well as of the renter, in that the former is thereby saved the expense and trouble of lighting and cleaning the halls. Each flat has its own veranda and the occupants enjoy privacy as much as may possibly be done under the circumstances.

"The Victoria," also on West Peachtree street, Atlanta, is a good example of the shingled apartment-house which here is quite successfully combined with gray stone. The house is painted a dark green with a white trim. It was designed and built by its owner, Mr. J. H. Smith. Next to "The Victoria" is

"The Jefferson," also owned by Mr. Smith and an exact duplicate of the latter with the exception that it is heated from "The Victoria's" furnace, which was built to accommodate two houses.

The Mendenhall apartments on Peachtree street, Atlanta, are among the most popular and well designed in the city. They are built on a lot that, though level with the street in the front, falls to a depth of thirty or thirty-five feet in the rear. From the front, the Mendenhall apartments are only three stories high. From the rear they are six, the apartments below the street-level having a free and open outlook to the east (Peachtree street being a high ridge of land), and abundant morning sunshine, are used as bachelor apartments.

The separate-entrance idea is carried out elsewhere in the South than in Atlanta. We find it in Jacksonville as a feature of all the smaller apartment-houses. In this city the architects seem to prefer to give the small apartment-houses more the appearance of private residences.

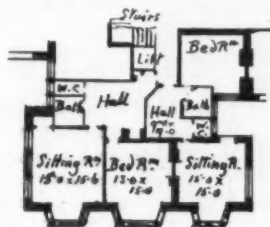
A most unusual variation in the way of an apartment-house is found on Laura street, Jacksonville, W. B. Camp, architect. This building contains three apartments. One occupies one entire side of the building and is two storied. The other side is divided into two apartments, one having five rooms and the other six.

C. S. R. H.

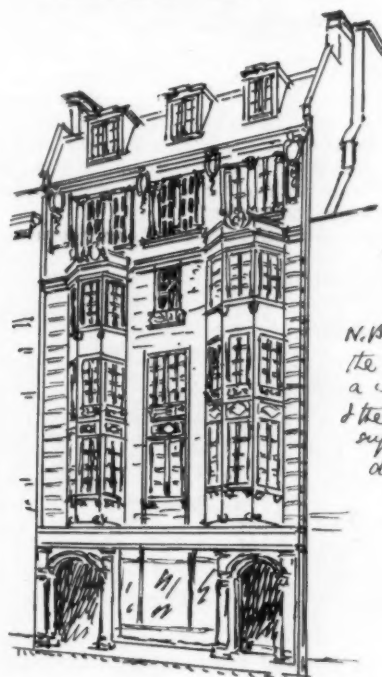
LONDON RESIDENCE FLATS.

MR. PERCY L. MARKS, architect and surveyor, of London England, in a letter to the editors of the *American Architect*, has the following interesting things to say about apartment-houses in London:

FLATS, having come here, mean to stay—to the regret, perhaps, of many people; as the "home" life cannot be so much in evidence as under the old conditions.



Part of a Block
of
Sets of Chambers
in the
City of Westminster,
London.



Flats
near
Piccadilly,
London

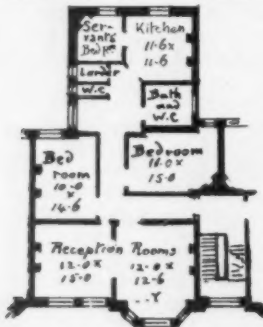
N.B. In these flats,
the service is from
a common kitchen,
& the tenants are
supplied with all
domestic service

We have various types such as "Bachelor," "Family," "Darby and Joan," "Settlement" and "Chamber"; not all these names are of general acceptance, but they serve to indicate the types.

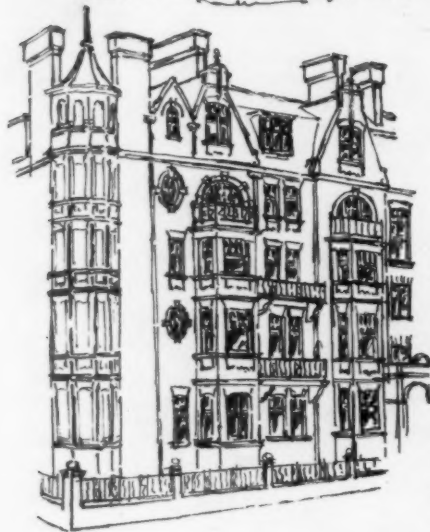
The "Bachelor" flat will ordinarily consist of a sitting-room, bed-room, bath-room, etc., with entrance-hall or passage. The sitting-room should contain a cupboard ventilated to the outer

air, suitable for use as a larder, and there should be a hanging and shelf cupboard in the bed-room. At times we meet with combined bed-and-sitting-room, but it is not to be recommended; this latter arrangement is more usual in collegiate "residences" and in "settlements" in the metropolis, and in such cases there will be a common dining-hall—this is the type designated above as the "Settlement."

The "Chamber" type is more of a development of the "Bachelor" suite, but there is not much distinction. The most usual types are the "Darby and Joan" and "Family," the accommodations of which vary from sitting-room, bed-room, and domestic office of a simple character, to a suite of reception-rooms and bedrooms multitudinous, with the addition of servants' quarters. Respecting these domestic residences



District of Brondesbury, London.



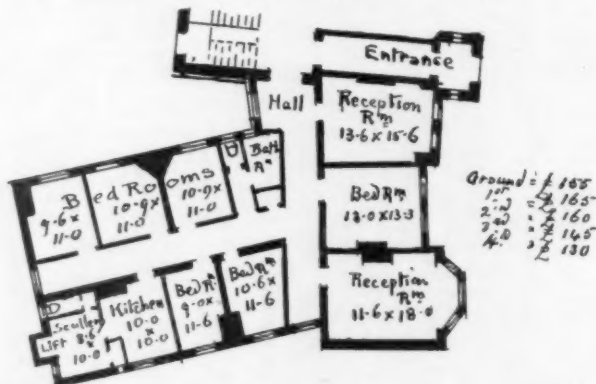
Rough sketch of above

there are sub-types — (a) the self-contained, (b) the scattered, (c) the service, and (d) the maisonnette. To dispose, first, of the last mentioned: the maisonnette is not a flat, being a self-contained suite of apartments dispersed over two or

three stories; it is very popular in some of the better districts.

The self-contained flat is all on one level and is *ipso facto* economical because minimizing the requirements of domestic help; of this sub-type is the flat suitable for a newly married couple or for a couple "without encumbrances."

The scattered flat is one in which each tenant's requirements are



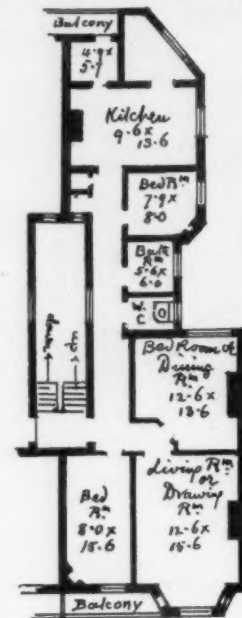
all on one level, but the servants' accommodations are provided either in the basement or the top story.

The service type is one for which the landlord provides all domestic service and cuisine, the latter preferably at a fixed tariff. Rentals of these vary very considerably, dependent not so much perhaps upon accommodation as upon situation, though, of course, accommodation is a factor. From £45 to £200 per annum are rentals that meet with plenty of demand here. But it must be

borne in mind that these and higher rentals are inclusive of rates and taxes and—very frequently include the use of a lift with the convenience of a porter who can receive messages.

In the Maida Vale district, plenty of small flats can be obtained at rentals of from £45 to £80; but rentals are (sometimes very much) higher in districts such as West or South Kensington, Piccadilly or Park Lane. It is, however, possible without much difficulty to obtain a thoroughly comfortable flat in a nice neighborhood for about

District of Maida Vale, London



Front.

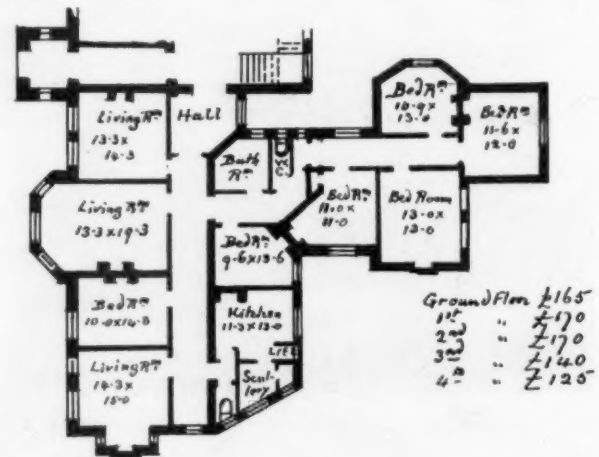
Flat between £40 and £50 p.a.

£70. Against most of the sketch plans I place the rentals obtained at the time they were built a few years ago; but I believe somewhat lower rentals are ruling now.

A great point in the planning of flats is to make the best use of the space at disposal, avoiding unnecessary passageways, though a good entrance hall is a desirable feature. In avoiding passages it is, of course, very important that one room should not be the sole means of communication with another. Passages should not be less than 3 ft. 6 in. wide.

Flats should be, as they are not always, well lighted and ventilated. To depend on artificial light is a mistake, though "borrowed" lighting is not objectionable where "direct" lighting fails.

The average height for rooms is ten feet, but even at an extra outlay, it is desirable to keep the entrance-hall, if small, and the passages about eight feet high only, by the use of a false ceiling. It is usual for tradesmen to deliver their goods in the basement, and the delivery to each flat is, in such cases, by "goods-lift." In high blocks escape-stairs are a necessary provision; they should be readily accessible.



District of West Kensington, London

Of course, blocks of flats should not only be fire-proof (not merely fire-resisting), but also sound-proof; what is more worrying than to hear a neighbor's gramophone or pianola, amongst other noises.

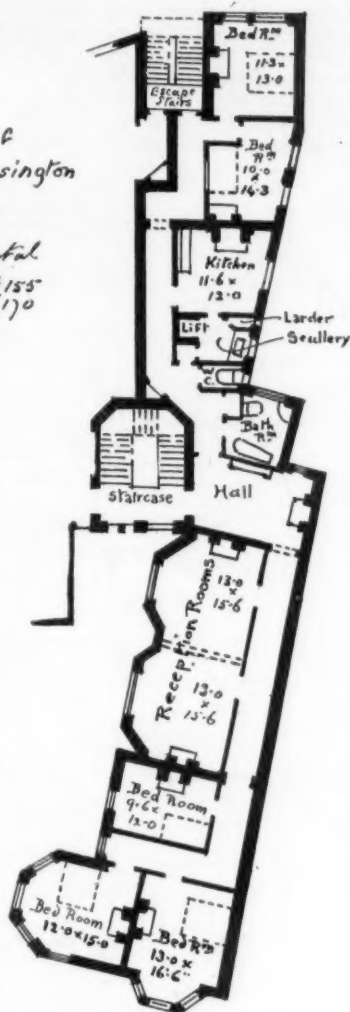
The following may be regarded in typical dimensions:

Entrance-hall, 8x10 to 14x18.
Drawing-room, 12x15, upwards.
Dining-room, 12x13, upwards.

The sites available are often responsible for the planning of very odd-shaped rooms; but these might, with care, be very much improved. Cupboards should be provided in every flat and, where "false ceilings" are used above halls, the space between

2nd = £165-
3rd = £145-
4th = £130

The Park Lane building, Messrs. Colcutt and Hamp, architects, is expected to be ready next June. It is a steel-frame structure with brick filling, faced with an eggshell finish terra-cotta of old ivory color. The fifth and sixth stories are in a Mansard roof covered with green Spanish tiles. The ground floor will be occupied by a bank and the flats above it will rent for about

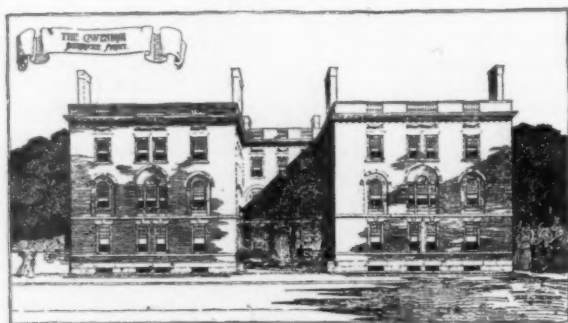
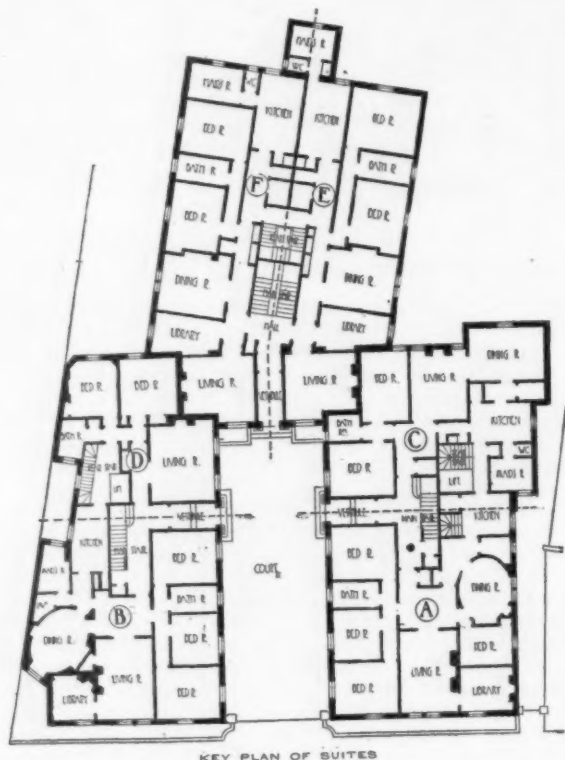


Adjoining the café is a large private banquet-room. The main entrance to the café is from Sherbrooke Street, with another

entrance from Simpson Street. The Simpson Street entrance is especially intended for the use of ladies. To the left of this entrance is a large reception-room, ladies' retiring-room, lavatories, etc. On the ground floor, adjoining the main entrance, there have also been provided telephone-booths, cloak-rooms, etc., for the use of the tenants and patrons of the café.

The building, which has been designed with the aim of making it as fireproof and soundproof as is possible with modern construction, is constructed entirely of steel and incombustible materials, the floors being twelve inches thick and fireproof. All partitions throughout the building will be of brick, even those

On the same select residential street there is now under construction an apartment-house of very different character—one whose aspect both without and within is homelike rather than hotel-like. This is the "Cavendish," Messrs. Saxe & Archibald, architects. The arrangement of the floors has been carefully studied, and the architects have succeeded in avoiding long, narrow passages and in so laying out the rooms that the principal ones may be thrown together for entertaining while the bedrooms are grouped on a separate corridor in such a way that the occupants may pass from one sleeping-room to any other without being on view from any of the reception rooms. Other excellent features may be observed from an examination of the plan, which is worthy of careful study. The equipment of this building, like that of the "Linton," is thoroughly modern, among the improvements to be provided being an incinerator for the destruction of garbage.

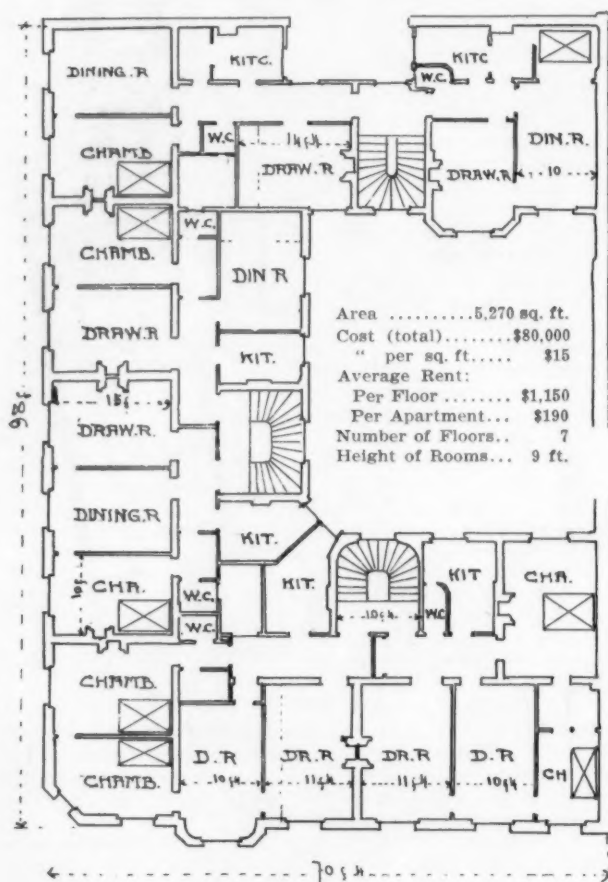


"THE CAVENDISH," SHERBROOKE STREET, MONTREAL, CANADA.

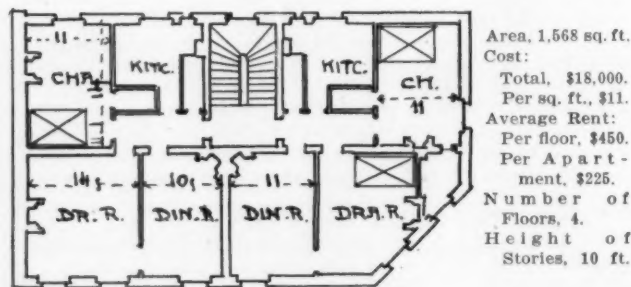
between rooms of the same suite. The building will thus be absolutely fireproof, and this construction at the same time precludes the possibility of noises penetrating from one apartment to another. This has been found a source of great annoyance in many of the apartment-houses in Montreal and elsewhere.

The main entrance-hall and corridor will be wainscoted with marble to a height of ten feet with mosaic work. All the public corridors and halls throughout the building will have mosaic floors and marble skirting. Hardwood floors will be laid over concrete in the different suites throughout the building. The dining-rooms will have hardwood finish and beamed ceilings. The main staircase will be of wrought-iron and marble and entirely fireproof.

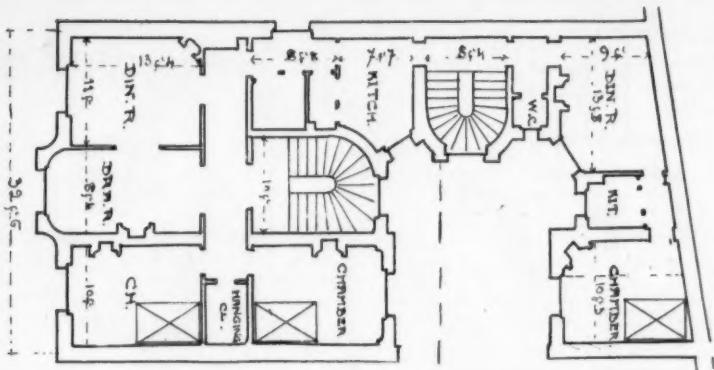
SOME PARISIAN APARTMENT-HOUSES.



RUE SAINTE-CROIX-DE-LA-BRETONNERIE. A. SIBIEN, ARCHITECT.

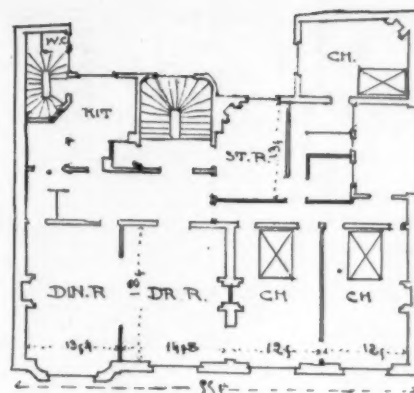


RUE DE PARIS, MEUDON. E. HARAUT, ARCHITECT.

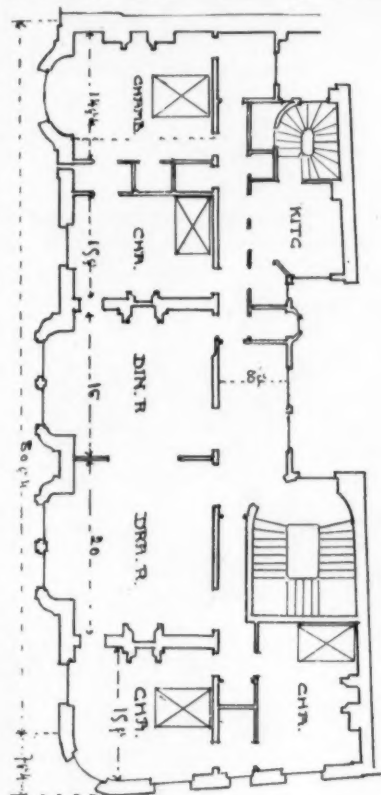


53 RUE TRUFFAULT. L. P. MARQUET, ARCHITECT.

Area, 1,591 sq. ft. Cost: (total), \$25,000; (per sq. ft.), \$15. Average Rental: (per floor), \$360; (per apartment), \$120 and \$250. Floors, 7. Height of stories, 9' 4".

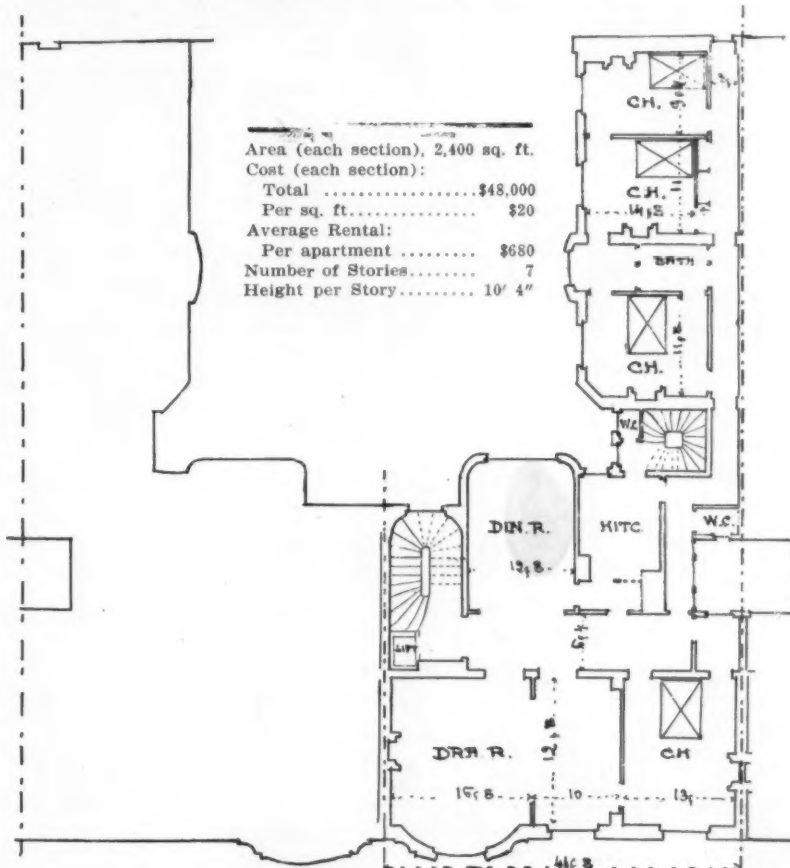


AVE. ALPHAND. THEO. PETIT, ARCHITECT.

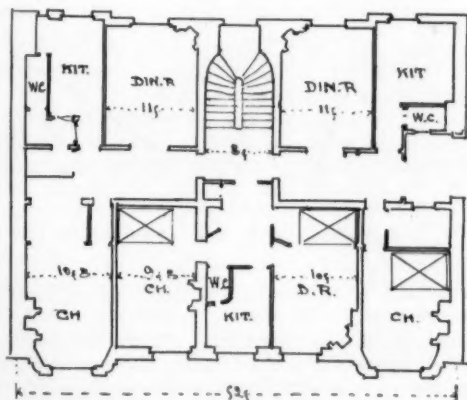


BOULEVARD BEAUBOURG. A. WALWEIN, ARCHITECT.

Area, 16,125 sq. ft. Cost: (total), \$60,800; (per sq. ft.), \$30. Average Rental (per apartment), \$850.

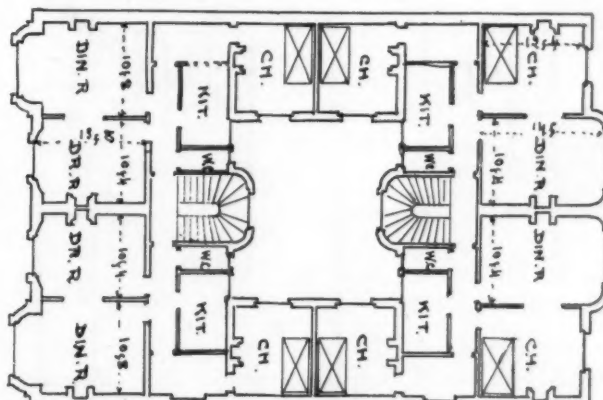


BOULEVARD PEREIRE (HALF PLAN). A. LE VOISVENEL, ARCHITECT.



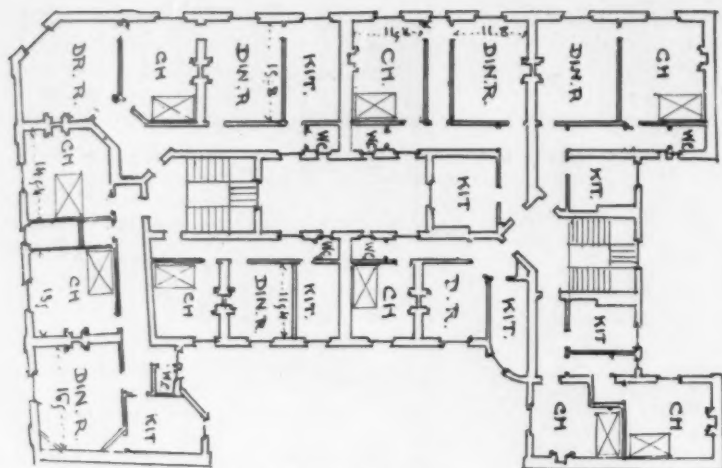
127 RUE LAMARCK. A. VERDONNET, ARCHITECT.

Area, 2,472 sq. ft. Cost, \$24,000. Average Rental: (per floor), \$350; (per apartment), \$120.



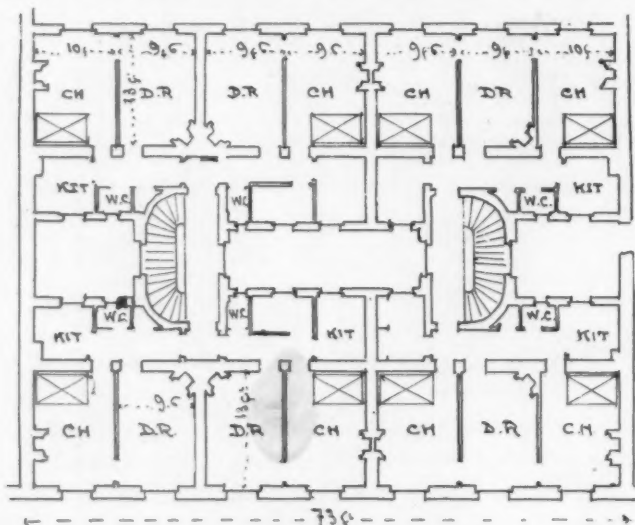
RUE DU CHEMIN VERT. CH. LARBO, ARCHITECT.

Area, 2,690 sq. ft. Cost (total), \$41,200; (per sq. ft.), \$15. Average Rental (per floor), \$580; (per apartment), \$145.



RUE VAUGIRARD. EMILE BERTRAND, ARCHITECT.

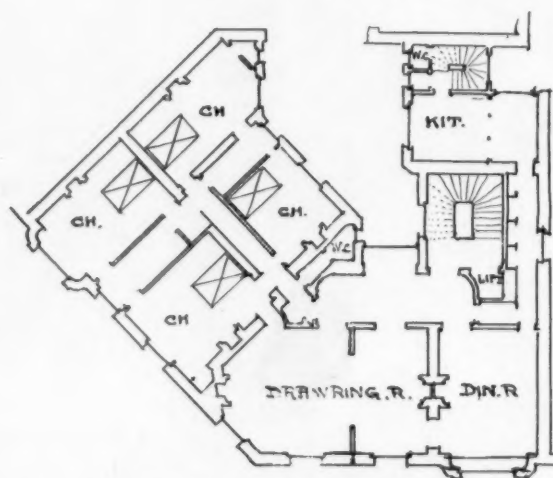
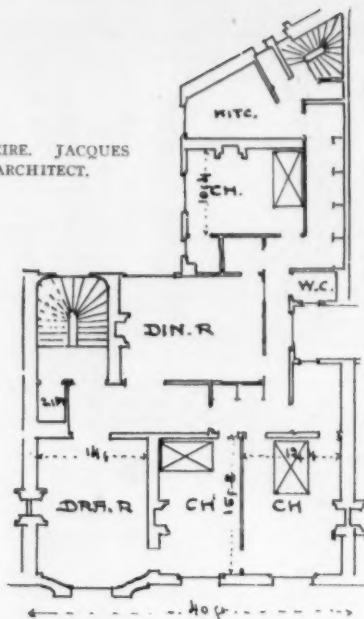
Area, 4,386 sq. ft. Cost (total), \$68,000; (per sq. ft.), \$16. Average Rental (per floor), \$850; (per apartment), \$120. Floors, 8. Height of Stories, 11' 0".



RUE FONDARY. E. WAGRET, ARCHITECT.

Area, 3,848 sq. ft. Cost (total), \$44,200; (per sq. ft.), \$12.50. Average Rental (per floor), \$630; (per apartment), \$105. Floors, 7. Height of Stories, 9' 0".

BOULEVARD PEREIRE. JACQUES HERMANT, ARCHITECT.



RUE PELOUSE. G. RIVES, ARCHITECT.

Area, 3,225 sq. ft. Cost (total), \$67,000; (per sq. ft.), \$20. Average Rental (per apartment), \$11. Floors, 6.

ILLUSTRATIONS.

APARTMENT-HOUSES, I. II.: "IVANHOE COURT," BOSTON, MASS. MR. C. H. BLACKALL, ARCHITECT, BOSTON, MASS.

For description, see article elsewhere in this issue.



["OLD HEIDELBERG."]

APARTMENT-HOUSES, III.: "OLD HEIDELBERG," WILKINSBURG, PA. MR. F. G. SCHEIBLER, JR., ARCHITECT, PITTSBURGH, PA.

We understand that this building, of which the design so evidently draws its inspiration from the Art Nouveau movement as it is understood in Germany, is carried out in reinforced-concrete.

APARTMENT-HOUSES, IV.: "THE APTHORPE," BROADWAY, 78TH, 79TH STS. AND WEST END AVE., NEW YORK, N. Y. MESSRS. CLINTON & RUSSELL, ARCHITECTS, NEW YORK, N. Y.

It is a matter of much regret that the owners of this building, the superstructure of which has but just begun, are unwilling to have displayed at this juncture the very interesting arrangement of suites that the architects have devised. Our readers must be content to know that just as the building is the largest and most expensive, so it is probably the best devised apartment-house in the city.

APARTMENT-HOUSES, V., VI.: NO. 2, NIEHBURSTRASSE, CHARLOTTENBURG, PRUSSIA. HERR ALBERT GESSNER, ARCHITECT.

These plates, which are copied from *Blätter für Architektur*, show a rather interesting and unusually discreet rendering of the German phase of the Art Nouveau. The plan, which shows a certain ingenuity of arrangement, is rather a curiosity, in that all sorts of unnecessary breaks and offsets have been introduced with, seemingly, entire disregard of the bearing that such wantonness has on the labor-cost.



II. und III. Stockwerk.

[HOUSE AT CHARLOTTEBURG.]

APARTMENT-HOUSES, VII., VIII., IX.: APARTMENT-HOUSE ON THE RUE DE LA TASSE, PARIS, FRANCE. M. L. SOREL, ARCHITECT.

For description, see article elsewhere in this issue.

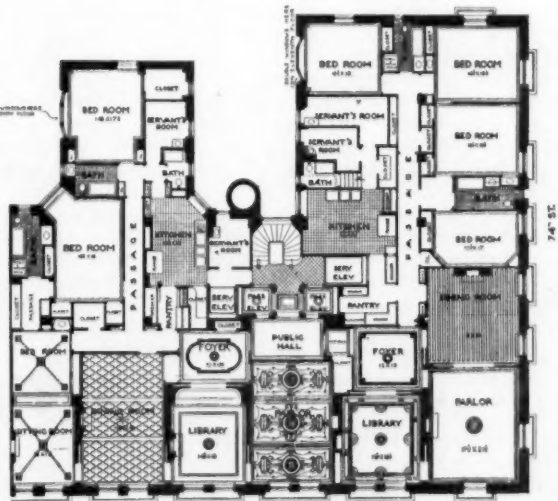
APARTMENT-HOUSES, X.: APARTMENT-HOUSE ON WEST 72D STREET, NEW YORK, N. Y. MR. JOHN E. SCHARSMITH, ARCHITECT, NEW YORK, N. Y.

APARTMENT-HOUSES, XI., XII.: FLAT-DWELLINGS, COR. GRANT AVE. AND KENNETT ST., PITTSBURGH, PA. MESSRS. MILLIGAN & WEBBER, ARCHITECTS, PHILADELPHIA, PA.

APARTMENT-HOUSES, XIII., XIV.: APARTMENT-HOUSE, COR. EAST 60TH ST. AND FIFTH AVE., NEW YORK, N. Y. MR. H. J. HARDENBERGH, ARCHITECT, NEW YORK, N. Y.

Apartments in this building rent at from \$15,000 and upwards per year.

APARTMENT-HOUSES, XV., XVI.: "THE LANGHAM," WEST 73RD ST. AND CENTRAL PARK, WEST, NEW YORK, N. Y. MESSRS. CLINTON & RUSSELL, ARCHITECTS, NEW YORK, N. Y.



CENTRAL PARK WEST

APARTMENT-HOUSES, XVII., XVIII.: "HAMILTON COURT," 39TH AND CHESTNUT STREETS, PHILADELPHIA, PA. MESSRS. MILLIGAN & WEBBER, ARCHITECTS, PHILADELPHIA, PA.

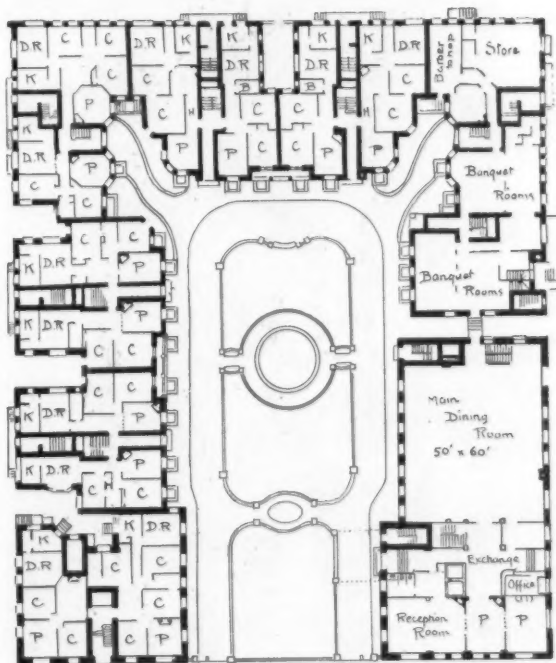
Because of lack of space, we do not show general views of this interesting group of buildings, but they can be found in our issue for October 21, 1905. The treatment is unusual since the owners desired to provide accommodation for transient custom as well as for permanent tenants. The architects have, therefore, provided in the right wing of the group an isolated building equipped and furnished as a hotel of the quiet and select type.

APARTMENT-HOUSES, XIX.: "THE COLUMNS," JACKSONVILLE, FLA. MESSRS. M'CLURE & HOLMES, ARCHITECTS.

A description of this building, which is also known as the "Sanderson Flats," since it was built for and owned by Dr. San-



[TYPICAL PLAN: "HAMILTON COURT."]



[GROUND FLOOR: "HAMILTON COURT."]

deron, may be found in the article on "Southern Apartment-houses" elsewhere in this issue.

APARTMENT-HOUSES, XX.: "THE LINTON," SHERBROOKE ST., MONTREAL, CANADA. MESSRS. FINLEY & SPENCE, ARCHITECTS, MONTREAL, P. Q.

A description of this building may be found in the article "Apartment-houses in Montreal, Canada," elsewhere in this issue.

APARTMENT-HOUSES, XXI, XXII.: SIXTY-SEVENTH STREET. ATELIER BUILDING, NEW YORK, N. Y. MESSRS. B. HUSTACE SIMONSON AND POLLARD & STEINAM, ASSOCIATED ARCHITECTS, NEW YORK, N. Y.

For the accommodation of the artistic fraternity, whether bachelors or benedicts, there is coming into fashion a very attractive class of studio buildings, in which the two-story studio on the north frontage is combined with a mezzanine or gallery treatment at the southern end, the mezzanine floor being given over to bedrooms, etc., for the artist and his family, if he have one, while the space below, on the main floor, provides liberally for dining-room, kitchen and domestics. As it is not possible to get a satisfactory view of the entire front of this building, as the street is a narrow one, we give only a view of the entrance, which gives a sufficient indication of the architectural character, and to it adjoin a view of the entrance to the next building, which is of the same type and designed by the same architects.

APARTMENT-HOUSES, XXIII.: "THE SORENTO," WASHINGTON, D. C. MR. ARTHUR B. HEATON, ARCHITECT, WASHINGTON, D. C.

Until within a few years Washington has been a city almost

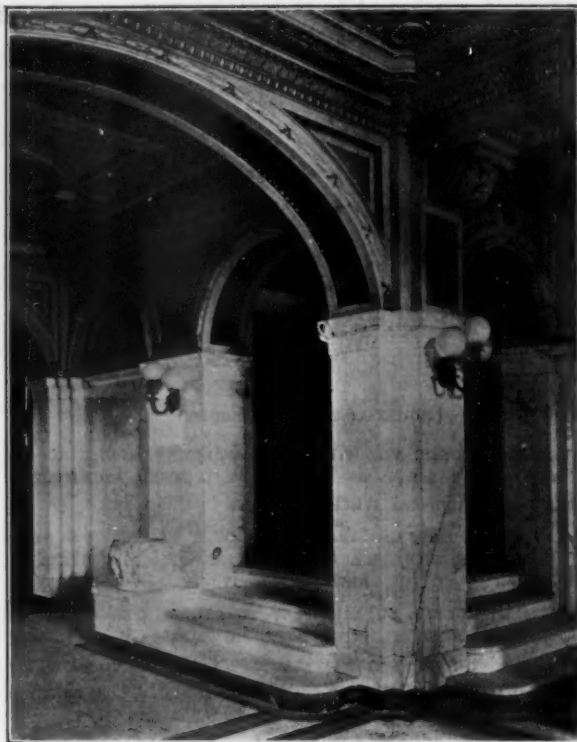


ENTRANCE FRONT OF "THE SORENTO."

exclusively of independent houses, either isolated or in blocks, but recently owners have taken to building apartment-houses, this view showing a particularly successful treatment of the smaller type.

APARTMENT-HOUSES, XXIV.: "THE HIGHLANDS," CONNECTICUT AVE., WASHINGTON, D. C. MR. ARTHUR B. HEATON, ARCHITECT, WASHINGTON, D. C.

"The Highlands," located on Connecticut Avenue—Washington's most fashionable boulevard—at the corner of California Avenue, is good in many respects, its great elevation enabling one



LOBBY IN "THE HIGHLANDS."

to obtain an unobstructed view over the city as well as the adjacent country—even Fort Washington on the lower Potomac being distinctly visible. It offers its guests every convenience of a first-class modern hotel, in conjunction with the restful quietude and exclusiveness of a private residence. The equipment is thoroughly modern in every respect, embracing electric elevators of the newest and most approved type, local and long-distance telephone service in every apartment, electric-light plant, refrigerating and filtration systems, night-watchmen's clock system, mail-chutes, etc. The best and most modern plumbing is used throughout the building, bath-rooms being equipped with every conceivable convenience.

The decorative schemes in the lobby, public parlors, café, etc., are very elaborate, marbles and hard woods being extensively used. Apartments contain from two to seven rooms, and bath, but larger suites are available if desired. Apartments of seven rooms or more may be had with or without kitchen. Furnished suites are also obtainable. The rental price includes steam heat, electric lights, ice water and hall-boy service.

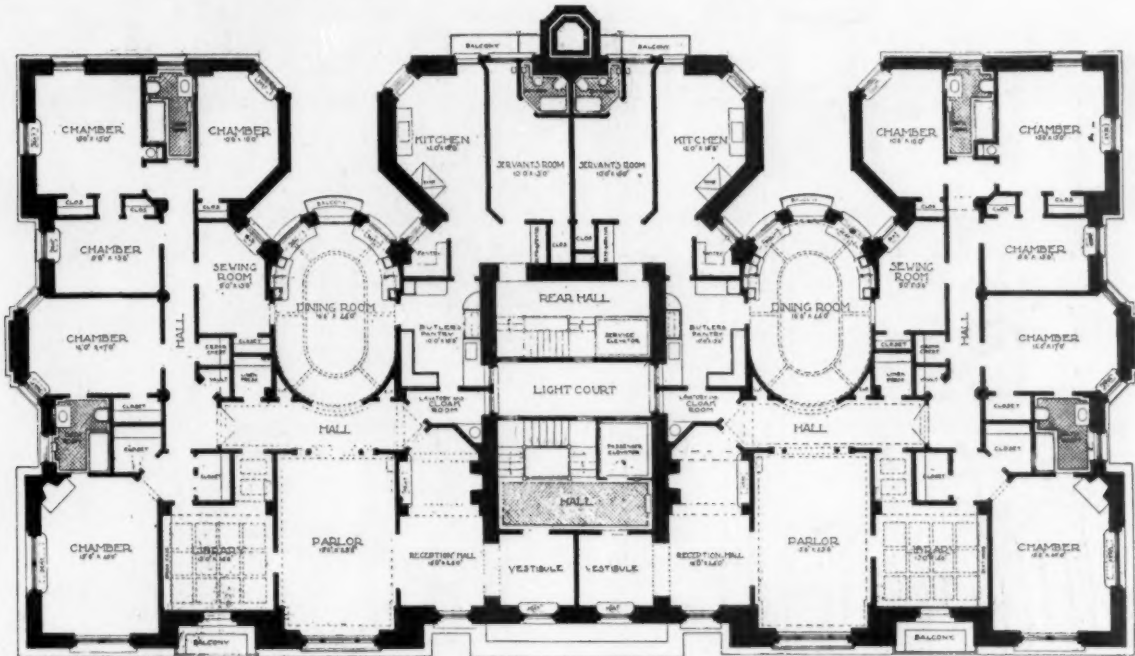
NOTES AND CLIPPINGS

AN ART SCANDAL.—A lawsuit reveals a bit of scandal in artistic circles. It is disclosed by the evidence that Mme. Thérèse Humbert, the adventuress, anxious to obtain fame for her husband, Frédéric Humbert, in his career as a painter, promised \$20,000 to M. Roybet, the well-known master colorist, if he would help Humbert paint a picture that should figure in the Salon of 1890. This was done, and the picture, entitled "Louis Treize and Mlle. de Hautefort," was signed by Frédéric Humbert, although painted by Roybet, and received a third-class medal from the jury of the Salon. But Mme. Thérèse Humbert never paid the promised \$20,000. At the Humbert sale the picture fetched \$1,200. The purchaser, a dealer named Danthon, learning the facts, went to Roybet, asking him to cut the canvas in two, calling one "A Court Benediction" and the other "A Cardinal Awaiting Louis XIII." This was done, and the two pictures

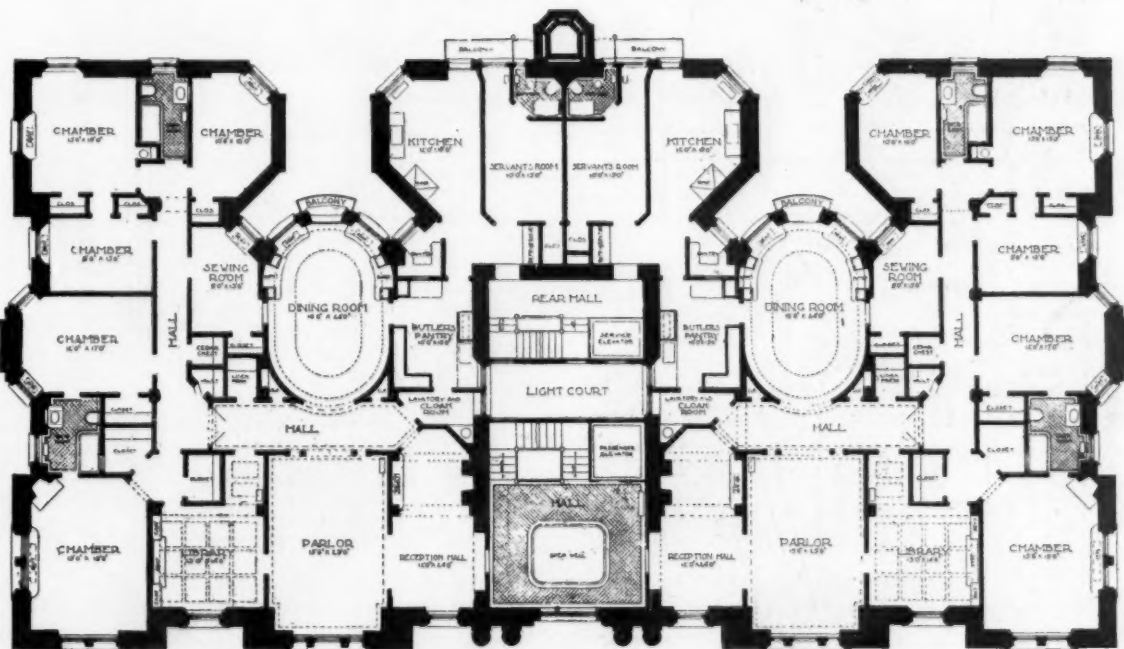
were sold to an amateur, M. Viguiet, for \$22,000, but M. Viguiet, hearing the true story of the pictures, brought a lawsuit, the evidence in which led to the foregoing significant disclosures.—*"C. I. B." in N. Y. Tribune.*

ACADEMICIANS ACCOUNTED FOR.—Bad artists are always nice people. I never met a thoroughly inferior painter who was not irresistible socially. This accounts for some of the elections at

Company, of New York, for the building of a chimney which will not only be the tallest of its kind in the world, but will be excelled in height only by the Washington Monument and the Eiffel Tower. It will have a height of 506 feet. About five million bricks will be used in its construction, as against 2,300,000 in the famed Anaconda or Sister smelter stack. The cost will be \$200,000. It will carry off the noxious smelter fumes.—*N. Y. Tribune.*



2ND AND 4TH FLOOR PLAN



SCALE 1" = 10'

FIRST FLOOR PLAN

S. S. BEMAN ARCHITECT - CHICAGO

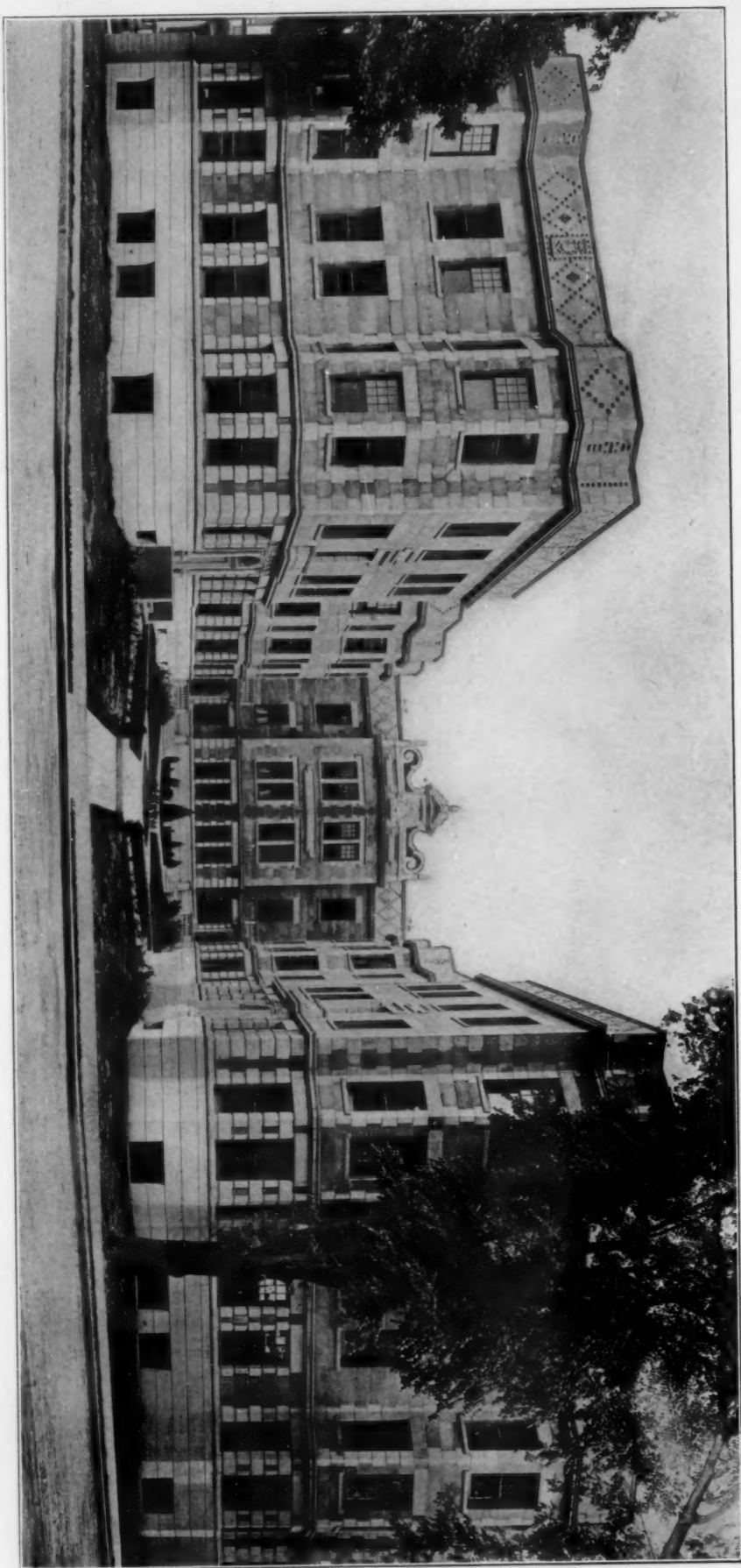
PLANS OF THE BRYSON APARTMENT-HOUSE, 4932 LAKE AVENUE, CHICAGO, ILL. S. S. BEMAN, ARCHITECT.

[A view of the exterior of this building, which cost \$100,000, and whose apartments rent at \$2,000 to \$3,600 per year, may be found on page xxxiii.]

the Royal Academy, I believe, and for the pictures on the walls of your friends.—*The Academy.*

THE TALLEST CHIMNEY IN THE WORLD.—The Boston and Montana, a constituent of the Amalgamated Copper Company, December 21 awarded a contract to the Alphons Custodi Chimney

A PRISON PALACE.—The King of Portugal is probably the only monarch in Christendom who has established his favorite abode in a prison. The royal seaside residence at Cascaes, near the mouth of the Tagus, was built and used as a penitentiary, until one day the father of the present King happened by mere chance to stumble upon it, on a blazing hot summer's day.



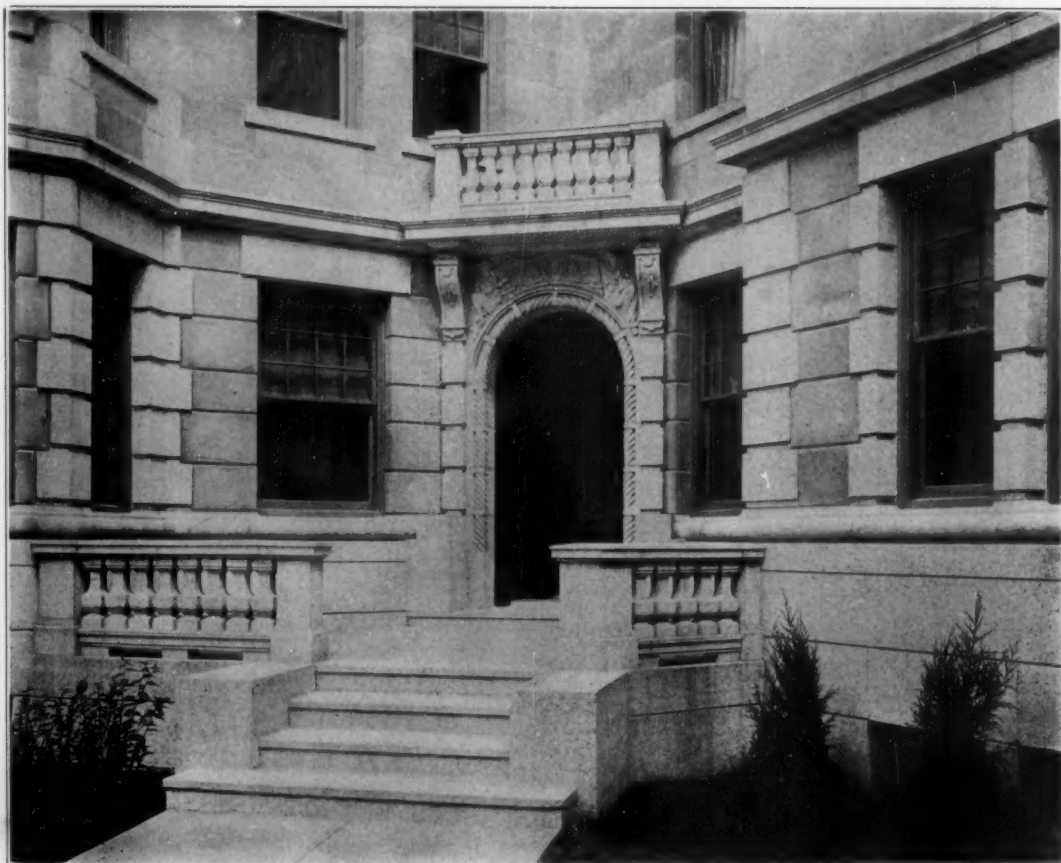
"VANHOE COURT," BOSTON, MASS.—C. H. BLACKALL, ARCHITECT.

APARTMENT-HOUSES.—I.

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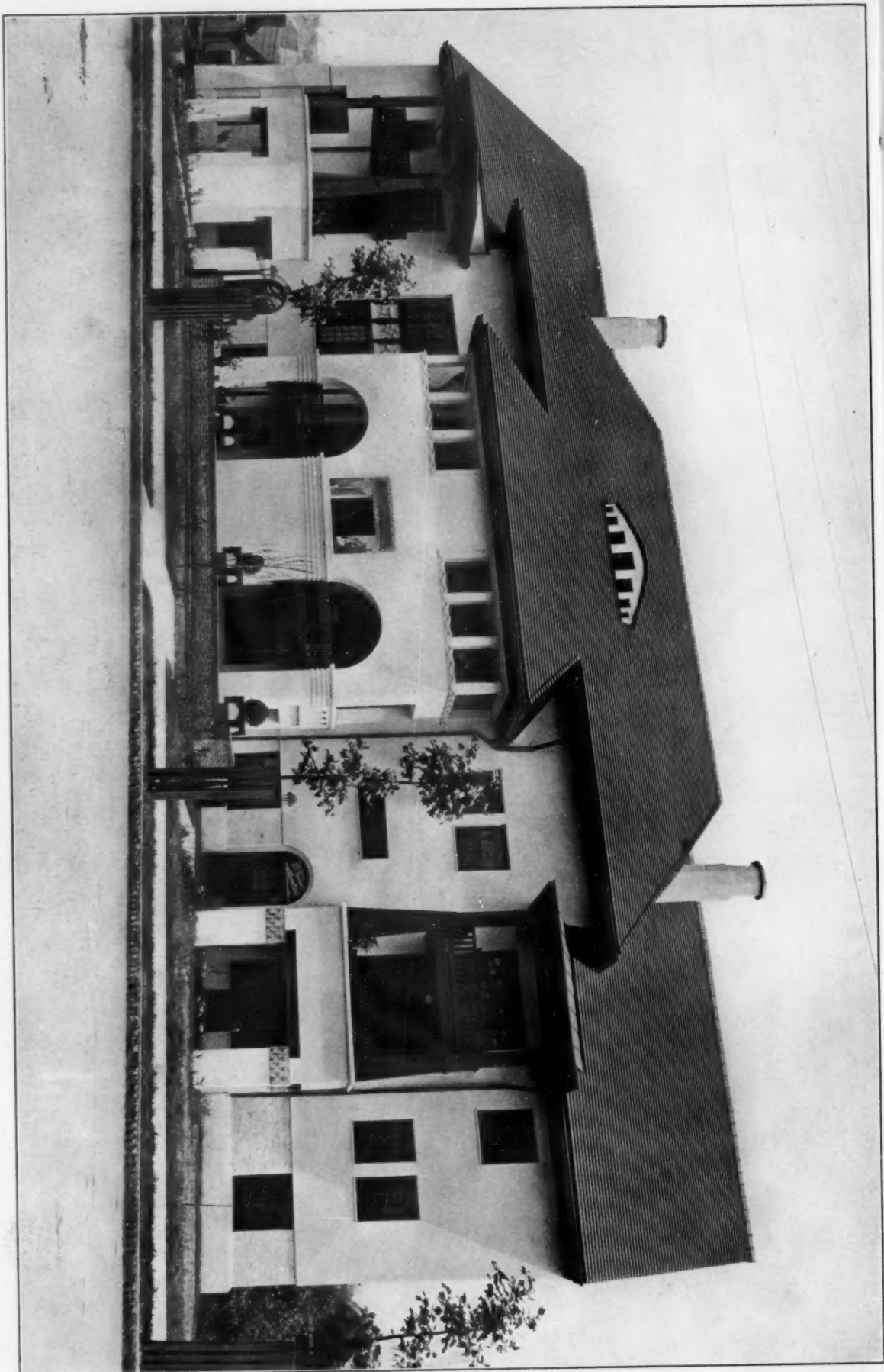
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Volume XCI., Number 1619.
January 6, 1907.



DETAILS: "IVANHOE COURT," BOSTON, MASS.—C. H. BLACKALL, ARCHITECT.

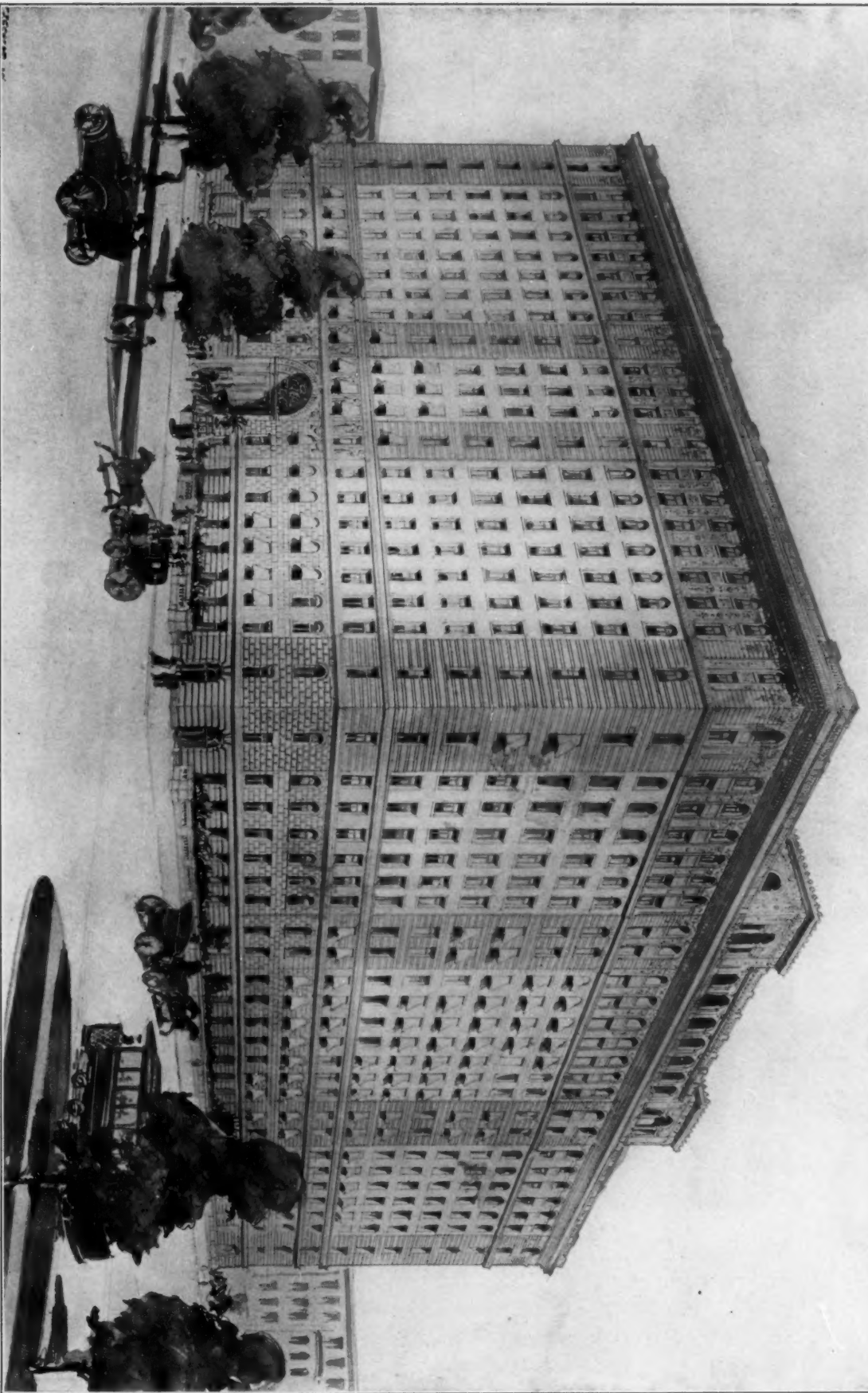
APARTMENT-HOUSES.—2.



The American Architect and Building News.
Regular Edition.

"OLD HEIDELBERG," WILKINSBURG, PA.—F. C. SHELDON, JR., ARCHITECT.
APARTMENT-HOUSES.—3.
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Volume XCI, Number 1619.
January 8, 1907.



"THE ATHORPE," BROADWAY, SEVENTY-SIXTH, SEVENTY-SEVENTH STREETS AND WEST END AVE., NEW YORK, N. Y.—CLINTON & RUSSELL, ARCHITECTS.

APARTMENT-HOUSES.—4.

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Volume XCI., Number 1619.
January 6, 1907.



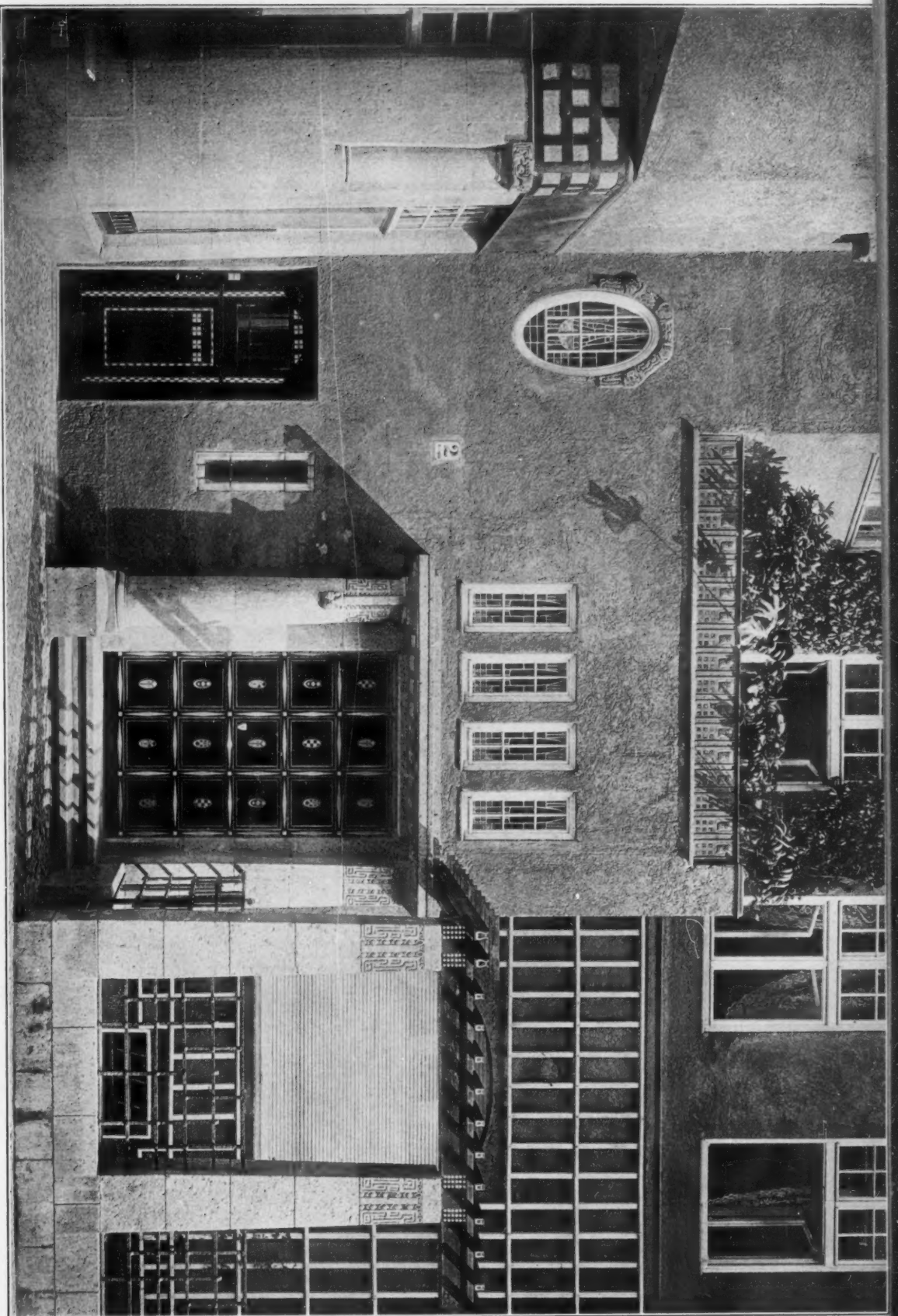
APARTMENT-HOUSE, NO. 2, NIEBUHRSTRASSE, CHARLOTTENBURG, PRUSSIA.—ALBERT GESSNER, ARCHITECT.

APARTMENT-HOUSES.—5.

The American Architect and Building News,
Regular Edition.

Volume XCI. Number 1619.
January 5, 1907.

[From *Blätter für Architektur*.]



ENTRANCE DETAIL: APARTMENT-HOUSE, NO. 2, NIEBUHRSTRASSE, CHARLOTTENBURG, PRUSSIA.—ALBERT GESSNER, ARCHITECT.

APARTMENT-HOUSES.—6.

The American Architect and Building News.
Regular Edition.

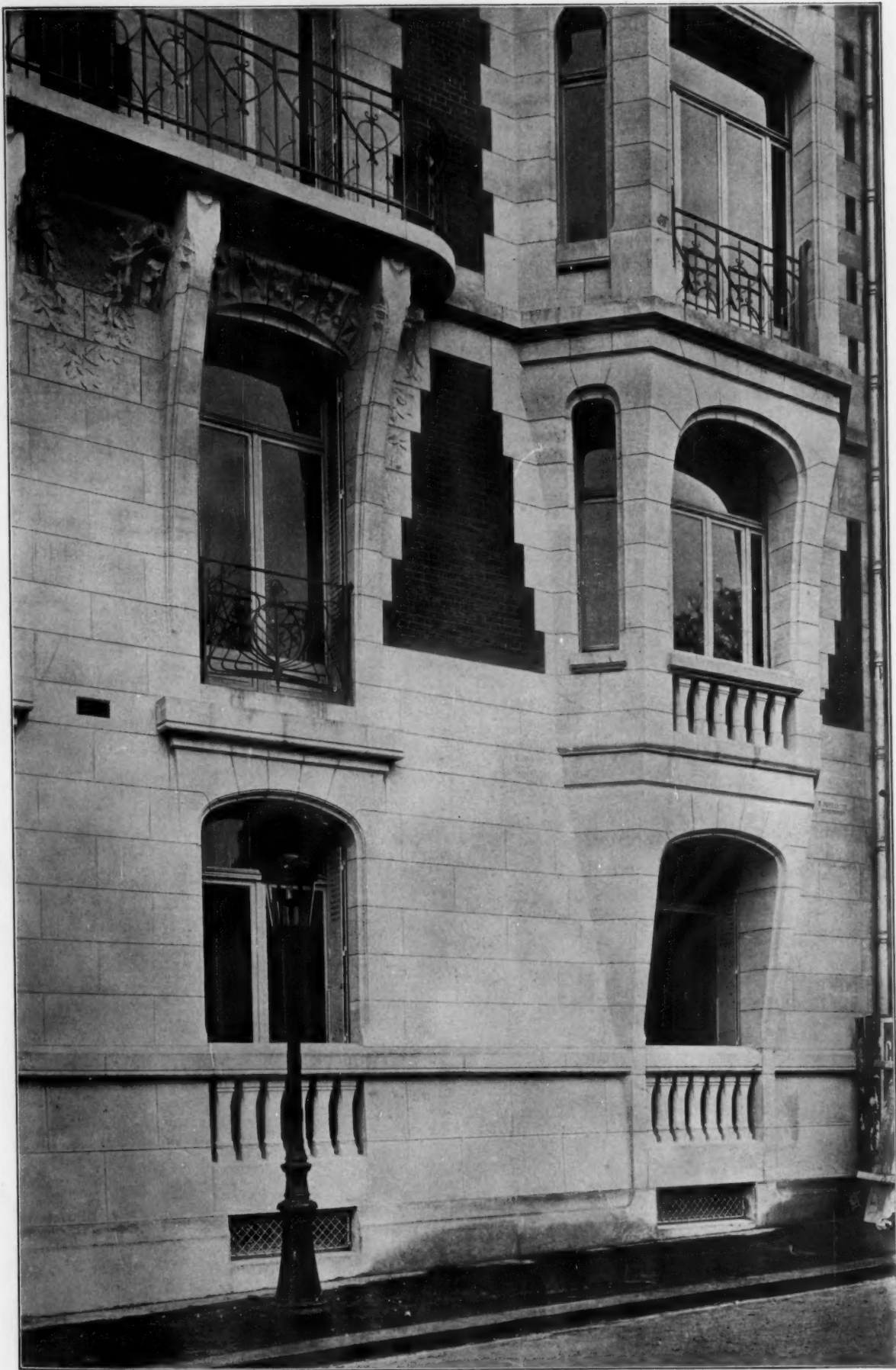
[From *Blätter für Architektur*.]

Volume XCI, Number 1619.
January 6, 1907.



APARTMENT-HOUSE, RUE DE LA TASSE, PARIS, FRANCE.—M. SOREL, ARCHITECT.

APARTMENT-HOUSES.—7.



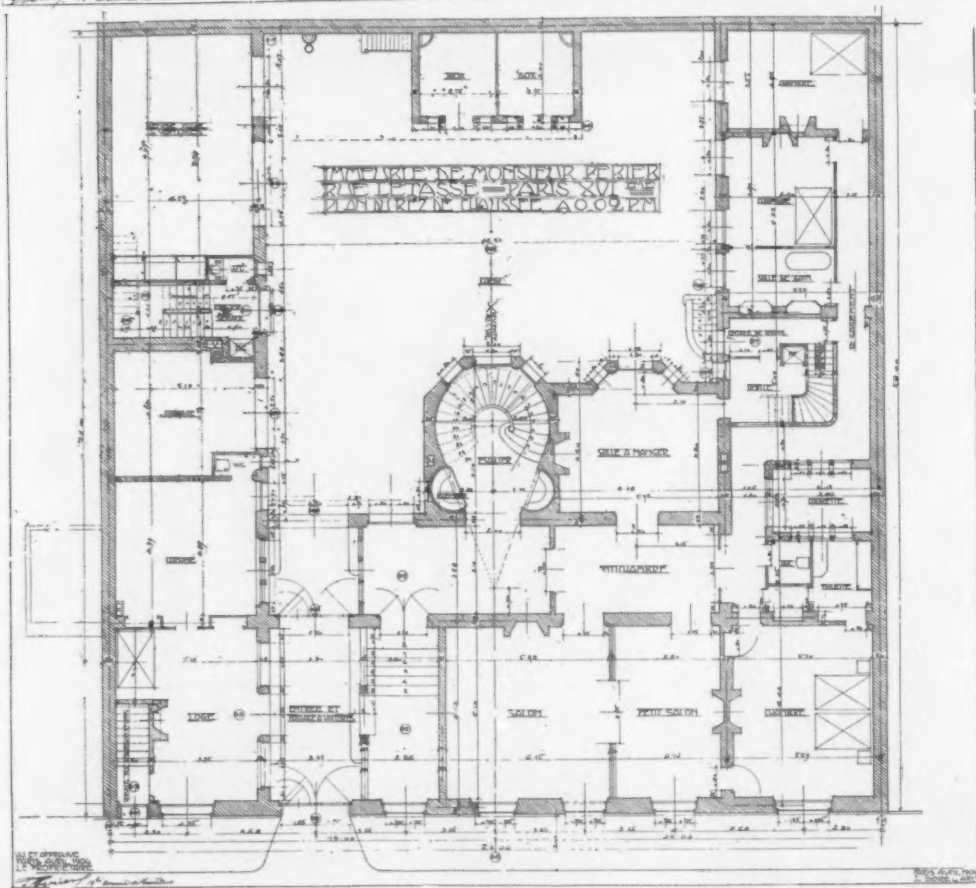
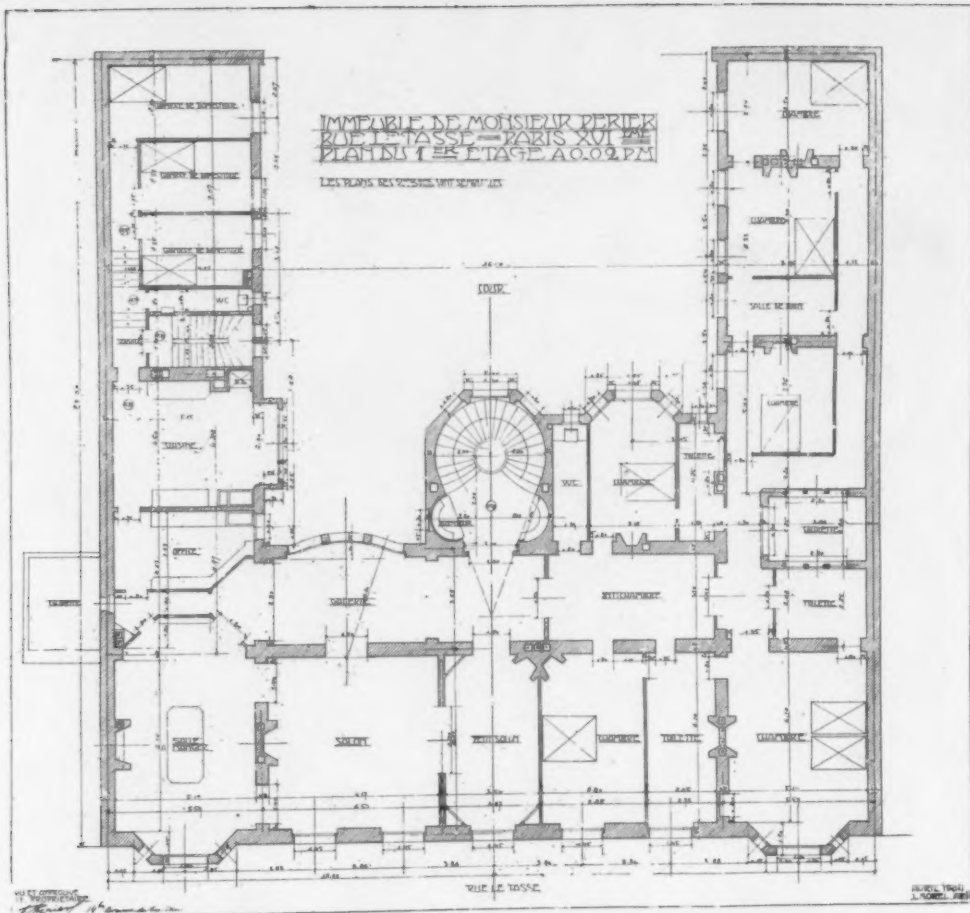
DETAIL: APARTMENT-HOUSE, RUE DE LA TASSE, PARIS, FRANCE.—M. SOREL, ARCHITECT.

APARTMENT-HOUSES.—8.

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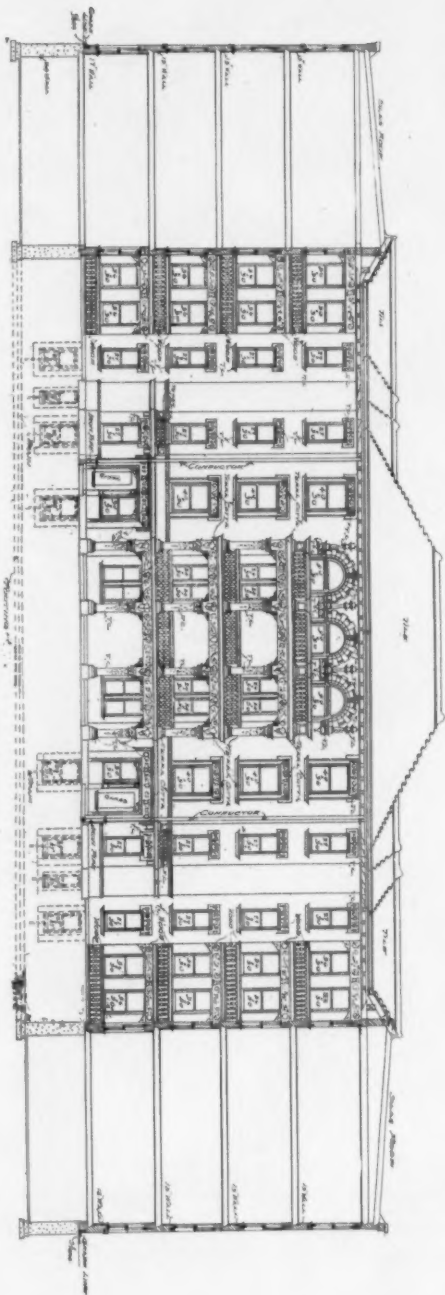
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Volume XCI., Number 1619.
January 5, 1907.

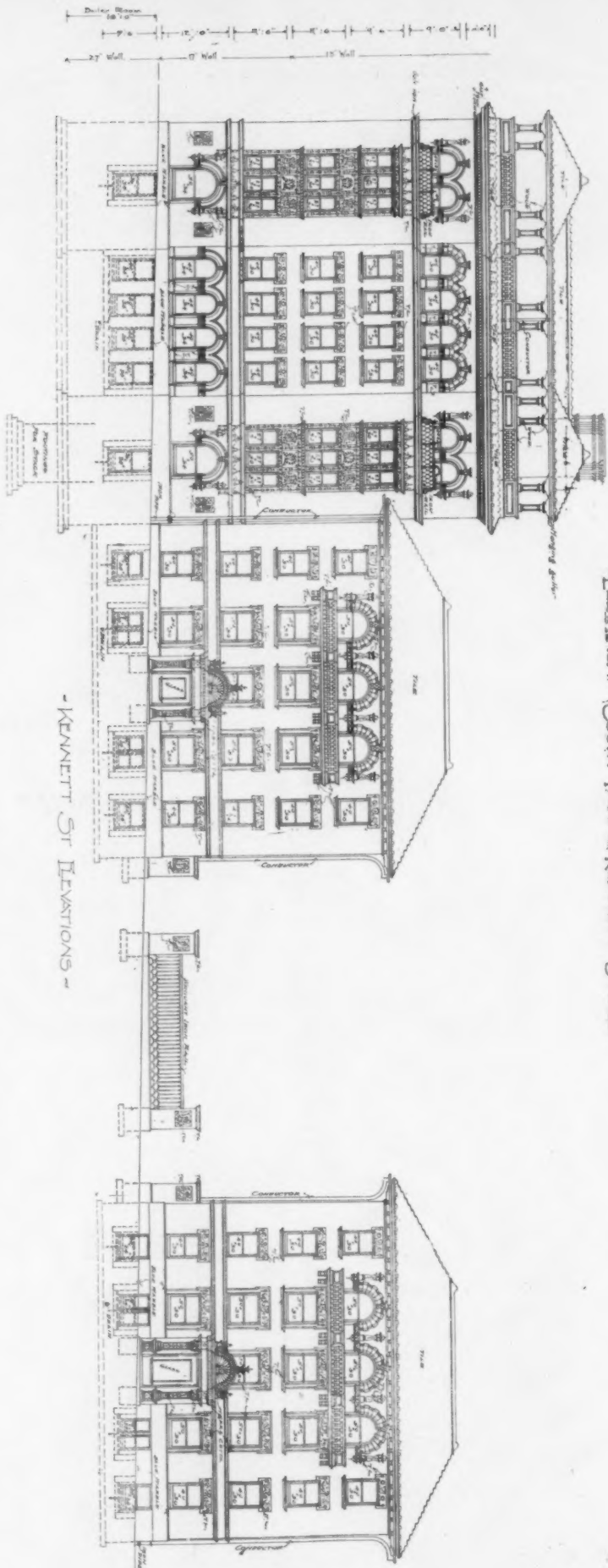


PLANS: APARTMENT-HOUSE ON THE RUE DE LA TASSE, PARIS. E. SOREL, ARCHITECT.

APARTMENT-HOUSES.—9.



-ELEVATION OF COURT FACING KENNETT STREET-



-KENNETT ST. ELEVATIONS-

FLAT-DWELLINGS, COR. GRANT AVE. AND KENNETT ST., PITTSBURGH, PA. MILLIGAN & WEBER, ARCHITECTS.

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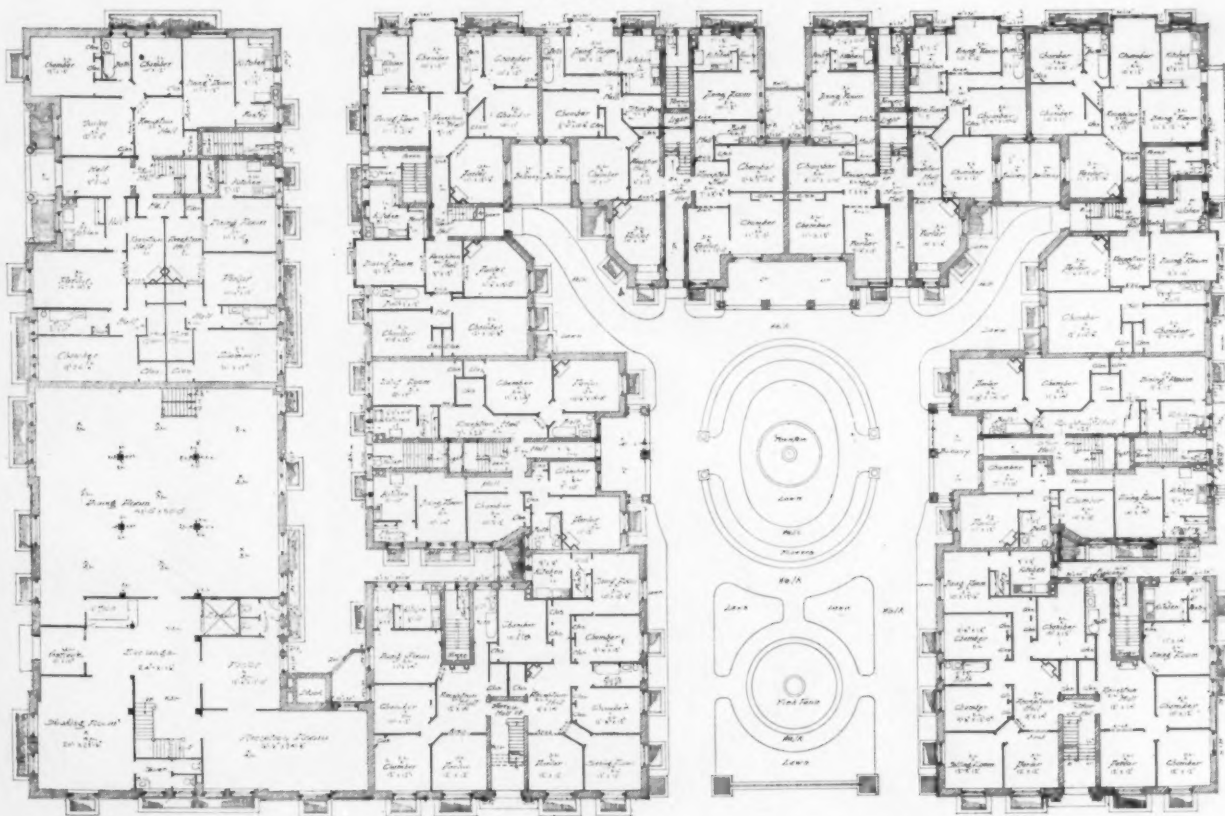
APARTMENT-HOUSES.-II.

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Volume XCI, Number 1619.
January 6, 1907.



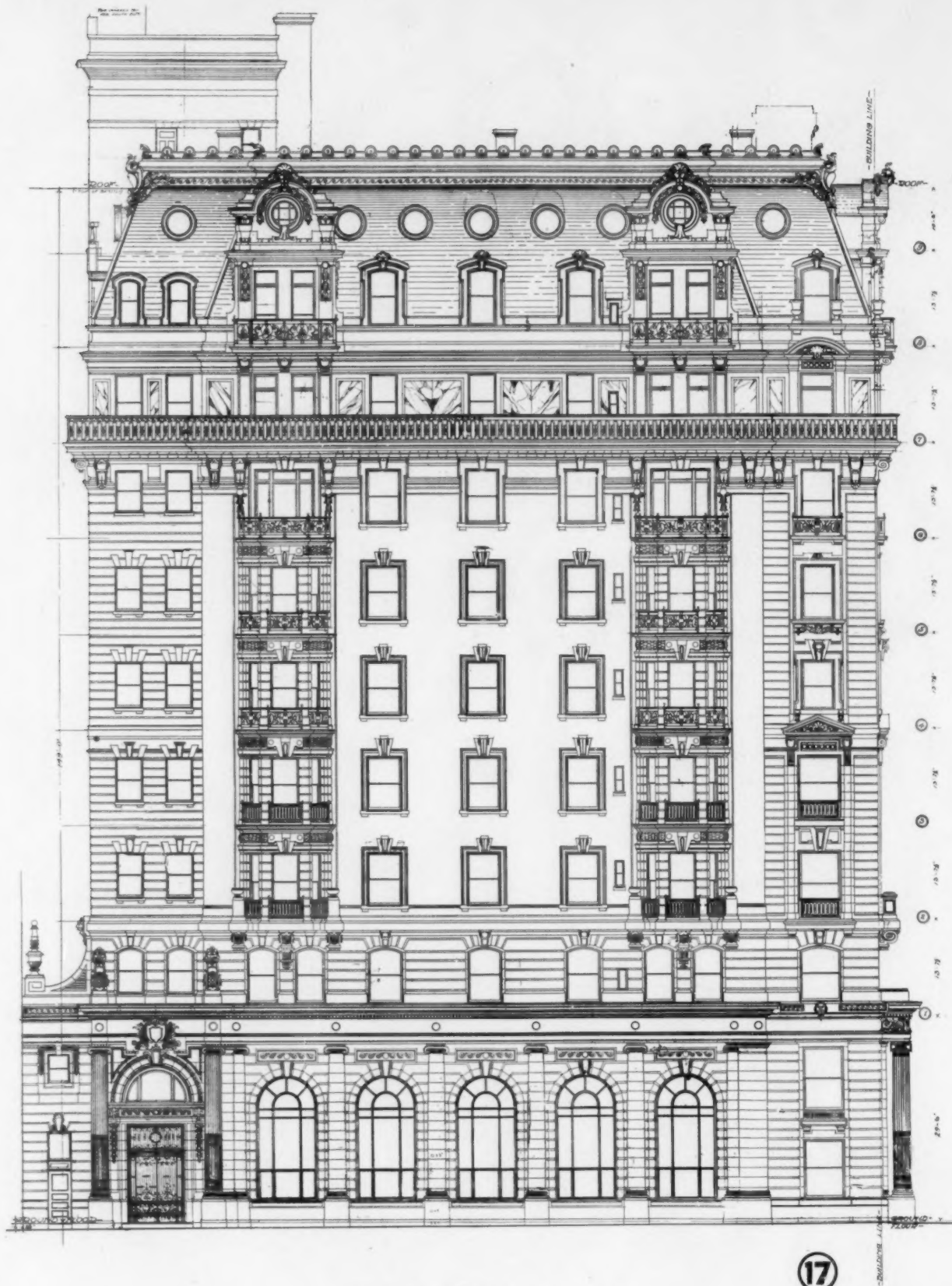
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

PLANS: FLAT-DWELLINGS, GRANT AVE. AND KENNETT ST., PITTSBURGH, PA. MILLIGAN & WEBBER, ARCHITECTS.

APARTMENT-HOUSES.—12.



...SIXTIETH STREET ELEVATION...

—SCALE 1/4"=1'-0"—

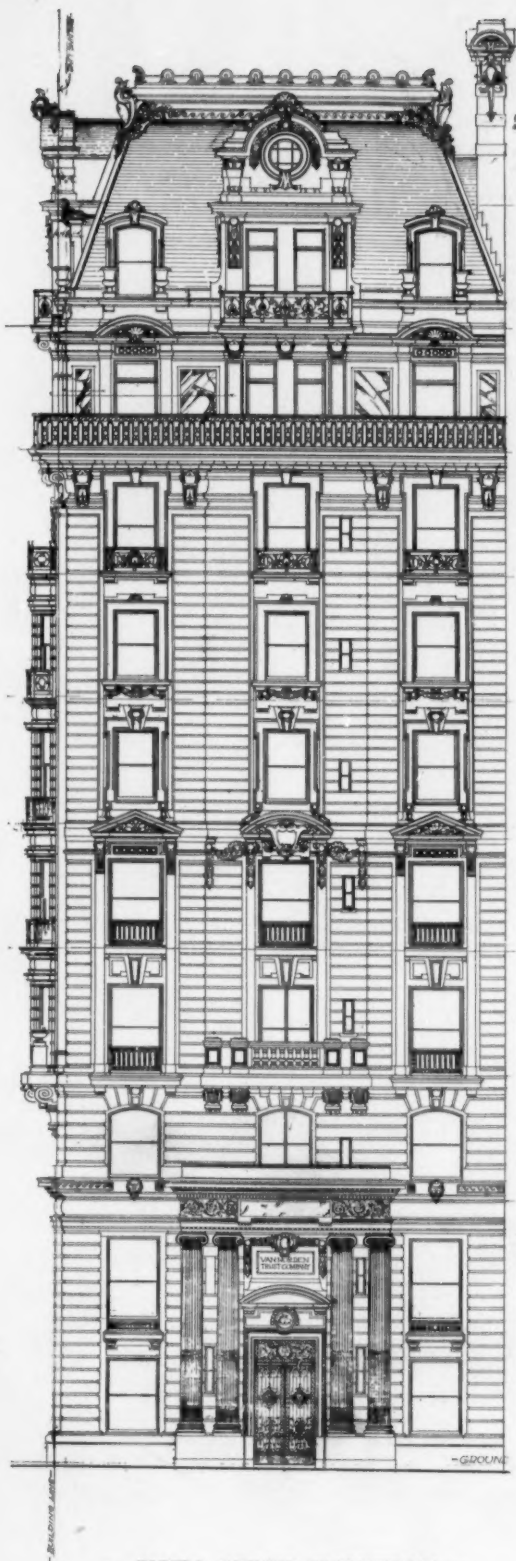
APARTMENT-HOUSE, COR. EAST 60TH ST. AND FIFTH AVE., NEW YORK, N. Y. H. J. HARDENBERGH, ARCHITECT.

APARTMENT-HOUSES.—13.

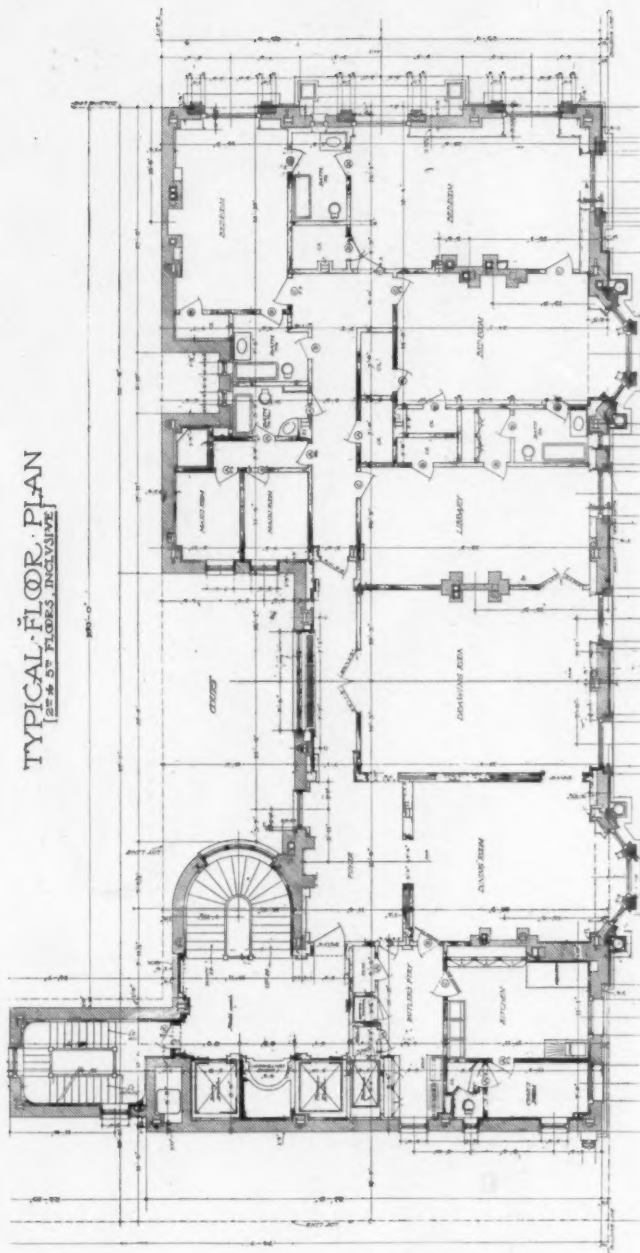
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January 5, 1907.

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... FIFTH AVENUE ELEVATION ...



TYPICAL FLOOR PLAN
12th & 13th FLOORS, INCLUSIVE

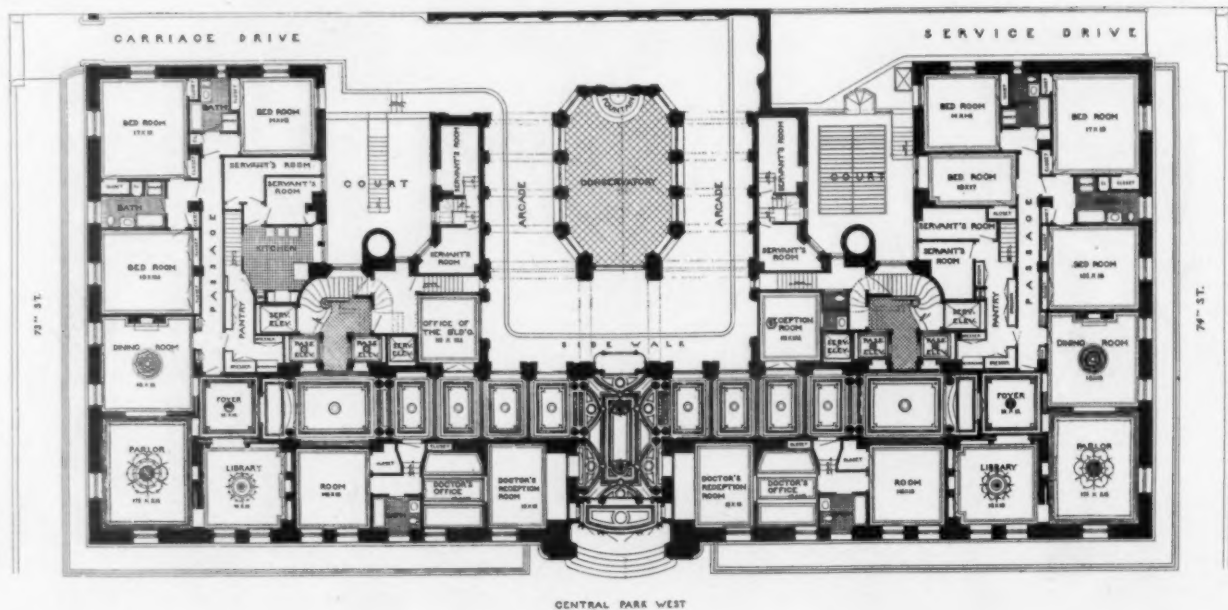
APARTMENT-HOUSE, COR. EAST 60TH ST. AND FIFTH AVE., NEW YORK, N. Y. H. J. HARDENBERGH, ARCHITECT.

APARTMENT-HOUSES.—14.

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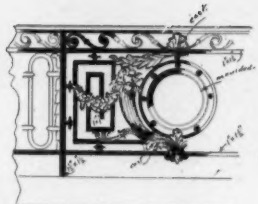
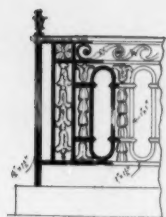
"THE LANGHAM," WEST 73D ST. AND CENTRAL PARK WEST, NEW YORK, N. Y. CLINTON & RUSSELL, ARCHITECTS.

APARTMENT-HOUSES.—15.

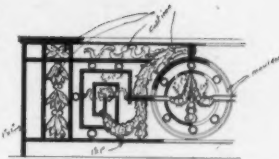
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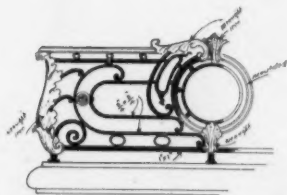
Volume XCI, Number 1619.
January 5, 1907.



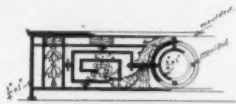
Area Railings



10th floor Balconies

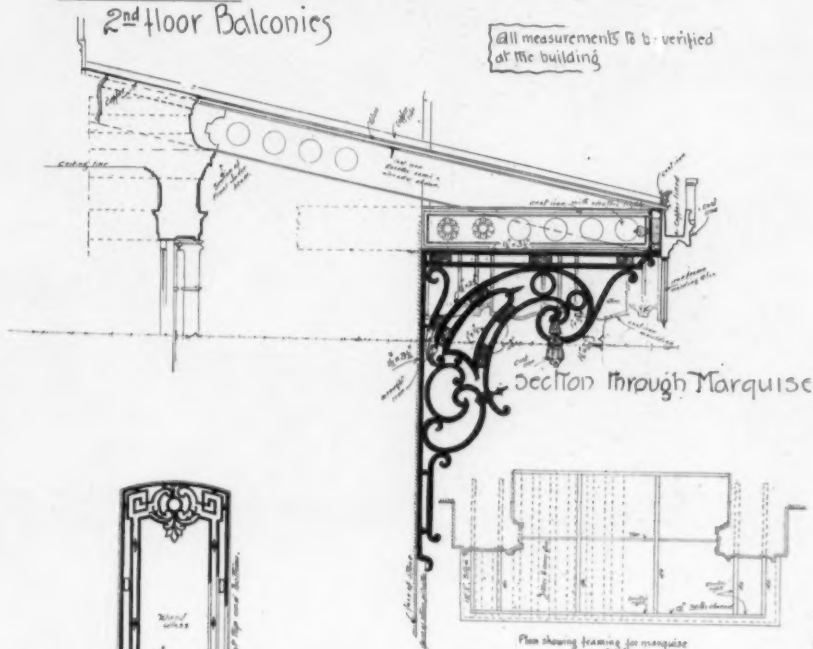


2nd floor Balconies



4th floor Balconies

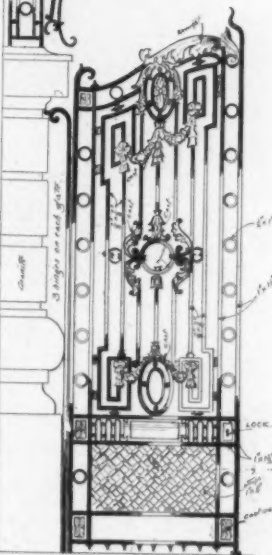
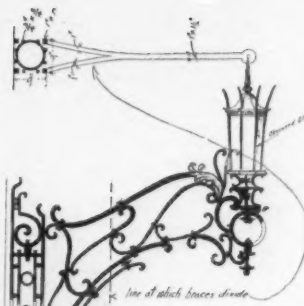
All measurements to be verified at the building



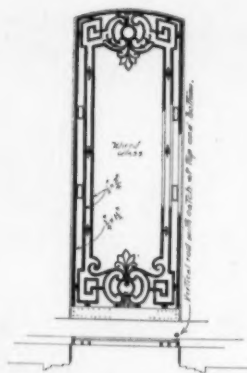
Section through Marquise



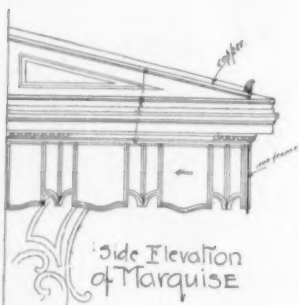
Plan showing framing for Marquise



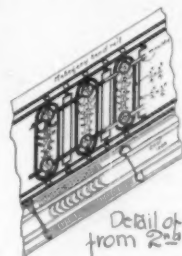
Driveway Gates



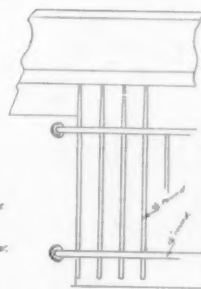
Elevator doors from 2nd to top



Side Elevation of Marquise



Detail of Stairs from 2nd to top



Basement Window Iron Guards

Details of Iron Work for Apartment on Central Park West

Notes

All railings to be finished on both sides
Models of all castings to be submitted in the clay
For other Iron Works see $\frac{1}{4}$ " Scale drawings

Clinton & Russell
41 Avenue
25 - Sept. 1906

IRONWORK: "THE LANGHAM," WEST 73D ST. AND CENTRAL PARK WEST, NEW YORK, N. Y. CLINTON & RUSSELL, ARCHITECTS.

APARTMENT-HOUSES.—16.

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Volume XCI., Number 1619.
January 5, 1907.



"HAMILTON COURT," 39TH AND CHESTNUT STREETS, PHILADELPHIA, PA.—MILLIGAN & WEBBER, ARCHITECTS.

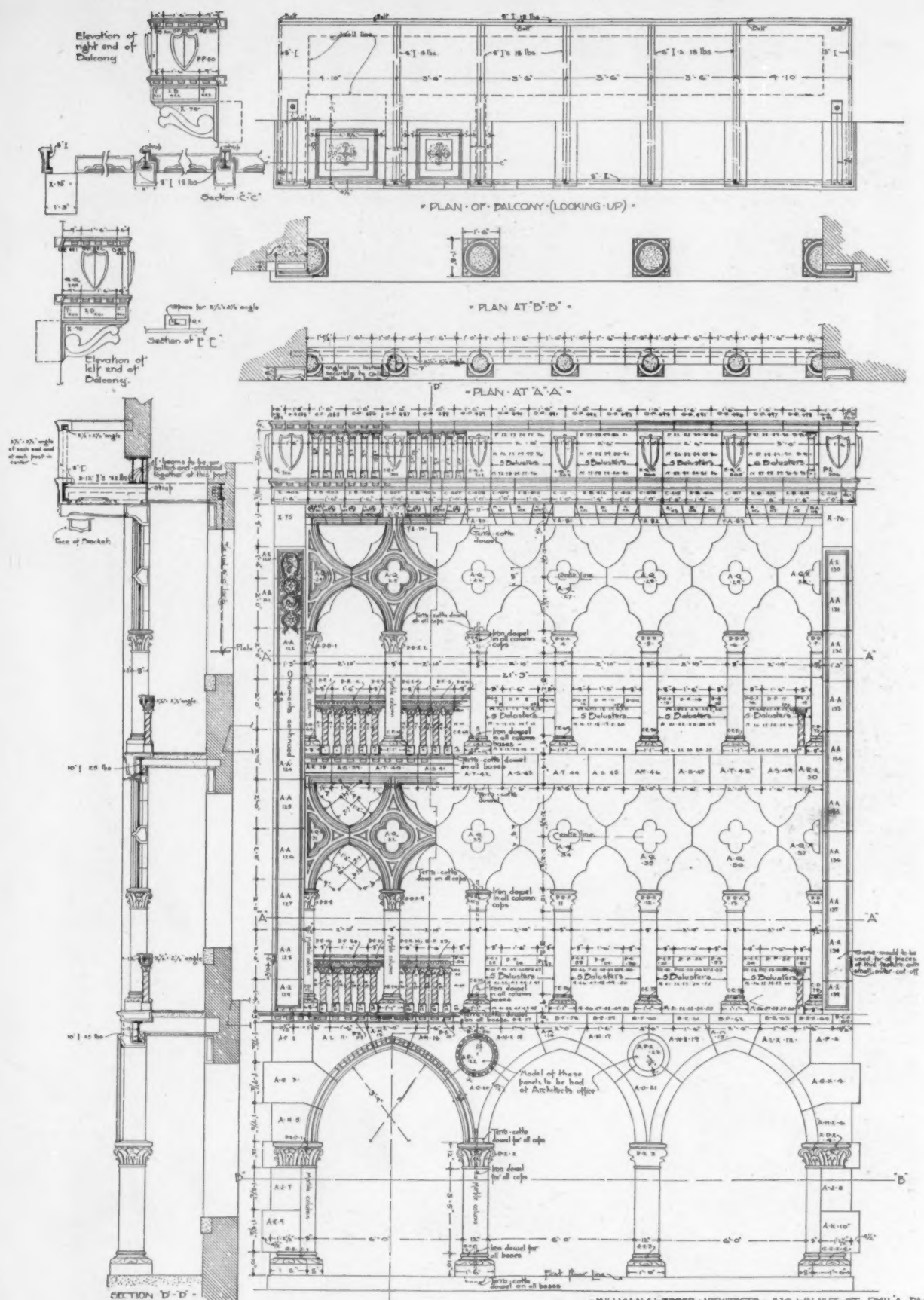
[See also No. 1556.]

APARTMENT-HOUSES.—17.

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January 5, 1907.

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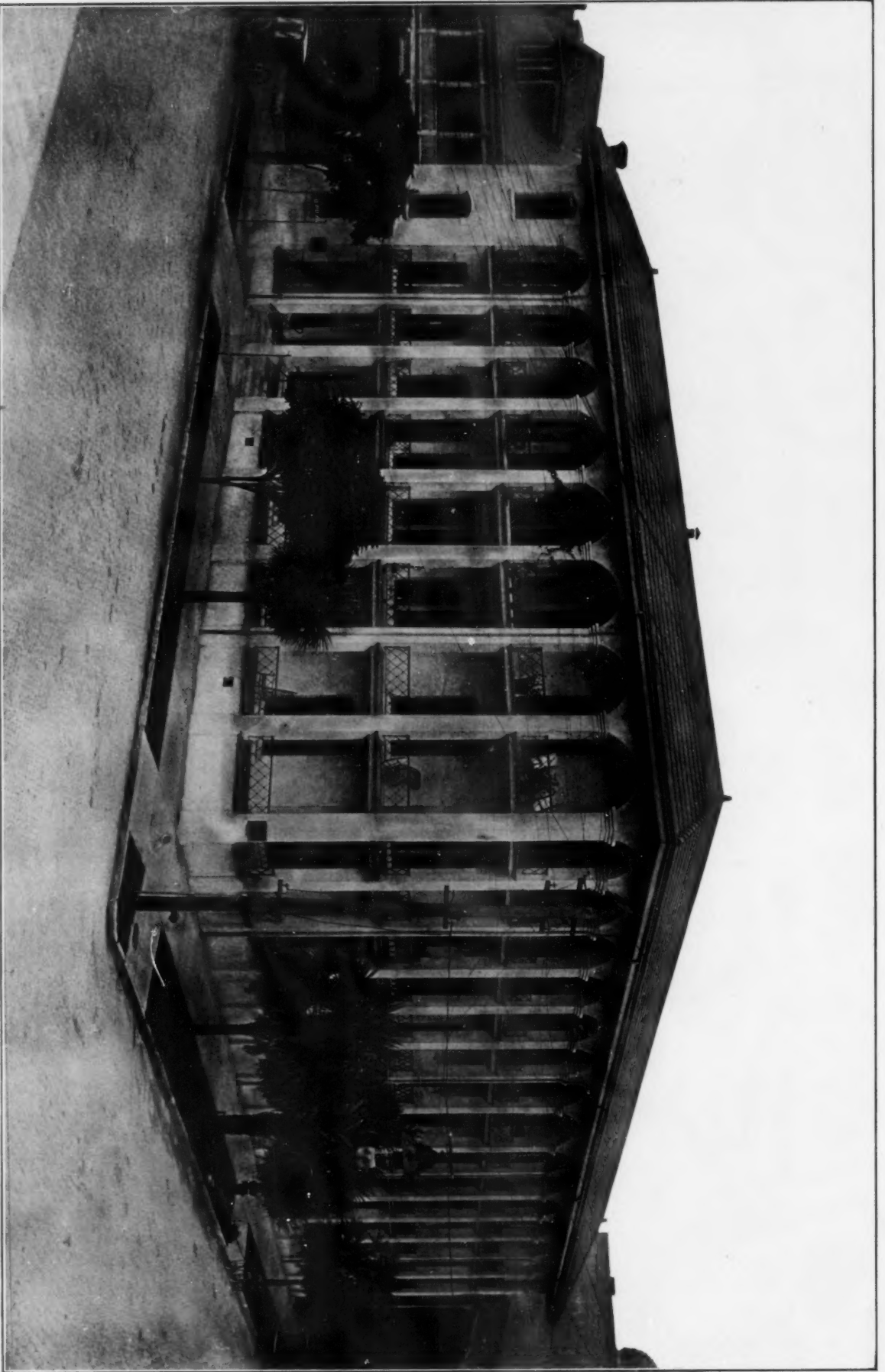


DETAIL OF TERRA-COTTA WORK COURT ELEVATIONS OF 4 STORY BUILDING HAMILTON COURT 39th & CHESTNUT STS.

DETAIL: "HAMILTON COURT," PHILADELPHIA, PA.—MILLIGAN & WEBBER, ARCHITECTS.

[See also No. 1556.]

APARTMENT-HOUSES.—18.



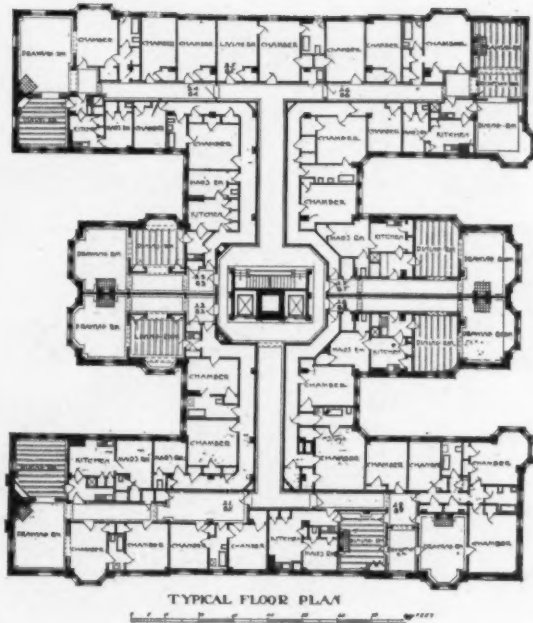
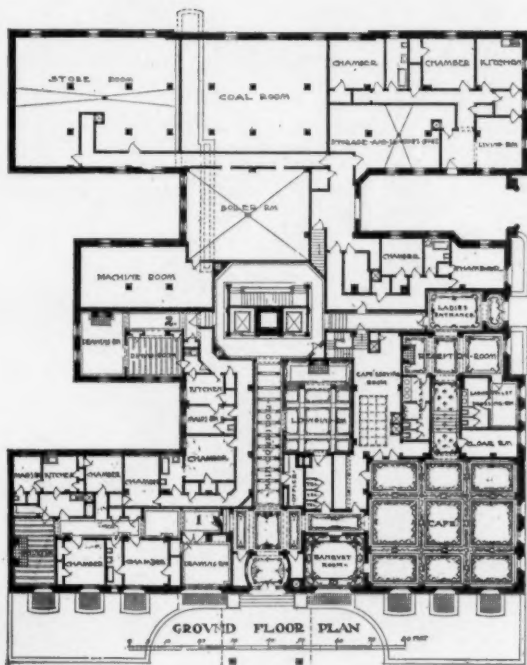
"THE COLUMNS," JACKSONVILLE, FLA.—M'CLURE & HOLMES, ARCHITECTS.

APARTMENT-HOUSES.—19.

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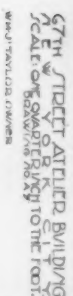
Volume XCI, Number 1619.
January 5, 1907.



"THE LINTON," SHERBROOKE ST., MONTREAL, CANADA.—FINLEY & SPENCE, ARCHITECTS.

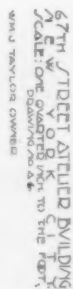
APARTMENT-HOUSES.—20.

COUPE

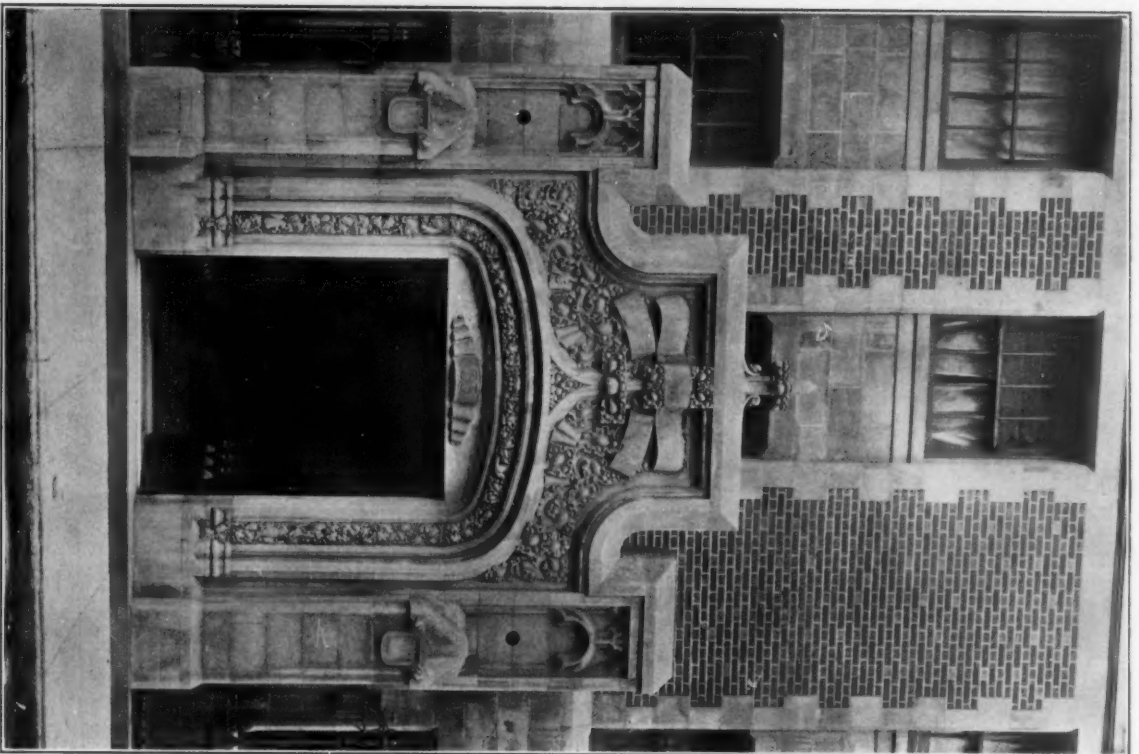


PLANS: SIXTY-SEVENTH STREET ATELIER BUILDING, NEW YORK, N. Y.—B. HUSTACE SIMONSON AND POLLARD & STEINAM, ASSOCIATE ARCHITECTS

APARTMENT-HOUSES.—21



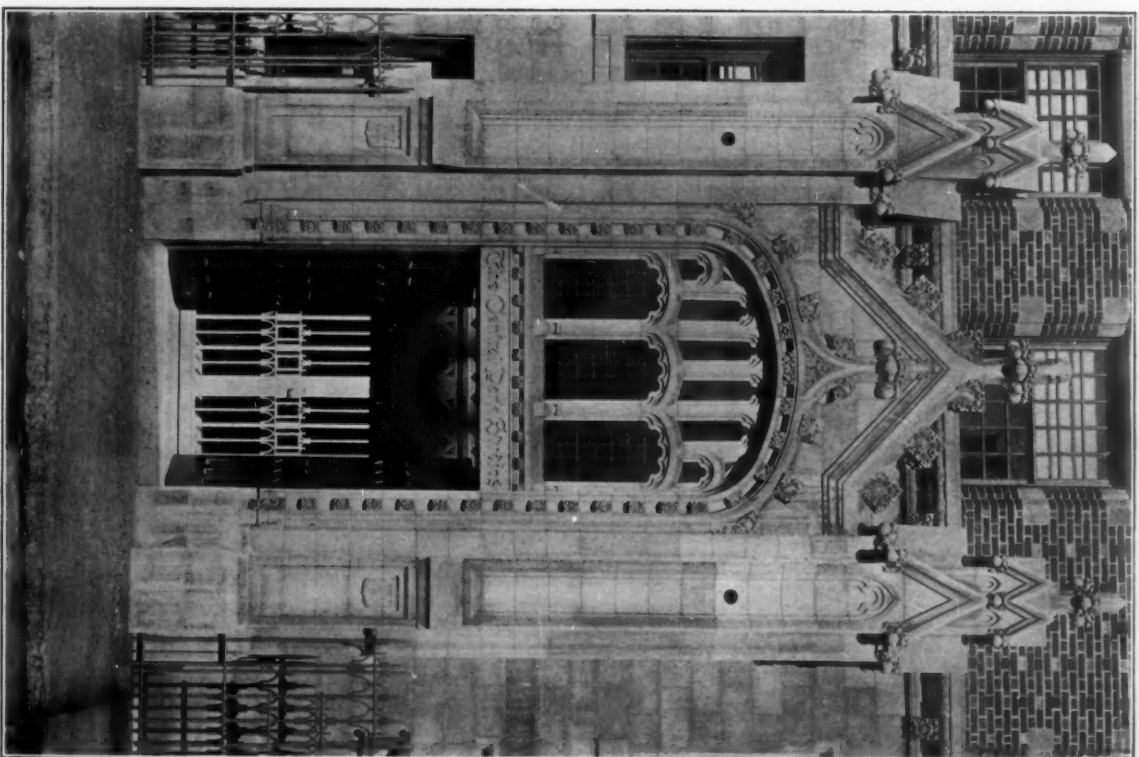
PRIVATE SPONSOR } ASSOCIATE ARCHITECTS
POLYGRAPH STUDIO } 32 EAST MAIN STREET / Y



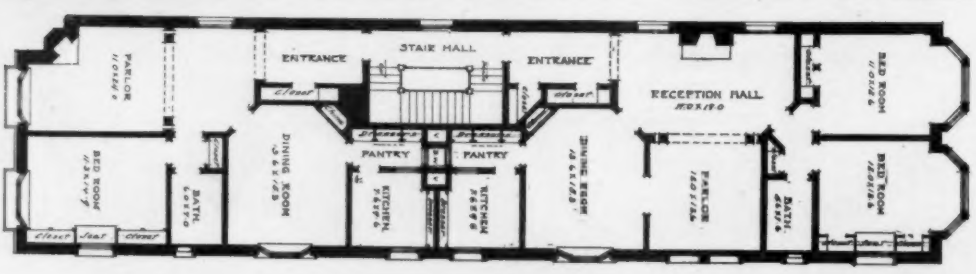
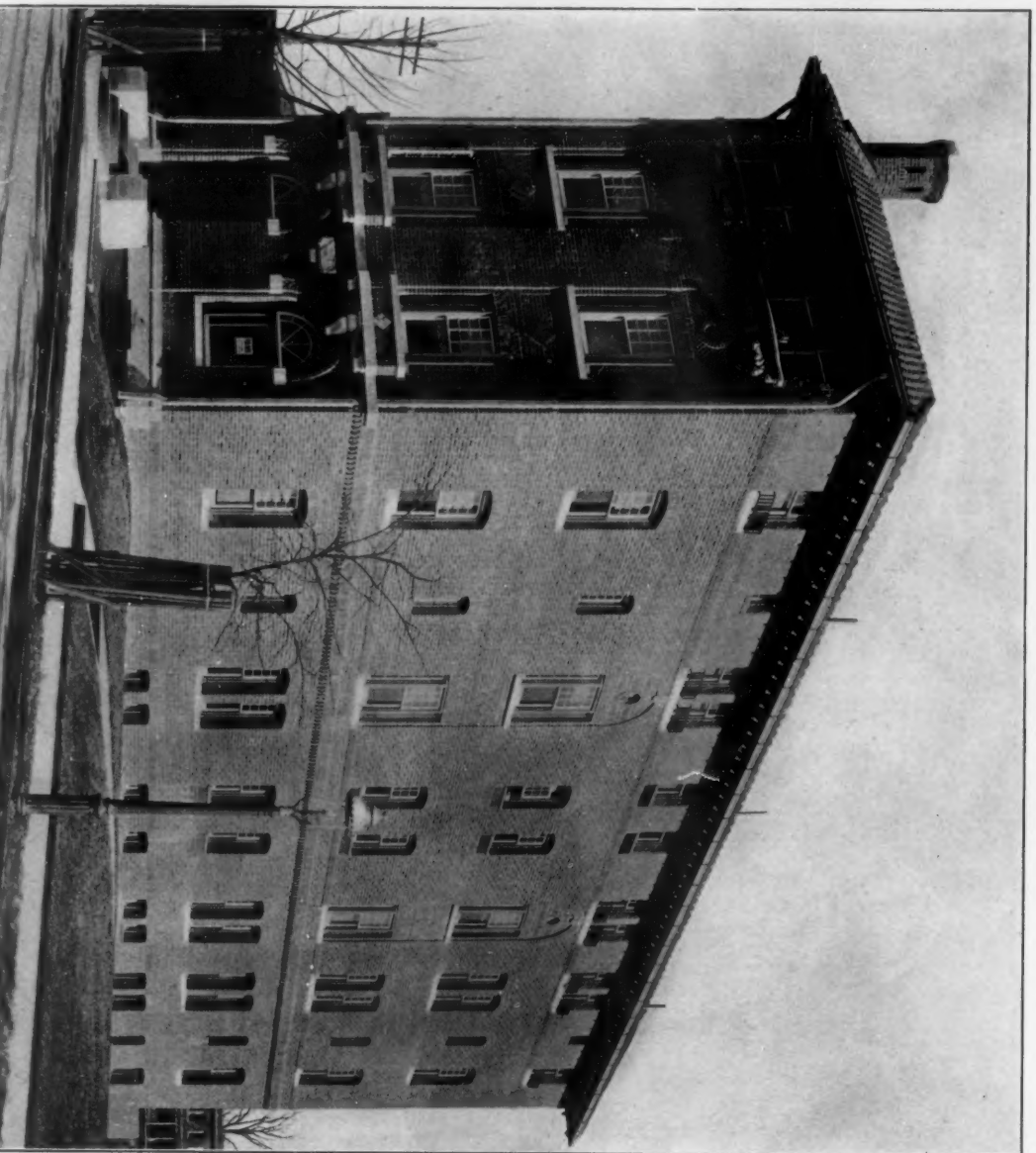
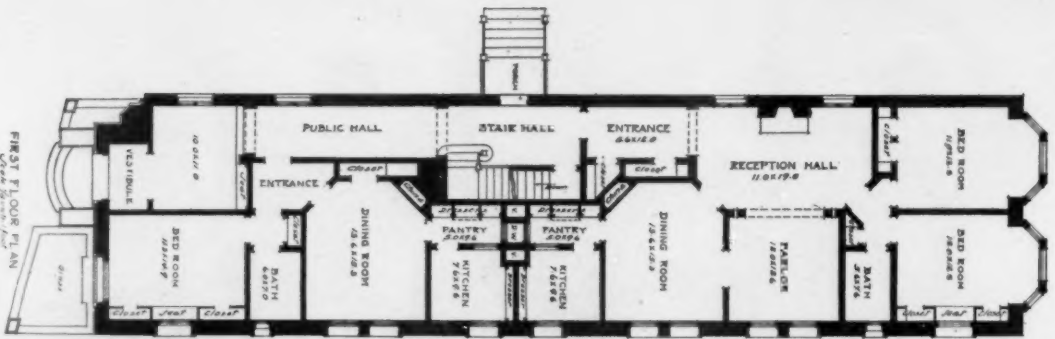
ENTRANCE: 67TH-STREET ATELIER BUILDING, NEW YORK.

B. H. Simonson and Pollard & Steinham, Associate Architects.

APARTMENT-HOUSES.—22.



ENTRANCE: CENTRAL PARK STUDIO BUILDING, 67TH ST., NEW YORK.



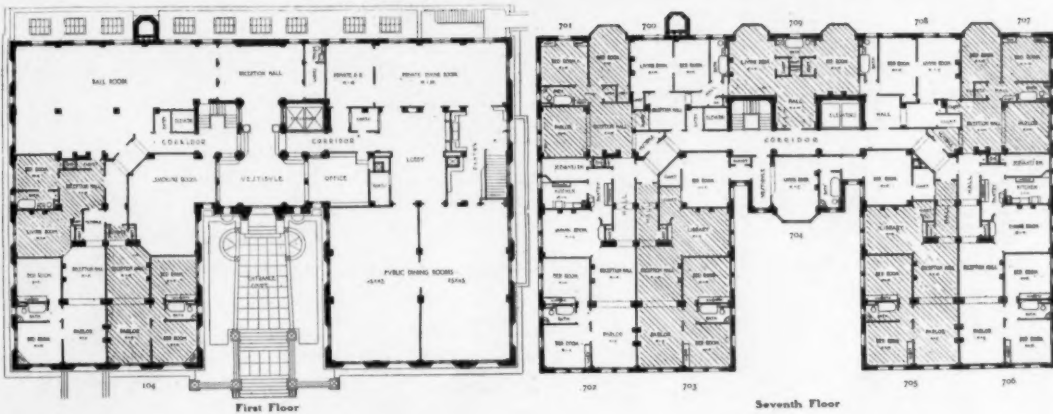
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"THE SORENTO APARTMENTS," WASHINGTON, D. C.—ARTHUR E. HEATON, ARCHITECT.

APARTMENT-HOUSES.—23.

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Volume XXI, Number 1619.
January 6, 1907.



"THE HIGHLANDS," CONNECTICUT AVENUE, WASHINGTON, D. C.—ARTHUR B. HEATON, ARCHITECT.

APARTMENT-HOUSES.—24.

The American Architect and Building News.
Regular Edition.

Volume XCI, Number 1619.
January 5, 1907.

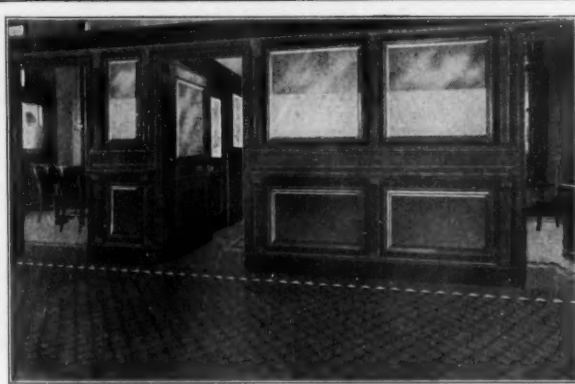
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straining and racking of the ship. Each Tile is interchangeable and distinct, but shaped so as to lock firmly into the surrounding Tiles. The interlocking feature produces a solid rubber floor, unlimited in size or shape, with all the durability of the hard tile, without its liability to damage.

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SOCIETIES

ST. LOUIS ARCHITECTURAL CLUB.

Mr. James A. Waterworth was the speaker at the regular fortnightly meeting of the St. Louis Architectural Club in the Dolph Building December 8. His subject was "The Relation Between Architecture and Fire Insurance."

Mr. Waterworth spoke as a layman to technical men. He endeavored to show what relation the improvement of architecture in St. Louis has to insurance, and the best methods of construction from the insurance man's point of view. He first placed before his hearers the ideal building and proceeded to discuss departures from that standard. Mr. Waterworth names four points to be observed in the erection of a fire-resisting structure, namely, solid party or division walls without openings, solid floors without openings, protected windows, openings and protected roof structures. He announced that the building law took care of the material, naming brick, stone and concrete to be used wholly in division walls. Any departure from these ideals is a weakness, he said.

In conclusion, Mr. Waterworth said:

"What we of the insurance interests ask of our friends, the architects, is to give us buildings that will retard fire; that will give a certain time that can be calculated upon, according to construction, for firemen to work without danger or dread, and for apparatus to work without being put out of service."

ASSOCIATION OF ARCHITECTS OF WESTERN NEW YORK.

On December 11, in the University Club, Buffalo, the Association of Architects of Western New York held its first dinner of the year. After disposing of an excellent repast, the architects elected the following

officers: *President*, H. Osgood Holland; *First Vice President*, Thomas W. Harris; *Second Vice President*, C. Paxton Cody; *Secretary*, John H. Coxhead. Among those present were James J. Johnson, Edward A. Kent, H. Osgood Holland, Edward Green, John H. Coxhead, Robert Wallace, W. H. Boughton, Ellicot Colson, T. W. Harris and C. Paxton Cody.

NEW JERSEY CHAPTER, A. I. A.

The New Jersey Chapter, American Institute of Architects, has elected Charles P. Baldwin and Herman Kreidler, of this city, and Hugh Roberts, of Jersey City, as delegates to the convention soon to be held in Washington. Thomas Cressey, of Newark, George von Arx, of Jersey City, and Fred W. Wentworth, of Paterson, were elected alternates.

SOUTHERN CALIFORNIA CHAPTER, A. I. A.

Myron Hunt, Gernand Parmentier, A. F. Rosenheim and Octavius Morgan will represent Southern California at the fiftieth anniversary of the American Institute.

WASHINGTON ARCHITECTURAL CLUB.

The annual Christmas "Josh" meeting of the Washington Architectural Club was held Wednesday evening, Dec. 19, at the club rooms, 72 15th street. At the conclusion of the three-part programme a buffet luncheon was served. "Part Won" consisted of a series of "polite refined vodevil" numbers by various members of the club, who, as the stage manager announced, had no desire to take part in the "legitimate" stage work which was to follow. Solos were sung by William Clabaugh, O. H. Clarke, J. F. Mathieu and R. H. Atkinson, and a "peano solow" was played by Oscar Vogt, who, the announcer said, "was imported from one of the suburbs at great expense." Despite the fact that signs all

around the rooms made it known that there were "no onkors aloud," those in the "P Nut Galry" applauded so long and loud that every one of the "vodevil" numbers was repeated.

An overture was rendered by the club orchestra, which consisted of Messrs. Matthew, Beitel and Thayer. Each number of the vaudeville programme was announced by an appropriately inscribed card, placed in position by a club member in suitable raiment. A mandolin quartet, consisting of Messrs. Holmes, Frick, Simson and Foster, contributed to the enjoyment. E. Bradbury and W. H. Welsh, Jr., sang solos and the "Big Four Quartet" was also heard.

Following a short intermission a comedy entitled "The Muck Rakers" was presented. It was the work of Daniel J. Lix. Among those who took part were Frank Sullivan, Gus P. Hales, B. Brown, A. M. Burt, H. N. Keene, Jr., E. J. Woodward, C. A. Robinson and a pretentious ensemble.

H. S. McAllister, the club poet, was the author of the concluding feature of the evening, entitled "Stung." Those who participated were H. C. Lincoln, W. P. Rider, H. W. Thayer, W. W. Stevens, S. B. Walsh and H. S. McAllister.

CINCINNATI CHAPTER, A. I. A.

The regular monthly meeting of the Cincinnati Chapter of the American Institute of Architects was held December 18 in the Burnet House, to make preparations for the golden anniversary of the National Chapter, to be held in Washington, January 7, 8 and 9.

A committee, consisting of Gustave W. Drach, A. O. Elzner and Levi T. Scofield, of the local Chapter, was appointed to represent the local body in Washington.

A paper on "The Mechanical Equipment of a Modern Hotel" was read by Prof. C. W. Marx, who used as an example of his subject the new Sinton Hotel. He portrayed the system of ventilation, heating,

lighting and general equipment of that structure, which, he said, can in the future be used as an example by prospective hotel builders.

PERSONAL MENTION

ALBANY, N. Y.—State Commissioner of Education Andrew S. Draper, on behalf of the board of award, consisting of the Governor, Speaker of the Assembly, Regent Albert Vanderveer, the State Architect and himself, has announced the ten successful authors in the first competition of designs for the new \$4,000,000 State Education Building. They are as follows:

Allen & Collins, Boston; Martin C. Miller and Walter P. R. Pembler, Buffalo; Pell & Corbett, New York City; George Cary, Buffalo; Palmer & Hornbostel, New York City; Wells & Hathaway, Boston; Hedman & Scheen and Goodwin & Jacoby, New York City; J. H. Freedlander, New York City; Howells & Stokes, New York City; Frederic W. Brown and A. Ten Eyck Brown, Washington.

The competition was started on September 1 and terminated on November 30. Sixty-three sets of designs were offered by architects in all parts of the United States.

KANSAS CITY, Mo.—John Thomas, 63 years old, an architectural engineer, died December 21 at his home, 4222 E. Fifteenth street. He was born in Ontario, Canada, and had lived in Kansas City thirty years. Mr. Thomas designed and superintended the construction of the Armour packing plants in Kansas City and Chicago.

HALIFAX, N. S.—At the age of sixty-six, Mr. Dumaresq, a well-known architect, died here December 20. He was a native of Sydney, but lived and practised in this city for many years.

BROOKLYN, N. Y.—Charles Willard Leighton, head of the circulating and bulletining departments of the *Wall Street Journal*, died December 22 at his home, 132 Montague street. He was born thirty-five years ago. Mr. Leighton was an architect, and for some years was in business as a publisher of books on architecture.

NEW ORLEANS, La.—On December 19, N. Rombotis filed suit against Messrs. Tolemano & Wogan for \$199.38 damages. From the petition filed it would appear that the defendants, in repairing a building next to the petitioner's, caused some damage to walls, showcases and water pipes on the plaintiff's premises.

WYOMISSING, Pa.—Mr. Claude B. Mengel, who has been engaged in business at Allentown as an architect, has entered into partnership with Henry Stetler, of Wyomissing, under the firm name of Stetler & Mengel.

LONDON, Ont.—Mr. Richard C. Wright, who has been appointed Assistant Chief Architect of the Public Works Department, Ottawa, served his apprenticeship in the office of the late Mr. Geo. Durand, architect, and several years ago went to New York city, where he lately has been with Clarence Luce.

JERSEY CITY, N. J.—On December 17, Die Wald Gans Club, an organization composed of lawyers and business men of Jersey City, dined Hugh Roberts, the architect of the new Court-house, at the Café Des Beaux Arts, Fortieth street and Sixth avenue, New York. The banquet, after the fashion

of banquets given by the club with the rare old German name, was a lively and a merry affair. The diners had one chance to cheer. That was when the club, through George R. Beach, its president, presented to Mr. Roberts a monster loving-cup in honor of the laying of the corner stone of the new Court House by Justice Fort. On the cup was engraved the following:

"Presented to Hugh Roberts, by his friends, upon the occasion of the laying of the corner stone of the Hudson County Court House, in recognition of his distinguished ability as an architect, and of their confidence in his public integrity."

The cup is a monster one, standing over a foot high.

COMPETITIONS

CONNEAUT, O.—Press reports state that the Board of Education will receive competitive preliminary sketches for a high school building to be erected here, to cost from \$80,000 to \$100,000. For particulars address F. F. Rieg, Clerk.

CARTHAGE, Ill.—Plans and specifications will be received by James W. Westfall, Clerk Board of Supervisors of Hancock County, until January 15, for a court-house for said county, the cost not to exceed \$125,000.

FLINT, MICH.—A Masonic Temple building, to cost from \$50,000 to \$60,000, is to be erected at once in this city, for which competitive plans will be received by Judge C. H. Wisner, Chairman of Building Committee, Circuit Court Chambers. Size of lot, 132x148 feet; building not to cover entire ground, but to set back with grass plot surrounding. The building to be constructed of finest pressed brick obtainable; to have commandery drill-room, lodge-rooms, banquet-hall, etc.

INDEPENDENCE, KAN.—The First Baptist Church, it is stated, is planning to erect a new edifice and will receive pencil sketches and estimates from architects desiring to compete for plans and specifications. The building to be of brick and stone construction, with full basement and seating capacity of 700. For further particulars address L. R. Spradling, Secretary Board of Trustees.

LEXINGTON, Ky.—Architects' plans and specifications are invited for the erection of an agricultural building upon the grounds of the A. and M. College of Kentucky at Lexington. Detailed information regarding same may be obtained from Prof. C. W. Mathews, Natural Science Building, A. and M. College, Lexington.

OTTAWA, CAN.—Competitive plans for the new Departmental and Justice Buildings will be received by Fred Gelinas, Secretary Department of Public Works, until April 15, 1907. The cost of the Justice Building is not to exceed 35 cents per cubic foot and the cost of the Departmental Building 30 cents per cubic foot. The building is not to exceed five stories in height above the basement, and the offices are to be set off in units suitable for subdivision. The Justice Building may be three or more stories in height. Quarters are to be furnished for the Supreme and Exchequer Courts, Railway Commission, and Department of Justice. Prizes will be awarded as follows: Best design, \$8,000; second, \$4,000; third, \$2,000; fourth, \$1,000. Reported in previous issue.

SAN JOSE, CAL.—Reports state that competitive plans and specifications will be received for school buildings to be erected here, for which \$400,000 bonds were voted in October, 1906. Address Alexander Sheriffs, Superintendent of Schools.

BUILDING NEWS.

(The editors greatly desire to receive information from the smaller and outlying towns as well as from the larger cities.)

ALEXANDRIA, LA.—Reports state that Abe Simons and Dr. Pierson have purchased site on which to erect five-story brick and stone office building.

ALLENTOWN, PA.—Press reports state that the Allentown Portland Cement Co., Allentown National Bank Building, will let contract about March 1 for the erection of a cement plant to cost about \$800,000. There will be a stone crusher and drying building, 146 x 66 feet; mill building, 162 x 130 feet; kiln building, 162 x 78 feet; an L, 33 x 50 feet; power house, 114 x 130 feet; coal storage, 97 x 34 feet; stock house, 100 x 416 feet; machine shop and supply house, 60 x 150 feet, and office and laboratory, 40 x 60 feet. The power plant will cost about \$200,000.

ALTOONA, PA.—Oliver & Rothers are reported to have accepted plans for a six-story furniture store, to be erected at an estimated cost of \$100,000.

AMHERST, MASS.—Prof. Emerson, it is stated, has received preliminary plans from McKim, Mead & White, of New York, for the biological and geological building for Amherst College. Andrew Carnegie has given \$75,000 toward this building and the alumni has raised an equal amount.

ANNAPOLIS, MD.—The contract to erect the Naval Experiment Station at Old Ft. Madison across the Severn River from the Naval Academy, is reported to have been awarded to the Noel Construction Co., of Baltimore, at \$157,000.

ANN ARBOR, MICH.—Architects Donaldson & Meier, 1314 Penobscot Building, Detroit, Mich., have been commissioned to prepare plans for a memorial hall for the Association of Alumni of the University of Michigan. Estimated cost, \$150,000. Details of building will be given later. Jas. H. Wade, secretary, 610 South State Street.

Reports state that Architects Donaldson & Meier, 1314 Penobscot Building, Detroit, have been commissioned to prepare plans and specifications for a dental department building for the University of Michigan, to cost \$75,000. James H. Wade, secretary, 610 South State Street, Ann Arbor.

ANNISTON, ALA.—John B. Knox, it is stated, has had plans prepared by Charles W. Carlton, for a three-story store and office-building.

ARDMORE, PA.—Bids will be received for a three-story brick and stone Y. M. C. A. building, 50 x 146 feet. Estimated cost \$50,000.

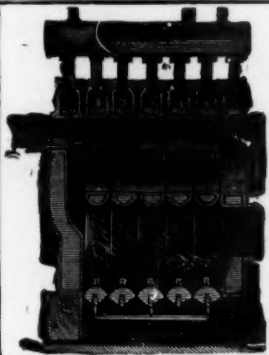
ATLANTA, GA.—The Silver Lake Park Co. has filed a petition for a charter, the incorporators being C. H. Ashford, E. C. Thrash, James R. Gray, and others. The capital is \$100,000, with the privilege of increasing it to \$500,000. It is proposed to erect there, according to reports, about thirty residences and a \$100,000 hotel.

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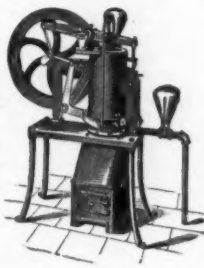
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PROPOSALS.

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 18, 1906.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 31st day of January, 1907, and then opened, for the construction of an extension, including heating apparatus, electric conduits and wiring, to the U. S. Post Office at Crawfordsville, Indiana, in accordance with drawings and specifications, copies of which may be had at this office, or at the office of the Custodian at Crawfordsville, Indiana, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1618, 1619)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 26, 1906.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 30th day of January, 1907, and then opened, for the completion of the United States Post Office, Court House, and Custom House, Providence, Rhode Island, in accordance with the drawings and specification, copies of which may be had at the discretion of the Supervising Architect, on application at this office, or that of the Architects, Messrs. Clarke & Howe, 72 Weybosset Street, Providence, R. I. Applications must be accompanied by a certified check for \$250, drawn to the order of the Treasurer of the United States, the proceeds of which will be held at this office until the return of the drawings and specification.—James Knox Taylor, Supervising Architect. (1618, 1619)

COURTHOUSE, NEW ORLEANS, LA.

PROPOSALS INVITED.

The Courthouse Commission of New Orleans, La., invite proposals for the erection of a fireproof courthouse in the city of New Orleans. Building about 250x290 feet, four stories. Pile foundations. Exterior of stone and terra cotta. Electric elevator and wiring. Heating system. Proposals invited for both steel and reinforced concrete frame and floor construction. Plans and specifications may be seen at the office of the Commission, leans, La., and copies may be secured at 1201 Hibernia Bank Building, New Orleans, the offices of Frederick W. Brown, A. Ten Eyck Brown and P. Thornton Marrye, associated architects, Equitable Building, Atlanta, Ga., upon request, accompanied by deposit of \$25, of which \$15 will be refunded on return of plans and specifications. A certified check in the sum of 2 per cent. of amount of proposal, payable to the Courthouse Commission, must accompany each proposal. The usual conditions to govern the return of checks. The right is reserved to reject any and all proposals submitted. Proposals will be opened at the office of the Commission, 1201 Hibernia Bank Building, New Orleans, La., at 2 o'clock p. m., MONDAY, FEB. 4, 1907. For further information direct the architects at Atlanta or Mr. Arthur McGuirk, secretary Courthouse Commission, Hibernia Bank Building, New Orleans, La.

By authority of the Courthouse Commission:

BERNARD McCLOSKEY, President.
ARTHUR MCGUIRK, Secretary.

(1617-1623)

POSITIONS OPEN.

WANTED — First-class architectural draughtsman; give references and state experience and salary desired. Address R. Maurice Trimble, Ferguson Bldg., Pittsburg, Pa. (1619)

WANTED — Experienced architectural draughtsman; must be a neat, accurate and reasonably rapid worker; permanent position for a competent man. State experience, pay expected and references. Griggs & Hunt, Architects, Waterbury, Conn. (1619-1621)

WANTED—An architect to take charge of the building work of a rapidly growing Nevada town; salary \$2,000 to \$3,000; an exceptional opportunity for an energetic young man thoroughly experienced in general construction and building management; Western experience a recommendation; state age and experience; give references. Address 26-A, care American Architect. (1618-1619)

Continued on page xxiii.

Press reports state that the Atlanta Athletic Club will erect a new club house at a cost of \$50,000.

Reports state that sealed proposals will be received January 10, 1907, for the construction of foundations for the U. S. Post-Office and Court House at Atlanta. James Knox Taylor, supervising architect.

Plans have been prepared by Architects Morgan & Dillon, Prudential Building, for a business building for the Atlanta, Birmingham & Atlantic Railroad Company. Estimated cost, \$200,000. Alexander Bonnyman is the chief engineer, Oglethorpe, Ga.

AUSTIN, MINN.—It is reported that plans are being prepared for an opera house to be erected here. John A. Burrichter may be able to give further information.

AUSTIN, TEX.—H. A. Wroe, vice-president of the American National Bank, has purchased the property at the northeast corner of Congress Avenue and Sixth Street. It is reported that he will erect a modern bank and office-building upon the site of the present building.

BALTIMORE, MD.—Baldwin & Pennington, American Building, it is reported, will soon ask bids for erecting the eight-story concrete building on Conway Street for the State Tobacco Warehouse Co.

Plans are being prepared by Simonson & Pietsch, architects, for a one-story reinforced concrete car barn, to be erected at North Avenue and Gay Street, for the United Railway and Electric Company. Estimated cost, \$150,000.

Plans are being prepared for the erection of a church, 50x100 feet, on Charles and 35th Streets by the Free Church of St. Barnabas, Protestant Episcopal. Address Rev. Thomas Atkinson, Argyle Avenue and Biddle Street. Cost, \$50,000.

Architects Moylan & Walsh, 115 East Centre Street, will prepare plans for a three-story clubhouse, 40x150 feet, for the Ancient Order of Hibernians, at a cost of about \$50,000.

Haskell & Barnes, architects, Wilson Building, 301 North Charles Street, have prepared tentative plans for dormitory building to be erected at northwest corner of Lombard and Greene Streets, for the University of Maryland.

Sunderland Brothers, architects, Eighth and G Streets, N. W., Washington, D. C., it is stated, are ready for bids for the erection of a power house and nurses' home for the University of Maryland Hospital. It is to be a three-story, brick and steel, fire-proof building. Estimated cost, \$100,000.

Press reports state that Thomas O'Neill, Charles and Lexington Streets, has commissioned Baldwin & Pennington, architects, Professional Building, 330 North Charles Street, to prepare plans and specifications for four-story store building to be erected at 34 West Lexington Street.

BARBOURSVILLE, KY.—Contract will be let at once, it is stated, for the erection of a four-story fireproof brick building to cost \$60,000; steam heat and electric fixtures will be installed. Address C. C. Stoll, treasurer, Louisville, Ky.

John A. Black, banker, is said to be contemplating the erection of a three-story hotel.

BATON ROUGE, LA.—Bids addressed to Gov. N. C. Blanchard will be received until January 9 at the office of Favrot & Livaudais, Ltd., architects, New Orleans, La., for the restoration of the Senate chamber and improvements to Capitol Building, in accordance with plans and specifications by Favrot & Livaudais, Ltd. Certified check for \$750, payable to the State Treasurer, must accompany each bid.

BATTLE CREEK, MICH.—The members of the Independent Congregational Church, it is reported, have accepted plans for a \$65,000 edifice, to be erected on Maple Street.

BEAUMONT, TEX.—The committee having in hand the matter of plans and specifications for the proposed Masonic Temple to be constructed in this city, have decided to recommend the plans prepared by Architect C. M. Page.

Press reports state that the Santa Fe has plans on foot for the erection of large depot here, and these plans probably embody provisions for a Harvey hotel and standard eating house.

BENNINGTON, VT.—Dr. Hercules Sanche, 489 Fifth Avenue, Manhattan, it is stated, is contemplating the erection of a sanitarium at Bennington.

BERKELEY, CAL.—The Board of Education, it is reported, has practically decided to accept the plans of Stone & Smith, of San Francisco, for the Polytechnic School, to be erected at a cost of \$120,000.

BILLINGS, MONT.—Announcement has been made that George Bennighoff contemplates erecting a six-story office-building to cost \$150,000.

The plans of J. T. Link, of Billings, are stated to have been accepted for the proposed Masonic Temple, to cost \$70,000.

BIRMINGHAM, ALA.—Reports state that plans have been prepared for the improvements to the Morris Hotel. Cost, \$50,000.

BOSTON, MASS.—Rollin H. Allen, 240 Commonwealth Avenue, City, it is reported will erect a theater and office-building at Boylston and Exeter Streets. Clarence H. Blackall, 20 Beacon Street, is Architect. The building will cost about \$100,000.

Architect Lewis H. Bacon, 27 School Street, has prepared plans for the three-story Aleppo Temple, 158x210 feet, at a cost of \$450,000.

Plans have been prepared, it is stated, by Architect W. W. Dinsmoor, for a new business block to be erected for New England Electric Cab Company, at 169-173 Huntington Avenue. Estimated cost to be \$150,000.

BRANDON, MANITOBA.—A. & W. Melville, of Winnipeg, it is reported, have been instructed to prepare plans for a theater which is to be erected in this city by David Douglas, Manager of the Dominion Theatre, Winnipeg, and Thomas H. Morris, of Brandon. Estimated cost \$50,000.

BROOKLYN, N. Y.—Bids are asked by C. B. J. Snyder, Superintendent School Buildings, Board of Education, until 11 a. m., January 7, for the general erection of new public school No. 155, at Herkimer Street and Eastern Parkway, Borough of Brooklyn. Also for equipment on other contracts.

A new church will be erected at the southeast corner of Fifth Avenue and Fifty-ninth Street, Brooklyn, of which the Rev. J. J. Frawley, 526 Fifty-ninth Street, is pastor. The estimated cost is \$80,000, and plans are being prepared by T. J. Unterin, 49 Federal Street, Boston, Mass.

BROWNSVILLE, TEX.—Press reports state

that B. F. Yoakum and associates are arranging to erect a \$100,000 hotel; to be four stories with a frontage of 250 feet.

BUFFALO, N. Y.—Rev. James F. McGloin, pastor of the Chapel of the Blessed Sacrament, has received from architects in Rome plans for a new cathedral which the church proposes to erect at a cost of about \$500,000. Bishop Charles H. Colton may be addressed at 1025 Delaware Avenue, Utica.

Plans have been prepared by the manager of the Homeopathic Hospital for the enlarging and improving of the hospital. Cost, \$100,000.

CAMERON, W. VA.—A new high school will be erected and Alexander & Chaplin of Martinsville have been engaged to prepare the plans. Estimated cost \$40,000.

CARLISLE, ARK.—Reports state that plans are being prepared for the Bank of Carlisle building, which will be erected soon. Either brick or concrete construction. E. A. Wilson is secretary of building committee.

CARTHAGE, ILL.—Plans and specifications will be received by James W. Westfall, Clerk Board of Supervisors of Hancock County, until Jan. 15 for a court house for said county, the cost not to exceed \$125,000.

CEDAR FALLS, IA.—Proudfoot & Bird, of Des Moines, it is stated, have been engaged to prepare plans for a four-story library, to be erected at the Iowa State Normal College at a cost of \$150,000.

CHARLESTON, W. VA.—George Henneman, it is reported, is preparing plans for an 8-story store and flat building, to be erected by Thomas Popp on site 77x172 feet.

CHARLOTTE, N. C.—St. Peter's Episcopal Congregation, it is reported, is planning to build parish-house. Harris Mallinckrodt is pastor.

It is reported that the Charlotte Realty Company has purchased the Osborne property, 64x99 feet, and will erect a ten or twelve story steel frame office-building on the site, costing between \$150,000 and \$225,000.

According to report, a stock company has organized to erect a four-story office-building to cost \$65,000. T. Corwith, secretary Greater Charlotte Club, can give information.

CHATTANOOGA, TENN.—Mr. Joe Mandre has purchased a site on Market Square and Ninth Street, and, it is stated, will erect a five-story European hotel.

Plans have been prepared by R. H. Hunt, Eighth and Broad Streets, for two sets of plans for the city hall and auditorium; one plan provides for two buildings, costing \$225,000, for the city hall, and \$100,000 for the auditorium. The other plan for one building, costing \$300,000.

CHICAGO, ILL.—The Corn Exchange National Bank, Rookery Building, will begin building in May. The new bank is to be located at Monroe and La Salle Streets, and is to cost \$1,500,000. The building will be sixteen stories high and used for general office purposes. Shepley, Rutan & Coolidge, 84 Van Buren Street, will be the architects.

The Bell Telephone Company, Seventeenth and Filbert Streets, will have plans prepared for a ten-story brick, concrete and steel office building. Estimated cost, \$500,000. Power plant will be installed.

The Ancient Order of Hibernians of Cook county contemplate the erection of a build-

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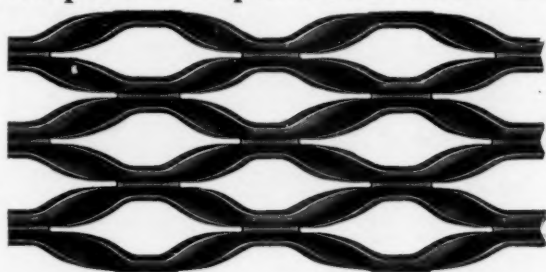
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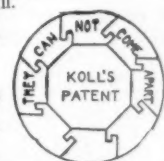
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ing to contain stores, offices, lodge halls and a gymnasium, at Ogden Avenue and Leavitt Street. Cost, \$100,000.

Pond & Pond, architects, 17 Van Buren Street, are taking figures on the superstructure of an office building to be erected at corner of Drexel Avenue and Fifty-eighth Street, for the American School of Correspondence, 3321 Armour Avenue. The building is to be four stories, 96 x 130 feet, built of brick and stone. Cost, \$75,000.

J. E. O. Pridmore, 164 Dearborn Street, it is stated, has prepared plans for a warehouse, to be built on the west side. It will be ten stories, 60 x 100 feet, probably of reinforced concrete construction and cost \$100,000.

Work will be begun in the early spring on the fifteen-story steel hotel projected by the late Otto Young on Michigan Avenue, between Peck and Hubbard Courts, to cost \$5,000,000. D. H. Burnham & Co., 9 Jackson Boulevard, are said to be the architects.

Henry J. Schlacks, Borden Block, is preparing plans for an addition to St. Anthony's Hospital, Nineteenth Street and Marshall Boulevard. It will be five stories, 50 x 115 feet, with a rear wing 38 x 50 feet. In connection with the hospital is also to be built a power plant. The buildings will cost about \$100,000.

J. C. Curtis, of J. C. Curtis & Company, has purchased 100 x 178 feet of ground on Van Buren Street, and will, it is stated, erect a factory. It will be seven stories, of steel construction, estimated to cost \$150,000.

It is reported that a veterinary college is to be founded in this city under the auspices of the University of Illinois. The packers of the city, it is stated, have offered President Edmund J. James, of the University, \$250,000 for the first buildings of the college.

Work on the gymnasium at the St. Charles' School for Boys, which will be built with the \$50,000 donation from the Commercial Club of Chicago, will be commenced in the near future. The buildings are to be of the most modern construction and fully equipped with the best apparatus.

Reports state that the George A. Fuller Company, of New York, has obtained the contract for the erection of a ten-story building on Franklin and Congress Streets for Kohn Bros., at a cost of \$250,000.

CHICOPEE FALLS, MASS.—The Stevens-Duryea Automobile Company is about to erect a steel concrete four-story building, 70 x 112 feet. The Berlin Box Company, Berlin, Conn., is to furnish the steel work.

CHIPPewa FALLS, WIS.—Reports state that a school will be erected for the Notre Dame parish and will be called McDonnell Memorial High School in honor of Alexander B. McDonnell, who donated \$50,000.

CINCINNATI, OHIO.—A Catholic Cathedral to cost \$1,000,000 is to be erected here. On a ten-acre tract of land given for the purpose north of Norwood it is proposed to erect the new cathedral, a seminary building costing about \$175,000, a cathedral home for the archbishop costing \$50,000, a parish priest's house, a school and a teachers' house. It is planned to have the buildings face a boulevard 100 feet wide. The site is known as Norwood Heights.

The Trustees of the Boys' Home are said to be having plans prepared for a five-story 68 x 110 foot building to be erected at Sycamore and Fifth Streets, this spring, at a cost of \$70,000, to take the place of the present structure.

CLEVELAND, O.—Saul Feigenbaum is reported to have secured a site at Ninth Street and Bolivar Road, S. E., on which it is proposed to erect a hotel to cost \$300,000.

It is stated that the Board of Education intends erecting several schools next year at a total cost of \$810,000. The buildings include Technical High School, \$350,000; East End High School, \$250,000; Brandon School, \$70,000; school, Gilbert district, \$60,000; annex, Rice School, \$40,000; school, Harvard district, \$40,000.

The St. Luke's Hospital Association, it is reported, has accepted plans prepared by F. W. Striebing for the hospital to be erected at Carnegie Avenue and East Seventieth Street. Contracts for construction will soon be let. Address Dr. C. B. Parker.

COLFAX, IA.—Plans are being considered by T. W. McNear for the erection of a hotel to cost \$100,000.

COLLEGE STATION, TEX.—Texas Mechanical and Agricultural College will petition the Legislature for an appropriation of \$50,000 for a boys' dormitory, \$75,000 for an engineering building, \$40,000 for steam-heating plant and \$4,000 for farm equipment. H. H. Harrington is president.

COLORADO SPRINGS, COL.—It is reported that a cement plant will be built by the Interstate Cement Company, which is incorporated with a capital of \$1,000,000. R. P. Davis is an incorporator.

COLUMBUS, O.—F. W. Schumacher, it is stated, has decided to erect a \$50,000 apartment house at Gate and Third Streets.

CRAWFORDSVILLE, IND.—Bids are asked until 3 P. M., January 31, by James Knox Taylor, Supervising Architect, Washington, D. C., for construction of an extension, including heating apparatus, electric conduits and wiring, to the U. S. Post-Office at Crawfordsville.

DECATUR, ILL.—The St. Patrick Roman Catholic Church, it is reported, will erect a \$100,000 church here.

DENVER, COL.—The Denver Union depot is to be remodeled and extended. Architect Louis F. Harnois has been engaged to make plans and estimates of the cost, and the board of directors of the Union Depot and Railway Company say that the contemplated changes will be made before summer.

Press reports state that one of the largest of the ecclesiastical colleges in the United States is to be built in Denver immediately by the Monastic Order of Lazarists, sometimes known as the Congregation of Missions, one of the important orders of the Catholic Church. The order has bought sixty acres of land, one-half mile east of University Avenue, on Coronado Heights, Myrtle Hill. Before the institution is completed it will represent, like the college in Boston, an investment of many hundreds of thousands of dollars. Accommodations will be first provided for 1,000 students, with buildings for recitation, chapel, and dormitories. Plans for the buildings have been drawn by one of the brothers of the order in St. Louis.

DES MOINES, IA.—Plans are being discussed by the County Commissioners for building a new jail in Polk County to cost about \$80,000.

M. Strauss, it is stated, will erect an \$80,000 theatre at Eighth and Mulberry Streets.

Architects Hallet & Rawson, 615 Walnut Street, Des Moines, Ia., it is stated, have prepared plans for a four-story brick store and office building at the northeast corner of Ninth and Locust Streets for R. Coskery and N. F. Coffin. Cost, \$150,000.

DETROIT, MICH.—Donaldson & Meier, Architects, have prepared plans for a building for the Y. M. C. A. Estimated cost, \$400,000.

DOVER, N. J.—The War Department has decided upon a site in Dover, N. J., on which it is proposed erecting the powder factory for which Congress has appropriated \$165,000. The approximate capacity of the power plant to be installed is 200 horsepower. Most of the buildings will be erected by the War Department, without contract; contracts for the few which are to be erected in that manner will probably be let about the beginning of the year. No architect or designing engineer is employed in connection with the work. Brig. Gen. Wm. Crozier, Ch. of Ordinance, U. S. A., War Department, Washington, D. C.

DUBUQUE, IA.—Thos. T. Carkeek, of Dubuque, is preparing plans for a four-story addition of brick and terra cotta, 73 x 113 feet, to the Security Building. Work will begin in the spring.

EARLHAM, IND.—W. S. Kaufman, architect, Richmond, Ind., it is stated, will prepare the drawings for the new \$50,000 dormitory building to be erected in this city.

EAU CLAIRE, WIS.—The Northwestern Lumber Company contemplates building a \$90,000 power plant on Otter Creek.

ELGIN, ILL.—Architect E. Hill Turnock, 92 La Salle Street, is preparing plans for an apartment building to be built at Elgin. It will be three-story, 100 x 150 feet, arranged around an open court, be of semi-fireproof construction, with probably concrete foundation, exterior of pressed brick and stone for the lower part, the upper part to be of rough cast cement plaster, and the building will have white enamel and mahogany finish, marble and mosaic entrances, and cost \$125,000. The plans will be completed next spring, when the architect will receive bids.

ELKINS, W. VA.—Reports state that the plans by James P. Chaplin, West Martinsville, W. Va., have been adopted by the Grand Lodge I. O. O. F. for a proposed \$100,000 Odd Fellows' lodge.

ELLISVILLE, MISS.—It is stated that it has been decided to have two court districts in Jones County and to erect two \$60,000 court houses, one each at Ellisville and Laurel.

EL PASO, TEX.—C. S. Pickerell, it is reported, will have plans prepared for a large business building to be erected on the southwest corner of St. Louis and Stanton Streets.

A Y. M. C. A. building will be erected here, according to reports, at a cost of \$100,000.

EVANSVILLE, IND.—The Big Four Railroad, it is reported, has secured a site in

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this city and intends erecting a depot to cost \$150,000.

FISHERVILLE, KY.—According to reports Clarence C. Hialt, Louisville Trust Building, Louisville, Ky., will erect a \$100,000 building here.

GASSAWAY, W. VA.—Henry G. Davis, it is reported, intends erecting a Presbyterian Church here to cost about \$50,000.

GOSHEN, IND.—Harry Meyers, it is stated, intends erecting a \$50,000 hospital for the city.

GREELEY, COL.—D. A. Canfield and other business men are said to be planning the erection of a sanatorium south of the city to cost \$250,000.

HOLDREDGE, NEB.—Reports state that a new Episcopal church, built of stone or brick, is to be erected here, and modeled after the English style of architecture.

HOT SPRINGS, ARK.—Plans for a \$100,000 high school are reported to have been selected by the School Board, and it is announced that the contract is to be awarded about February 1.

HOUSTON, TEX.—Architects Sanguinet, Staats and Seutter, of Houston, report they will have the plans of the proposed Y. M. C. A. building ready about January 1, and contract will be awarded about one month later. The building will be 95x145 feet in dimensions, five stories and basement, and cost about \$160,000. For further information address the architects.

INDIANAPOLIS, IND.—The Board of Public Works announces that plans and specifications for erection of the new Coliseum are ready for bidders. The structure is estimated to cost \$400,000, and it is the desire to complete it by June 15.

The Millard Realty Company, it is stated, has leased a site at Illinois and Washington Streets, and intends erecting an eighteen-story office building.

ITHACA, N. Y.—The members of the Chi Psi fraternity of Cornell College, it is stated, propose rebuilding the structure which was recently destroyed by fire. Probable cost of rebuilding, \$90,000.

JEFFERSON CITY, MO.—Captain James W. Allen, of St. Louis, will present to the session of the general assembly resolution submitting to the people of the state an amendment to the constitution authorizing the issuance of bonds not to exceed \$5,000,000, for the purpose of erecting and furnishing a new state capitol.

KALAMAZOO, MICH.—George Rickman, Sons & Co., it is stated, have arranged to build a hotel, to be six-story, 72x144 feet, of cut stone and brick, fireproof construction, composition roof, metal skylights, steam heating, electric lighting, open plumbing, mosaic tile, electric passenger elevator, plate and art glass, hardwood interior finish, etc. Estimated cost, \$200,000.

KANSAS CITY, KAN.—A. B. Anderson, New York Life Building, is preparing plans for building to be erected by J. C. Gates, 117 East Ninth Street; five stories, 96x115 feet; mill construction; cost, \$75,000.

It is reported that Architects Hucke & Sexton, Dwight Building, are preparing plans for a brick building on Walnut Street at a cost of \$300,000 for Jones Brothers.

Arrangements are being made for the erection of twelve-story addition and three

additional stories to present nine-story structure of the Hotel Baltimore; cost, \$600,000; owned by Bernard Corrigan, president Metropolitan Street Railway, and estate of Thomas Corrigan.

The Building Commissioner of the First Congregational Church is reported to have approved plans prepared by Shepard & Farrar, Bank of Commerce Building, for an edifice which it is proposed erecting at a cost of \$100,000. It is stated that the contract for the construction will be let immediately. Rev. Dr. Alex. Lewis, pastor.

The Gloyd Lumber Company, it is reported, will erect a fifteen-story office building at 921 Walnut Street to cost \$1,000,000.

J. C. Gates is stated to have decided to erect a brick store building at 918 Grand Avenue to cost \$150,000.

LA CROSSE, WIS.—Plans have been prepared and submitted to the board of normal regents for the erection of a State Normal School, to cost approximately \$200,000.

LAKE CITY, S. C.—It is stated that Charles McMillan, Wilmington, N. C., has been commissioned to prepare plans and specifications for building to be erected by the Farmers and Merchants' Bank.

LAUREL, MISS.—Plans have been prepared for two court houses to be erected, one at Ellisville and the other at Laurel. Cost, \$120,000. Address the county clerk for information.

LINCOLN, NEB.—Wood & Cordner, it is reported, are working on the plans for the M. E. Church at University Place. The plans call for a building of pressed brick with stone facing to cost about \$60,000. The auditorium, 76x80 feet, with an additional room 36x44 feet opening into it, will seat 1,500 people.

It is reported that a new engineering building will be erected at the University of Nebraska. Estimated cost, \$100,000.

LITTLE ROCK, ARK.—Press reports state that an active effort is being made to have a Carnegie public library erected here at a cost of \$100,000.

Plans have been adopted by the members of the Baptist Church for a hospital to be erected in this city at a cost of \$100,000. Address Rev. H. P. Hurt, Memphis.

LONG BEACH, CAL.—Plans are being prepared by Architects Munson & Earhart for a six-story apartment hotel to be erected here. Cost, \$150,000.

LONG ISLAND CITY, N. Y.—It is reported that the Long Island City Factory Company, of which P. Ackerman, 140 Nassau Street, is general manager, will erect two factory buildings at Long Island City, to cost \$125,000. John M. Baker, Long Island City, is architect.

LOS ANGELES, CAL.—The members of the Y. M. C. A. will, it is stated, erect a \$150,000 building here.

Reports state that F. W. Maule, Laughlin Building, has been awarded contract for a six-story apartment house, to be erected on Olive Street, near Third Street, for Mrs. F. G. Cattern. Cost, \$85,000. Thornton Fitzhugh is architect.

Contracts will be let at once for the construction of the Noble Building, which is to be erected at Adams and First Streets. Plans for the building were drawn by Har-

rison Albright, architect, 1201 West Thirty-seventh Street, Los Angeles, and call for a building to cost \$100,000.

Local capitalists, it is stated, are planning to erect a 350-room fireproof hotel, on the corner of Second and Hill Streets, to cost about \$350,000. Charles H. Frost is interested.

C. O. Whittemore, of Salt Lake City, Utah, is reported interested in the forming of a company to erect a hotel in Goldfield, to cost \$100,000.

LOUISVILLE, KY.—Plans are being considered, it is stated, by the president, W. H. McKnight, and A. R. Cooper, manager of the New Galt House Company, for a hotel to be erected on Fourth Avenue. Cost, \$1,000,000.

Reports state that R. E. Albus, 728 E. Madison Street, is preparing plans for a reinforced concrete steel warehouse for the H. E. Thompson Ventilating Company.

MACON, MO.—Reports state that the Secretary of the Treasury selected a site for the new post-office building at Macon. The building will be constructed on the Bliss property.

MALDEN, MASS.—Local Universalists, it is stated, have accepted plans of Geo. F. Newton, architect, 6 Beacon Street, Boston, Mass., for a new church edifice and parish house. The estimated cost is \$55,000.

MAMMOTH, MONT.—Plans have been prepared, it is reported, by Architect R. C. Reamer for the erection of a new hotel at Mammoth Hot Springs. Cost, \$500,000.

MANKATO, MINN.—The erection of a detached building for the State Normal School for the use of the training department is reported under consideration.

MARSHALL, TEX.—The City Council, it is stated, has accepted plans for a city hall to cost \$50,000. Bids for the construction, it is stated, will be asked soon.

MAYSVILLE, KY.—Anderson & Frankel, of Lexington, Ky., it is stated, have been directed to prepare plans for the erection of a \$50,000 high school and a \$20,000 district school.

MEMPHIS, TENN.—A sanitarium, costing \$100,000, will be erected in this city within a short time, according to reports, by the Baptists of Arkansas, Mississippi and West Tennessee.

The Sleden-Beck Construction Company is reported to have secured a permit to erect a building for the Commercial Appeal at Second and Court Streets, the cost to be \$160,000.

It has been reported that arrangements are being made for the erection of a Methodist hospital to be known as the Tri-State Hospital, to be 286x150 feet and cost \$50,000. A two-story building to cost \$34,000 will be erected in the rear. Dr. J. L. Jelks is reported interested.

Caruthers Ewing, R. Brinkley Snowden and Russel Martin, it is reported, are having plans prepared for a three-story stone apartment house to cost \$125,000. It is proposed to organize a company to operate same.

The John Peirce Company, who submitted lowest bid, \$756,193, for the construction of a court house at Memphis, for the Shelby County Commissioners, is reported to have signed the contract.

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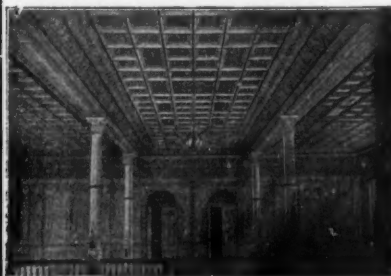
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cago, Ill., it is stated, is preparing plans and will take bids on a church to be built at Milwaukee, for the First Church of Christ, Christian Scientist. It will be one-story, 100x120 feet, and cost \$80,000.

John Roth, Jr., architect, 307 Grand Avenue, it is reported, is preparing plans for the Robert Rom Company for remodeling the company's warehouse, Tenth Street and St. Paul Avenue, to cost \$60,000. A practically complete new structure will be erected, using brick, concrete blocks, automatic fire doors and composition roofing.

MINNEAPOLIS, MINN.—The United Church Hospital Association, it is stated, will erect a tuberculosis ward to cost \$50,000.

Plymouth Congregational Church has purchased a quarter block at Vine Place and Nineteenth Street, and will begin the erection in the spring of a modern church building to cost \$150,000. The building will be of stone and concrete construction, 110x140 feet, with tower and belfry. Rev. L. H. Halock, 809 Nicollet Avenue, is pastor.

We have been advised that Gordon, Tracy & Swartwout, architects, 244 Fifth Avenue, New York, N. Y., are preparing plans for a four-story clubhouse, 95x137 feet, for the Minneapolis Club, W. C. Edgar, Chm., 118 South Sixth Street, Minneapolis. Cost, \$200,000. William C. Whitney, of Minneapolis, associate architect.

Lowell E. Lamoreaux, architect, is at work on plans for an addition to the Maryland Hotel, Vine and Grant Street. It will be eight stories and will contain a large public dining room, furnished in ebony and gold, private dining rooms and private drawing rooms off the main assembly room.

Glenn L. Saxton, architect, has plans completed for the Linden Hills Congregational Church. Plans are in the committee's hands and figures will be taken soon for erecting the building.

MOBILE, ALA.—The erection of a fourteen-story building is reported under consideration. Willis R. Bizzer, architect, of Mobile, may be able to give further information.

MONTCLAIR, N. J.—Reports say the Elks will shortly erect a \$60,000 clubhouse here.

Watson & Huckel, of Philadelphia, Pa., are reported to be preparing competitive plans for a church, to be erected in Montclair, at a cost of \$75,000.

MUSCATINE, IA.—Temple, Burrows & McLane, of Davenport, it is stated, are preparing plans for a four-story office building, to be erected at Second and Sycamore Streets, by the German-American Savings Bank. Contract for the construction will be let in the early spring.

MUSKOGEE, I. T.—Reports state that there is a movement on foot in which the Indiana Contracting Company and others are interested, to build a strictly modern hotel, to be completed in time for the great national convention of the Trans-Mississippi Commercial Congress to be held in this city next fall. The hotel will be modern in every respect, fireproof. An immense grill room will be provided and a banquet hall will be one of the features.

NEW ALBANY, IND.—Announcement is made that plans and specifications have been adopted and are ready for bidders for the construction of a large malleable iron plant

in this city for the Todd Manufacturing Company. The estimated cost is \$200,000. George D. Todd, formerly Mayor of Louisville, president.

NEW BRITAIN, CONN.—The First Baptist Church of New Britain, it is stated, has commissioned A. F. Leicht, 9 East Forty-second Street, Manhattan, to prepare plans for a new edifice. The estimated cost is about \$40,000.

NEWARK, N. J.—The committee of the Board of Education, it is announced, has accepted the plans of Nathan Meyers, 238 Washington Street. An addition will be built to the Morton Street school and a new building will be erected to take the place of the old Wickliffe Street school. Cost, respectively, \$150,000 and \$80,000.

NEW ORLEANS, LA.—Dr. L. Williams, 1331 St. Charles Avenue, has bought the Coliseum Hotel property, at Race and Coliseum Streets, and is now considering plans for building thereon a six-story family hotel, which will contain about 300 rooms.

Reports state that the Harmony Club members will make improvements to their clubhouse at a cost of \$75,000.

NEW YORK, N. Y.—Architect George H. Anderson, 945 Sixth Avenue, has prepared plans for a ten-story loft building at 138-140 West Seventeenth Street, for the W. J. Galway Building Company. Estimated cost, \$175,000.

Plans have been filed for a five-story brick tenement at Trinity Avenue and One Hundred and Sixty-first Street for Arthur Barry, cost \$50,000; Moore & Landsiedel, architects.

Plans have been filed for the first of the passenger stations in Borough of Manhattan for the North River tunnel of the New York & New Jersey Railroad Company, to be built at 683 and 685 Greenwich Street, with an "L" on Christopher Street. It is to be of brick trimmed with limestone, five stories high, and have a frontage of 41 feet, and a depth of 86 feet, with an extension. It will be known as Sub-station No. 1, and will cost \$68,000.

Estimates are now being received on the general contract for the eleven-story loft building, 50x88 feet, which Mrs. P. Friedberg, 2304 Bassford Avenue, Bronx, will erect at 330-332 Fourth Avenue, at a cost of \$150,000. Francis H. Pfluger, 32 Union Square, is architect.

The Reliance Construction Company 203 Broadway, will erect at 110-112 West Thirtieth Street a seven-story loft building, 36.9 x 92x110 feet, to cost \$50,000. Geo. Fred. Pelham, 503 Fifth Avenue, has plans ready for which no sub-contracts have been let.

Wm. J. Taylor, 5 East Forty-second Street, it is stated, has the general contract for the apartment building, at Sixty-seventh Street and Lexington Avenue, for the Sixty-seventh Street Studios, 23 West Sixty-seventh Street. Plans have been drawn by Rossiter & Wright, 110 East Twenty-third Street. Eleven stories, 90x170 feet, brick and stone fireproof construction. Cost, about \$750,000.

Plans have been prepared by Architect C. B. J. Synder, 500 Park Avenue, for a school building on Forty-seventh Street, 325 feet east of Ninth Avenue. It will be four or five stories, 150x201 feet, brick and stone, all modern improvements. Cost, \$350,000.

It was announced during the week that

Staten Island is to have a new theatre, to be located on Main Street, Stapleton. The building will cost about \$225,000.

Reports state that Lorenzo Weiher, 76 West Eighty-sixth Street, will soon begin the erection of a nine-story high-class elevator apartment house at West End Avenue and Eighty-fourth Street, to cost in the neighborhood of \$300,000. The structure will measure 100x108.4 feet, and contain two electric elevators, steam heat, electric lights, tile, marble and mosaic work, hardwood finish, best open nickel plumbing, etc. The exterior will be in light brick, terra-cotta and limestone, and there will be apartments to accommodate forty-eight families. Bids will be received by the owner in about one week. No sub-contracts have been issued.

It is announced that plans are being designed by Messrs. Howells & Stokes, 100 William Street, for the erection of one of the most notable studio and apartment structures ever erected in Manhattan. The building will be situated on a plot 100x102.2 feet, on the south side of Seventy-seventh Street, 150 feet east of Columbus Avenue, and will cost approximately \$1,000,000. Walter Russell, artist, 15 West Sixty-seventh Street, will be the owner. The buildings will have twelve stories, and contain two electric passenger and two service elevators. The Dayton Construction Company, a newly formed company about to open offices in Fifth Avenue, near Forty-second Street, will have the general contract for the work, awarding all sub-contracts.

C. P. H. Gilbert, Townsend Building, 1123 Broadway, has been commissioned to prepare plans for a residence on the northeast corner of Riverside Drive and One Hundred and Seventh Street for Morris Schinasi, tobacco manufacturer, of 309 West One Hundred and Twentieth Street. No figures have yet been received or contracts let. The structure will be fireproof, four stories, with a high pitched roof, of French Gothic design. The exterior will be of gray limestone on the four sides. All contracts will be awarded direct from the architect's office.

NIAGARA FALLS, N. Y.—It is stated that the owners of the Temperance Hotel on Second Street have decided to erect a new six-story hotel.

NORFOLK, VA.—Reports state that the School Board has asked the Councils for an appropriation of \$150,000 for a new high school building. The matter is in the hands of Geo. L. Arps, Chairman.

A cottage city is to be constructed, according to reports, in the suburbs of Norfolk to accommodate 1,000 guests to the Exposition. The buildings will be permanent structures, operated during the Exposition from a central office on a hotel basis. After Exposition they will be converted into modern residences. F. J. Killam is at the head of the enterprise.

The Virginia Fireproof Warehouse Company, recently organized, it is reported, have announced that they intend erecting a four-story concrete warehouse in this city to cost about \$200,000.

Bids will probably be received in February for the erection of the proposed Naval Y. M. C. A. building, to be erected in Norfolk at a cost of \$300,000. Address Louis E. Jallade, architect, 96 Fifth Avenue, New York, N. Y.

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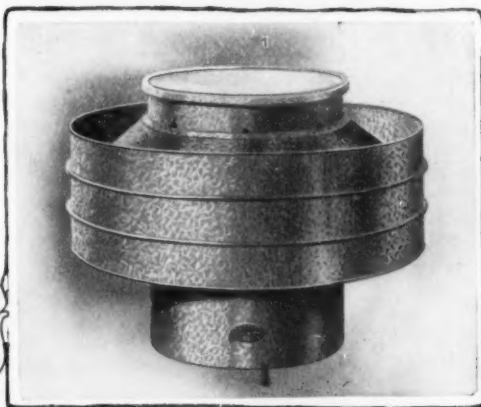
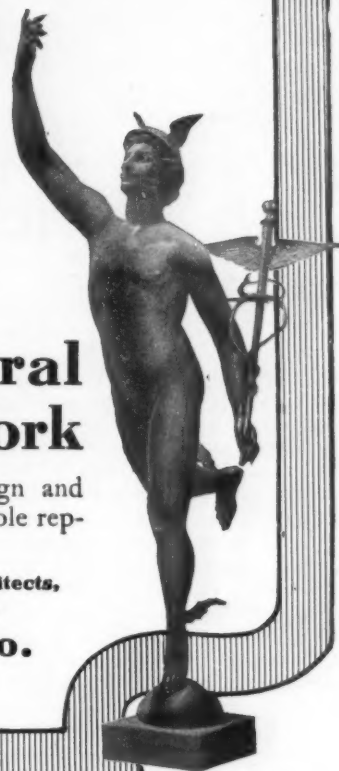
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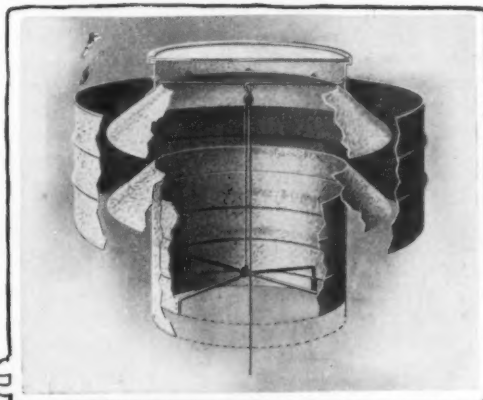
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Reports state that A. E. Krise and Stephenson & Taylor will construct a three-story fireproof building, at a cost of about \$125,000.

NORWOOD, O.—The Building Committee of the Roman Catholic Church, according to reports, has decided to build a cathedral at Norwood at a cost of \$1,000,000.

OKLAHOMA CITY, OKLA.—Press reports state that Architect J. W. Hawk has plans for the Lee Hotel Annex, 60x140 feet and six stories high. Proprietors, Huckins & Sons.

It is reported that plans have been prepared for a union station here to cost more than \$300,000. The work is to be commenced after the first of the year.

A. Fourche, of Washington, D. C., it is reported, has secured the contract to erect a government building, at \$350,000.

OLYMPIA, WASH.—It has been announced that the report of the adjutant general recommends the erection of armories at Seattle, Tacoma and Spokane, to cost \$125,000, \$90,000 and \$75,000 respectively, and to be paid for from the state military fund.

OMAHA, NEB.—Reports state that the contract for the erection of the Roman Catholic Cathedral at Fortieth and Burt Streets will be awarded in the spring. Cost, \$1,000,000.

The Rock Island Plow Company, of Rock Island, Ill., will erect a six-story building near the Tenth Street viaduct. It will be 90x120. Cost, \$75,000.

The Ancient Order of United Workmen, it is reported, intend erecting a building at 110 N. Fourteenth Street, to cost \$50,000.

Plans have been prepared by Architect John Latenser, Bee Building, for the new building of the Clarkson Memorial Hospital to be erected at Twenty-first and Howard Streets. Cost, \$75,000.

W. A. Paxton has under advisement plans for an eight-story apartment house on his vacant lots at Twenty-fifth Avenue and Farnam Street, to be the largest and finest of any in the city.

Reports state that the Redick Brothers are contemplating the erection of a five-story building on Farnam Street, next to the Henshaw Hotel.

Press reports state that the German societies of the city contemplate joining in the erection of a building to cost \$100,000. Chas. Freytag is interested.

The John Deer Plow Company, it is stated, will erect a warehouse at a cost of about \$175,000.

OTTAWA, CANADA.—McGillivray & LaBelle, of Ottawa, it is stated, have secured the contract to erect an extension to the House of Commons side of the Parliament Building, at \$235,000.

OXFORD, O.—We are informed that plans have not yet been completed for the proposed auditorium for Miami University. Architect Gustav W. Drach, Union Trust Building, Cincinnati, O.

PADUCAH, KY.—Plans are being completed for a ten-story steel structure, which, it is reported, will be erected by the First National Bank; to have a spiral stairway, double elevators and twelve office rooms on each floor. Cost, \$100,000.

PAINESVILLE, O.—The plans of J. Milton

Dyer, of Cleveland, are stated to have been accepted for the Lake County Court House and Jail, to cost about \$200,000.

PATERSON, N. J.—It is reported that a new Y. M. C. A. building, to cost about \$100,000, is under consideration.

PAYNESDALE, MICH.—The school directors, it is reported, are preparing to erect a \$50,000 high school.

PENSACOLA, FLA.—T. A. Jennings and W. W. Varn, of Pensacola, have secured a site at Wright and Palafox Streets, and intend in the near future, according to reports, erecting a hotel.

PHILADELPHIA, PA.—Architect C. B. Comstock, East End Hotel, Pittsburg, Pa., has plans for a four-story brick and concrete fireproof, 152x165-foot meat packing and storage house, to be erected at Thirtieth and Market Streets, at a cost of \$225,000, for the D. B. Martin Company.

A new branch, 75x80 feet, will be added to the Free Library of Philadelphia on Germantown Avenue, near Chestnut Hill Avenue. Cost, \$50,000. Cope & Stewardson invite estimates.

The trustees of Temple College will shortly make the final selection of the plans for the college's new building, at Broad and Brown Streets, on the site of the Broad Street Baptist Church. Some time ago the trustees invited six architects to submit competitive plans, and it is one of these designs which will be chosen. It is planned to erect an eight-story structure, 129x140 feet, which will cost \$250,000. The Building Committee consists of John O. Bowman, John R. Young and Grant C. Osborne.

Architect William S. Vaux, Baily Building, it is stated, has prepared plans for a four-story warehouse at Sixth and Cherry Streets for Dill & Collins. Estimated cost, \$100,000.

A building permit has been issued to the Thompson-Starrett Company, 49 Wall Street, Manhattan, for the erection of the new Adelphia Theatre to be erected at 143-145 North Broad Street, Philadelphia, Pa., adjoining the Lyric. The structure will be three stories, 62x122 feet, of brick exterior, with limestone trimmings, and will be surmounted with a roof garden. Cost is estimated at about \$200,000.

Watson, Huckle & Co., 1211 Walnut Street, city architects, have been commissioned to prepare plans for a garage to be erected at 216-18-20 North Broad Street for the Keystone Motor Car Company. The building will be four stories high, of reinforced concrete construction, with an exterior wall of stone and terra-cotta.

PITTSBURG, PA.—Reports state that plans have been prepared for the erection of a postoffice to cost \$950,000.

T. W. McFarland, Second Avenue and Johnston Street, Pittsburg, Pa., will build a four-story brick store and flat building. Cost, \$65,000.

The Union Trust Company is considering the erection of a 30-story building. D. H. Burnham & Co., 1417 Railway Exchange Building, Chicago, are the architects. Estimated cost, \$1,300,000.

It is reported that an addition to cost \$150,000 is to be erected to the Braddock General Hospital.

Architect John T. Comes, Washington National Bank Building, Pittsburg, Pa., is preparing plans for a twelve-room fireproof brick school-house for St. John Baptist congregation, Liberty Avenue and Thirty-third Street. Cost, \$65,000.

The Jones & Laughlin Steel Company will erect a fifteen-story building between South Twenty-sixth and South Twenty-seventh Streets, on the south side of Carson Street, which, besides containing the offices of the company, will also be a large department store, which will take the place of the present company store. The company recently bought a large tract of land at Aliquippa and is preparing to erect mills at an expenditure of \$7,000,000. The Riter-Conley Company has been awarded the contract for four blast furnaces, and work on these will start at once.

Reports state that plans for a \$50,000 school have been prepared by Architect F. G. Scheibler.

The members of the Friendship Avenue Presbyterian Church are said to be preparing to erect a \$60,000 edifice. Rev. John M. Gaston, pastor.

Reports state that the directors of the Pittsburgh Exposition are considering the erecting of a convention hall and musical auditorium.

It is stated that the erection of a school on Craig Street for the Cathedral parish, the cost to be about \$100,000, is under consideration.

E. P. Remington, it is stated, is having plans prepared for a three-story store and office building to be erected at Fifth Avenue and Bouquet St.

PINE BLUFF, ARK.—Architect R. W. Lane, it is stated, is completing plans and specifications for two large West Second Avenue improvements. One is an addition to the Masonic Building on the northeast corner of Second and Chestnut Streets.

POMONA, CAL.—Marsh & Russell, Stimson Building, Los Angeles, are said to be preparing plans for an edifice which is to be erected for the members of the First Presbyterian Church at a cost of \$35,000.

PORTLAND, ORE.—David C. Lewis, Chandler's Building, has prepared plans for a ten-story building, 100x100 feet, for the Board of Trade Building Association.

MacNaughton, Raymond & Lawrence are reported to be preparing plans for a \$175,000 hotel to be erected by J. H. McClure and J. R. Weatherby.

POTTSVILLE, PA.—The plans of Seymour and Paul A. Davis, of Philadelphia, for the Y. M. C. A. building to be erected here at a cost of about \$110,000, are reported to have been accepted.

PRESCOTT, ARK.—Gibb & Sanders, architects, of Little Rock, are preparing plans for the new hotel which the Prescott Hotel Company will build at Prescott. Two stories and basement, brick construction, concrete foundation, baths, tile floors, electric lights, steam heat, fireproof roof, etc.; to cost about \$250,000.

PUEBLO, COL.—Francis W. Cooper, of Pueblo, is reported to be preparing plans for a high school which is to be erected at a cost of \$150,000.

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REDWOOD CITY, CAL.—The Board of Supervisors, it is stated, has decided to erect a two-story court-house.

RICHMOND, VA.—Plans have been prepared, it is stated, by the First Church of Christ, Science, for a new church to cost \$50,000. John Bernard or W. B. Cheek can give information.

ROCKFORD, ILL.—An eight-story business block will be erected on the Root lot on East State Street by Attorney B. A. Knight. Estimated cost, \$100,000.

ROCHESTER, N. Y.—Plans have been prepared by Architects Esenwein & Johnson, 781 Ellicott Square, Buffalo, N. Y., for a hotel building to be erected at Rochester and to be managed by H. M. Gerrans, Buffalo. Cost, \$900,000.

Reports state that plans have been prepared for the remodeling of the Powers Hotel. Address Messner & Swenson. Cost, \$150,000.

ROCK ISLAND, ILL.—The Rock Island Safe Deposit Company, it is reported, has decided to erect a six-story office building.

ROWE, MASS.—J. R. Allen, 5 West Thirty-first Street, Manhattan, it is stated, has been commissioned to prepare plans for a church for the Unitarian Society in this city.

ST. AUGUSTINE, FLA.—It is stated that the Board of Control has directed plans to be prepared for a \$75,000 school for the Deaf and Blind.

ST. CHARLES, ILL.—It is stated that plans are being considered for a \$50,000 gymnasium at the St. Charles School.

ST. LOUIS, MO.—The contract to erect the Carondelet Branch of the Public Library, at Krauss Street and Michigan Avenue, it is stated, has been awarded to Moritz Eysell, 94 Olive Street, at about \$75,000.

It is stated that plans are being prepared for the Central Library, which is to be erected at a cost of about \$500,000.

Press reports state that a permit has been granted to the Monetary Realty Company to erect an eighteen-story fireproof bank building at 221 North Broadway, at a cost of \$700,000.

The firm of Mauran, Russell & Garden, architects, it is stated, have been commissioned to prepare plans for a large building, to be erected at Broadway and Pine Street.

SACRAMENTO, CAL.—R. A. Herold, architect, Stoll Block, has prepared plans for proposed new city hall. Estimated cost, \$200,000.

SALT LAKE CITY, UTAH.—It is reported that plans have been completed for the new seven-story Railway Exchange building, 138½x100 feet, at Main and Third South Streets for Mrs. Mary Judge. Cost, \$300,000.

Henry Ives Cobb, of New York, N. Y., is reported to be the architect who will prepare plans for the business blocks which are to be erected by Samuel Newhouse.

SAN ANGELO, TEX.—The Immaculate Conception Academy of San Angelo has been donated about fifteen acres of elevated land in the northeast part of San Angelo as a site for a college. The Catholic convent contemplates erecting in 1907 a modern brick and stone college.

SAN ANTONIO, TEX.—A company is being organized by L. J. Hart with \$300,000 capital stock, to erect a hotel. A site has been purchased on which to erect a ten-story building, 100x168 feet.

George B. Berger, of Denver, Col., has purchased a building site here and will erect an apartment-house at a cost of \$100,000.

It is reported that plans have been prepared for the new edifice to the First Presbyterian Church. Cost, \$50,000.

SAN DIEGO, CAL.—Harrison Albright is reported to have completed plans for a six-story business building to be erected at Sixth and East Streets, at an estimated cost of \$100,000.

SAN FRANCISCO, CAL.—A plant will be erected by the Bauer Switzer Pop and Malt Company at a cost of \$300,000.

L. B. Dutton, architect, 101 Chronicle Building, has prepared plans for an eight-story building for the Eyre Investment Company at Sutter and Kearney Streets. Cost, \$165,000.

O. G. Traphagen, architect, has completed plans for a seven-story Class A building which will be erected for the estate of Andrew Welch Company on California Street, between Battery and Front Streets.

It is reported that the contract for the erection of the reinforced concrete warehouse for James Drenman in this city has been awarded to Richards-Neustadt Construction Company of this city. The building will be on Spear Street, near Mission. It will be two stories high and basement, and will cost \$130,000. Hunt & Grey, 1017 Braly Block, Los Angeles, are the architects.

The Land Wharton Company has applied for a permit to erect a four-story reinforced-concrete building on the southeast corner of Bush and Sansome Streets, to cost \$70,000. Provision is made to add later several more stories.

A Class A building will be erected by Edward F. Delger, of Oakland, at Market and Sixth Streets. The cost probably will be \$450,000. The building will be ten stories high, with reinforced-concrete walls and floors and steel frame. Hermann Barth is architect.

S. L. Goldstein has applied for a permit for the erection of a seven-story and basement brick building on the north side of O'Farrell Street, between Mason and Taylor Streets, to cost \$122,000.

Press reports state that a site has been purchased by the Southern Pacific Railroad for the erection of a hospital to cost \$1,000,000. R. M. Drake, resident engineer, San Francisco.

Johann A. Schmidt, it is stated, will erect an eight-story Class A building at Kearney and Geary Streets. Steel frame and reinforced concrete. Cost, \$175,000. Hermann Barth is architect.

J. Cotton Pelton, architect, has prepared plans for a six-story and basement building, Class A, to be erected at Second and Natoma Streets. Cost will be about \$150,000. Barker, Knickerbocker & Bostwick are the owners.

Announcement has been made that M. A. Gunst will erect a ten-story Class A building at Mission and Third Streets. Estimated cost, \$125,000. Lansburgh & Joseph are the architects.

Mrs. Florence Blythe-Moore has filed with the Board of Public Works an application for a permit to erect a Class A building of reinforced-concrete and steel at Market and Second Streets. The building will be six stories in height and will cost \$300,000. Bliss & Favills are the architects and Mahoney Bros. the contractors.

F. and A. Barnet will, it is stated, erect a six-story office building on the southwest corner of Third and Stevenson Streets, at a cost of \$80,000.

We are advised that the estate of Irving M. Scott, the builder of the battleship *Oregon*, has commissioned Frank B. Gilbreth, of New York, to erect the new Pacific Grand Hotel, at the corner of Ellis Street and Anna Lane. Mr. Gilbreth will also construct another hotel from plans which have been prepared by Frank T. Shea, architect. This hotel will be known as the "Union Square," and will occupy the site on which the Union League Club formerly stood.

SANTA MONICA, CAL.—Plans are being considered for a new hotel for Santa Monica. Cost, \$250,000.

SANTA ROSA, CAL.—Plans prepared by J. W. Dolliver, of San Francisco, for the courthouse have been adopted by the Board of Supervisors. It was recently voted to issue bonds to the amount of \$280,000.

SASKATOON, CANADA.—Reports state that plans prepared by Architect W. W. La Chance have been accepted for the new Municipal Hospital to be erected here. Estimated cost, \$100,000.

SAULT STE. MARIE, MICH.—Red Cross Lodge, Knights of Pythias, propose the erection of a modern lodge building, to cost about \$50,000.

SCRANTON, PA.—Matthias Stipp, Board of Trade Building, has been awarded the contract for the erection of a Memorial House for Martin Maloney, of Philadelphia. It is to be a three-story brick and stone building. Estimated cost, \$200,000.

Bids are asked by H. J. Blackwood, architect, 126 North Washington Avenue, for the erection of a three-story brick and steel fireproof museum for this city. Estimated cost, \$100,000.

SEATTLE, WASH.—Plans have been prepared for a hotel building, 120x180 feet, to be erected at Eighth Avenue and Madison Street, by Crawford & Conover, next year. Cost, \$400,000.

Crane & Co., it is stated, have taken out a permit for the construction of a six-story warehouse at Second Avenue and King Street, to cost \$175,000. T. Ryan, contractor.

The members of the Seattle Federation of the Women's Club are said to be contemplating the erection of a building to cost \$50,000.

Kieburts & Smith are said to have secured the contract to erect the first five stories of the hotel building to be erected at Fourth Avenue and Pike Street for the Washington-Alaska Company, at an estimated cost of \$95,000.

John Cort is reported to have secured the contract to erect an opera house, six stories high, 120x160 feet, at Third Avenue and Stewart Street, for Jas. A. Moore at \$250,000.

The contract to erect a hotel at Terry Avenue and Marion Street is reported to have been awarded to P. O. Shannon. Probable cost, \$100,000. Edw. W. Herald and Abe Ritzwaller, owners.

The Elks are said to be contemplating the erection of a \$200,000 building, and have organized the Elks Building Fund Association for this purpose. No plans have been prepared as yet.

J. F. Everett, Walker Building, is said to be preparing plans for a ten-story con-

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crete hotel, to be erected at Second Avenue and Lenora Street for A. A. Schuchard, at a cost of \$160,000.

Kingsley & Rittman, it is stated, are preparing plans for a \$700,000 hotel, to be erected at Spring and Ninth Streets, by C. B. Russell.

James A. Moore will, it is announced, erect a four-story block at Second Avenue and Virginia Street, 108x215. Cost, \$150,000. E. W. Houghton, architect. It will be of glazed Norman brick exterior and terra-cotta.

SEWELL'S POINT, VA.—It is reported that the J. A. Fay & Eagan Company, Cincinnati, O., will erect a \$65,000 building on the Jamestown Exposition grounds.

SHREVEPORT, LA.—Continental Bank & Trust Company will let contract January 14, 1907, for erection of six-story bank and office building, in accordance with plans and specifications on file at bank and with Perry, Bridges & Snyder, architects. Certified check for \$2,000 must accompany each bid. Usual rights reserved. L. W. Thomas is chairman of building committee.

SPOKANE, WASH.—Jas. A. More, it is stated, has accepted the plans prepared by E. W. Houghton, 44 Collins Building, for the four-story store and apartment-house which he intends erecting at Second Avenue and Virginia Street, at a cost of \$150,000.

The Hayden Lake Improvement Company, headed by A. L. White, F. Lewis Clark and F. A. Blackwell, has bought the King holdings at Hayden Lake, east of Spokane, and will erect a \$50,000 hotel and a number of cottages. More than \$150,000 will be expended, work beginning early in the spring.

The Washington Water Power Company will erect a fireproof concrete building, to cost \$100,000, at Ross Park, Spokane, to house a \$2,000,000 steam plant to develop 30,000 horse-power supplemental to the water power plant at Post Falls, Ida. Plans are being drawn by the company's engineers and work will begin early next spring.

F. A. Blackwell, of the Spokane & Inland Empire Railway system, it is stated, will build a brick structure, to cost \$50,000, on Main Avenue and Browne Street.

The Spokane Country Club is negotiating for the sale of its present grounds at Manito Park, for \$75,000, and will buy a new tract near the city, where a clubhouse, to cost \$75,000, will be erected some time next year.

G. H. Ridey, of Wheeling, W. Va., it is stated, has been appointed superintendent of construction of the \$500,000 federal building in Spokane. Work is to begin next spring. Bids will be asked early in January.

Reports state that work is under way for the Y. M. C. A. building, to cost \$150,000.

SPRINGFIELD, MASS.—It is reported that George A. Whitney and others will erect a ten-story office building at Main and Fort Streets.

SPRINGFIELD, MO.—R. C. Stone and Judge James T. Neville are planning to erect a convention hall in Central Park with a seating capacity of 8,000.

SYRACUSE, N. Y.—An addition, 62x248 feet, will be erected by the Elgin A. Simonds Company to their building on West Onondaga Street. Cost, \$60,000. Contract for the building has been let, but not for

the power plant. Gaggin & Gaggin, 926 University Building, are the architects.

TECUMSEH, NEB.—The committee of the Commercial Club, it is stated, have selected a site for the proposed Carnegie Library building.

TEXARKANA, ARK.—The plans and specifications for the new general office building of the Kansas City Southern, at this place, have been received and bids invited. The new structure will occupy the site of the former building at Broad and Oak Streets, and will be three stories high; the material to be fireproof brick; estimated cost to be \$50,000. Work will begin about the first of the year.

TOLEDO, O.—The directors of the People's Building and Loan Company are said to be considering the erection of a building either five or ten stories high at Huron and Adams Streets.

N. R. Harpster, of Akron, is reported to have prepared plans for an edifice to be erected by the members of the Epworth Methodist Church at Delaware and Parkwood Avenues, at an estimated cost of \$60,000.

TOPEKA, KAN.—The Elks have selected the site at the northeast corner of Seventh and Jackson Streets for their new building. The plans favored are for the erection of a modern three-story building with a high basement and a colonial style of architecture; to be of brick and fireproof. The cost will be about \$50,000.

TORONTO, ONT.—Pearson & Darling, architects, Imperial Bank Building, will prepare the plans for the \$1,000,000 hospital to be erected here opposite Queen's Park. Plans will be completed in about two months.

The members of the St. John's Presbyterian Church are said to be contemplating the erection of an edifice at Simpson and Broadway Avenues, to cost \$50,000. Rev. J. M. P. Scott, pastor.

TULSA, I. T.—J. G. McGannon, of Seneca, Mo., is reported to be contemplating the erection of a six-story bank here at a cost of about \$150,000.

WAHPETON, N. D.—A \$75,000 Federal Building is proposed here, and a bill has been introduced in Congress.

WALLA WALLA, WASH.—Architect Henry Osterman has prepared plans for the Metter Wheeler Building to be erected at Third and Alder Streets, at a cost of \$100,000.

WARRENSBURG, MO.—A site has been selected for the erection here of the government building.

WASHINGTON, D. C.—Sub-bids are asked by James L. Parsons for the erection of the Congress Hotel at New Jersey Avenue and C Street. It is to be a five-story brick, stone, and steel building of fireproof construction. Estimated cost, \$300,000. Harding & Upman, 729 Fifteenth Street, N. W., are architects.

Plans are being prepared by L. Norris, architect, 808 Seventeenth Street, N. W., for a four-story brick, stone, and steel addition to the McKinley Manual Training School at Seventh Street and Rhode Island Avenue. It is to be of fireproof construction. Estimated cost, \$130,000.

Plans are being prepared by James H. Warner, architect, Thirteenth and F Streets, N. W., for a six-story apartment-house at 1125 Fourteenth Street, N. W., for C. K. Riley. It is to be of brick, stone, and steel, 40x130 feet.

Frank Miles Day, of Philadelphia, Pa., it is stated, has completed plans and is preparing specifications for the municipal tuberculosis hospital which is to be erected on Brightwood Road, and for which there is an appropriation of \$100,000.

The Hotel Pownstan, containing 250 rooms, will be constructed at foot of Plume Street. Plans are being prepared by Neff & Thompson, architects, Withers Building.

It is announced that the war office has set aside about \$300,000 for immediate use in improving and extending the plant at Fort Robinson, with a view to making a brigade post there. Ultimately the department intends to spend something like \$600,000 in equipping and rebuilding this post. The improvements are to begin just as soon as materials can be secured and contracts made.

Reports state that John Menner has secured a site at Thirteenth and G Streets upon which he will erect an office building to cost \$140,000.

WATERTOWN, ILL.—The erection of a hospital for the insane at Watertown, to cost about \$100,000, is reported under consideration. Dr. W. E. Taylor may be able to give further information.

WEST ALLIS, WIS.—It is reported that a Polish Catholic Church is to be erected here at a cost of \$15,000.

WICHITA, KAN.—Wichita Lodge, No. 22, A. O. U. W., started a movement for the erection of a big convention hall in Wichita, to be built by the combined efforts of the fraternal societies represented here. A committee was appointed to carry on the work. It is the intention to erect such a building as will accommodate the many conventions of all kinds which meet in Wichita.

Architect Squires, of Topeka, Kan., has been awarded the contract for drawing the plans and specifications for the proposed Y. M. C. A. building at the corner of Emporia Avenue and First Street. Cost, \$100,000.

WILKESBARRE, PA.—It is stated that bids will be received until January 15 by the Board of School Government for \$98,000 school bonds.

WILLIAMSPORT, PA.—Reports state that plans are being prepared for the new edifice for Third Presbyterian Church. Cost, \$45,000.

It is reported that plans have been prepared for a nine-story hotel to be erected here, at a cost of \$300,000.

WILMINGTON, DEL.—It is stated that \$203,000 has been raised to erect a Y. M. C. A. building on Orange and Tenth Street.

WINCHESTER, VA.—Mankin Construction Company, Richmond, Va., has contract at \$110,000 for the erection of proposed Handley Library.

WINNIPEG, CAN.—W. A. Irish, it is stated, has secured a site and intends erecting a \$75,000 business building.

WINSTON SALEM, N. C.—The erection of a Y. M. C. A. building, toward which \$50,000 has been subscribed, is reported under consideration.

WOODLAWN, ALA.—La Belle Bribbs, County Architect, Title Guarantee Building, Birmingham, writes that plans will be ready some time in January for the proposed edifice for the Woodlawn Baptist Church; cost reported to be about \$40,000. Rev. Austin Cronch, pastor.

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mail matter by the use of a heavy wire rod, as is now the custom. We have arranged for the rapid and safe removal of any stoppage of mail by the opening of one entire floor section. By one operation the front and both sides swing on hinges away from the back, and any letters that may have formed a stoppage in the chute will fall out by their own weight. The chute is then closed and letters remailed, the whole operation taking less than two minutes.

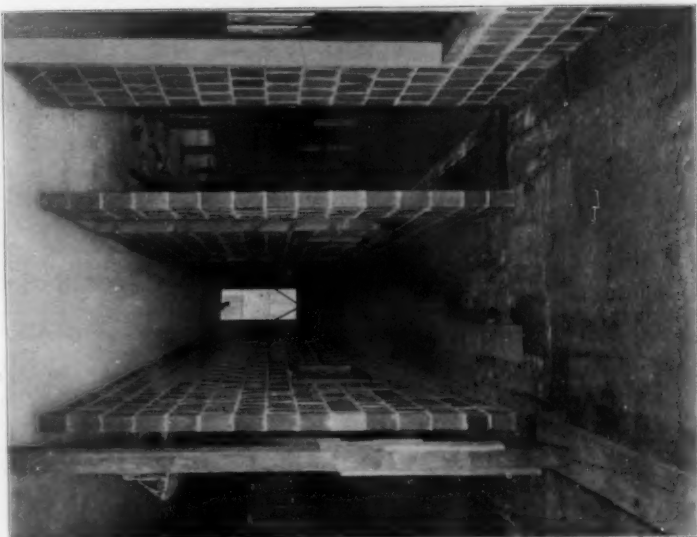
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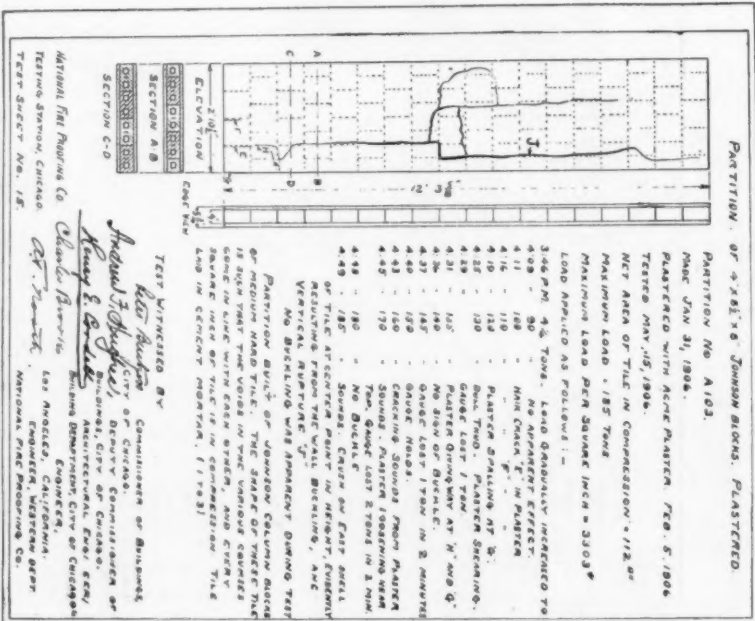
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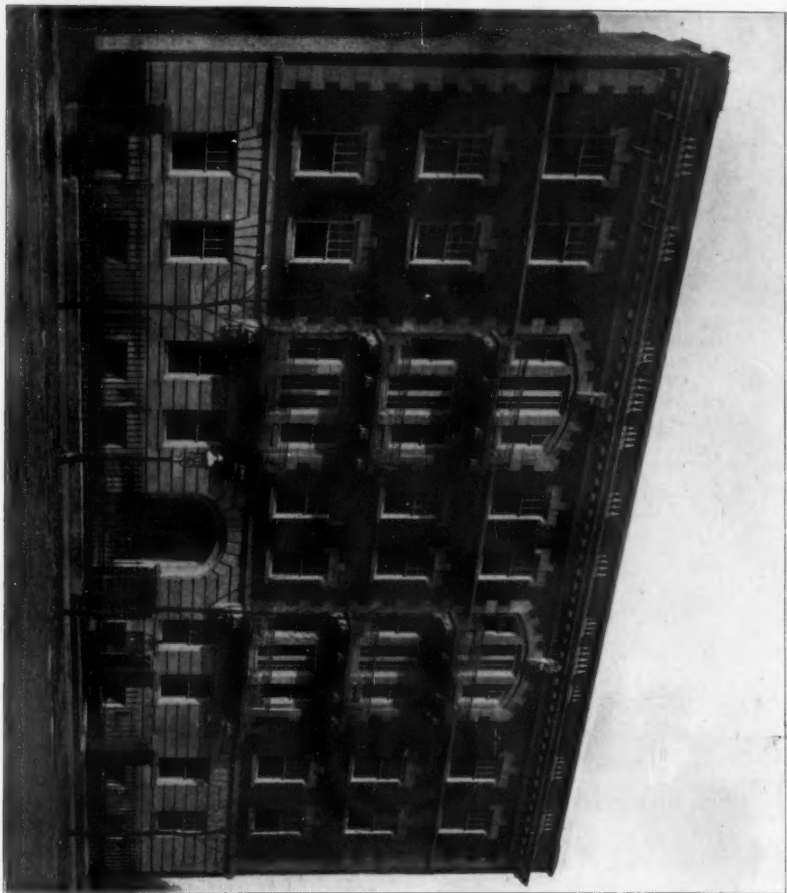
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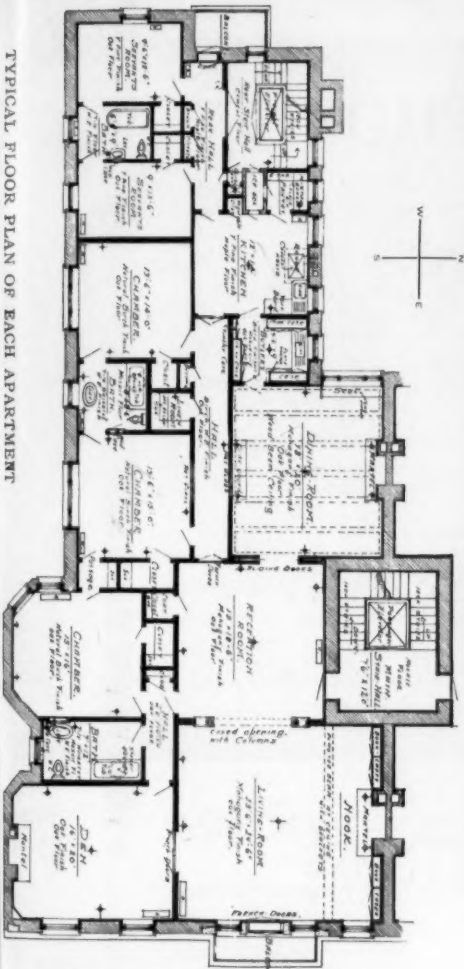


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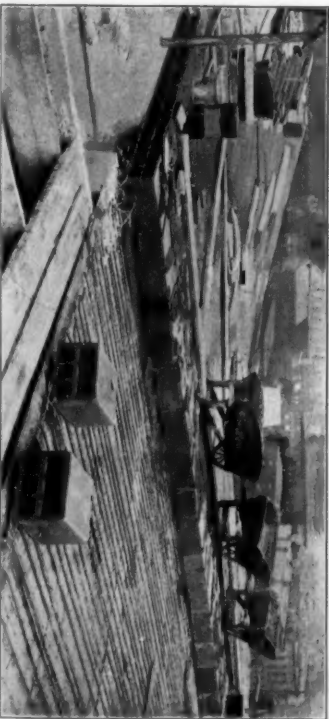
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"From a theoretical standpoint, at least, this fabric would appear to offer the ideal reinforcement for slab construction, as the carrying wires may be varied, both in size and spacing, to give the necessary area for any given weight and span, and the distributing or cross wires coincide with the line of stress, so that there is no tendency to distort the rectangle of the mesh.

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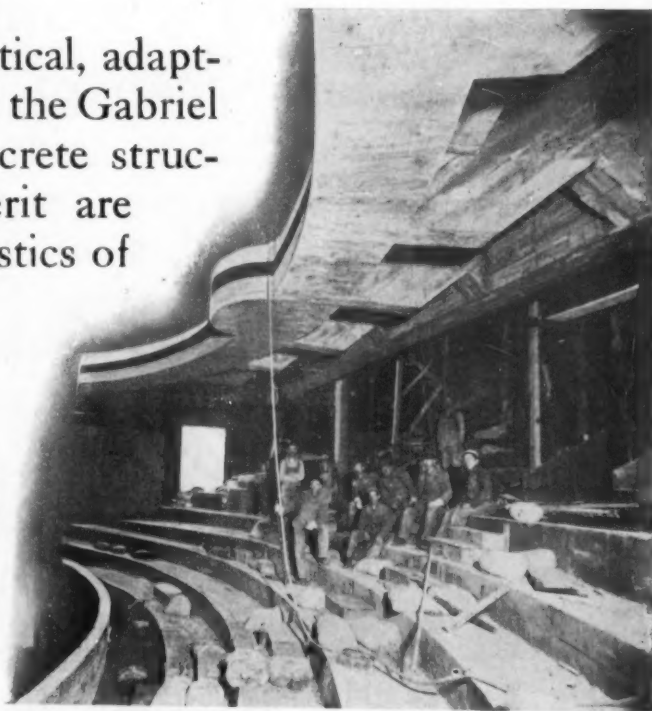
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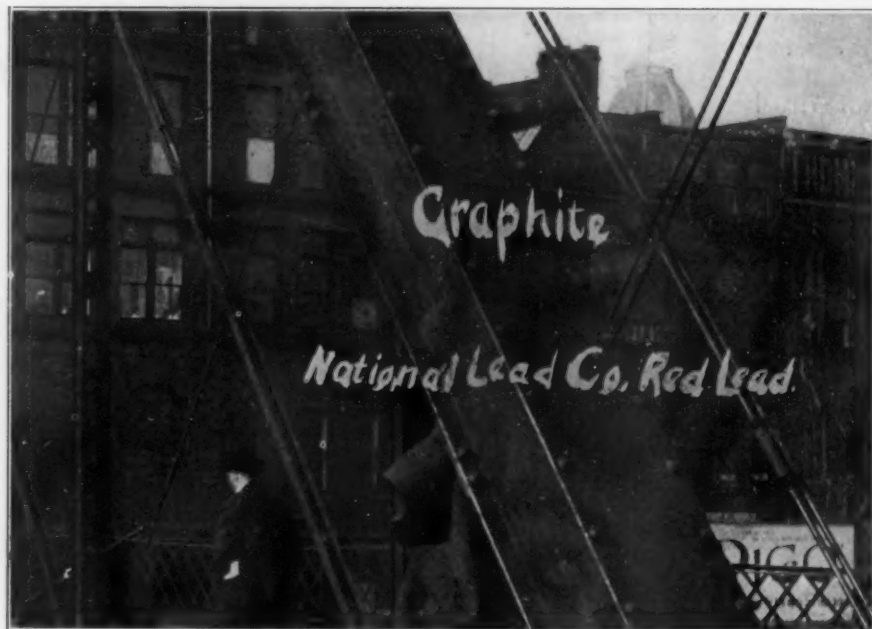
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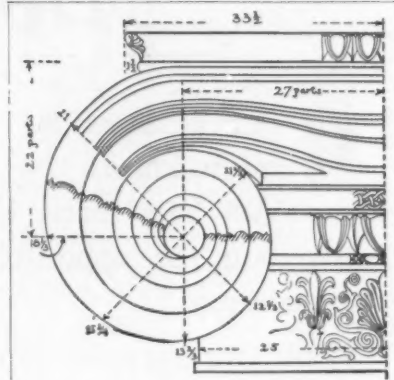
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GREEK—Temple of Diana Propylæa, Eleusis. Details of Temple of Diana Propylæa. Eleusis. Doric and Ionic Columns from Parthenon and Erechtheum. Doric Order. Profiles of Typical Mouldings. Ornamented Mouldings. Ionic Order. Ionic Capital (plain), Temple of Nike Apteros. Ionic Capital (ornamented), Temple of Minerva Polias. Portico, Temple of Minerva Polias. Details of Erechtheum. Ionic Details, Temple of Minerva Polias. Corinthian Order. Corinthian Columns—Tholos at Epidauros, Temple of Winds, Monument of Lysicrates. Details of Monument of Lysicrates. Details showing contemporaneous Use of Doric and Corinthian Orders, Tholos at Epidauros.

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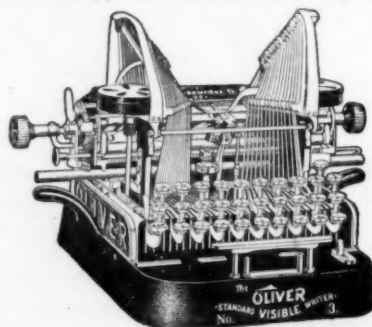
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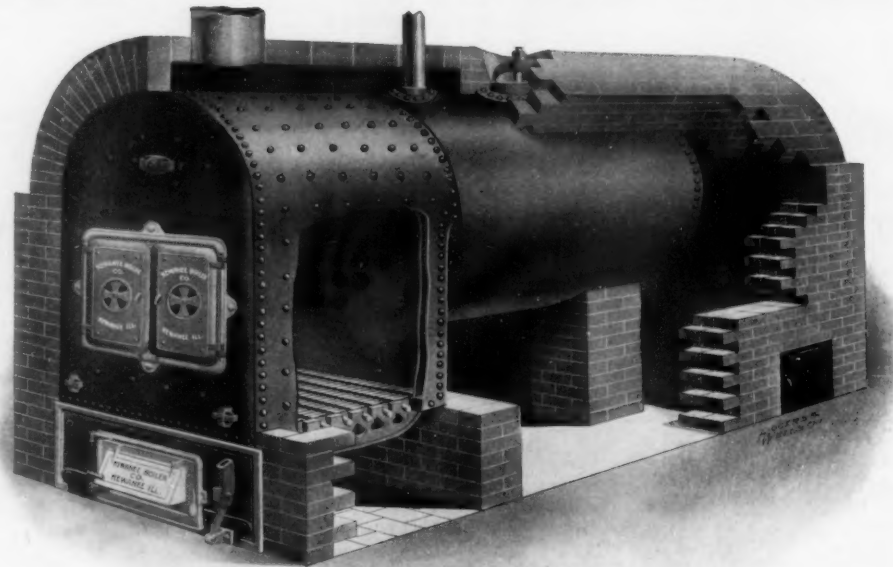
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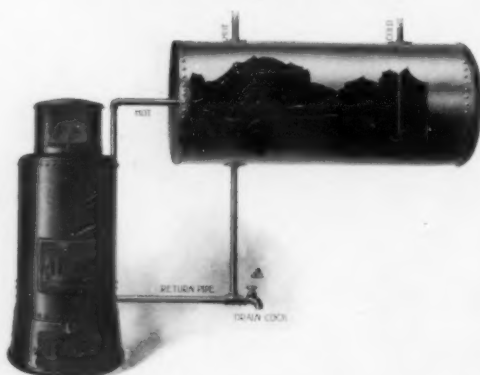
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After having dismissed as totally impractical the letting of the work in sections to various contractors Mr. Shonts says:

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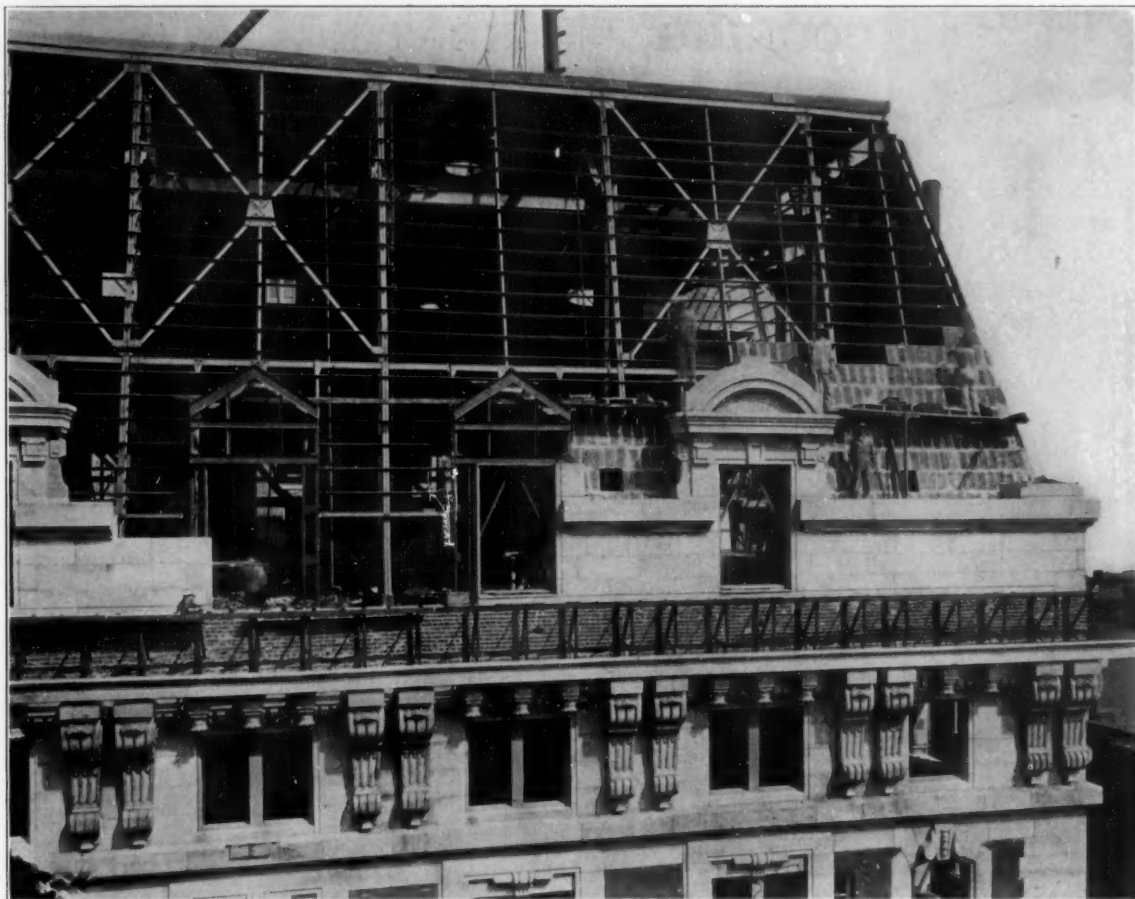
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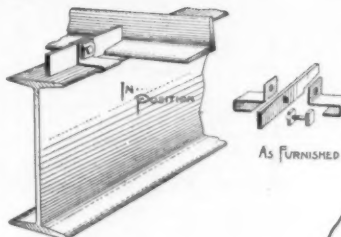
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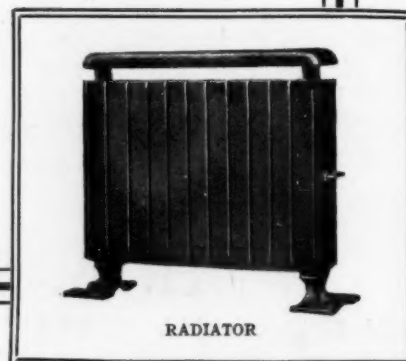
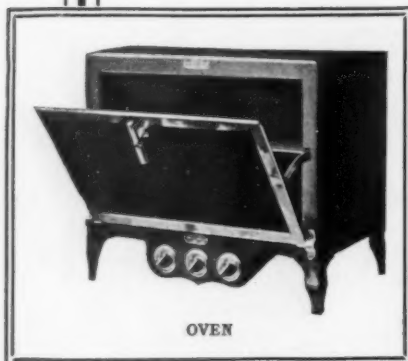
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BOILERS AND WATER HEATERS. Kewanee Boiler Co., Kewanee, Ill.....	CONTRACTORS AND BUILDERS. Frank B. Gilbreth, New York, N. Y..... Norcross Brothers Co., New York.....	INTERIOR DECORATION. H. F. Huber & Co., New York, N. Y..... A. Kimbel & Sons, New York, N. Y.....	Detroit Graphite Mfg. Co., Detroit, Mich.....
BOOKS AND PUBLICATIONS. American School of Correspondence, Chicago, Ill..... M. C. Clark Publishing Co., New York, N. Y..... Engineering News Publishing Co., New York, N. Y..... John Lane Co., New York, N. Y..... Technical Literature, New York, N. Y..... D. Van Nostrand Co., New York, N. Y..... M. A. Vinson, Cleveland, Ohio.....	DOOR CHECK. Yale & Towne Mfg. Co., New York, N. Y.....	MAIL CHUTES. Cutler Mfg. Co., Rochester, N. Y..... U. S. Mail Chute Equipment Co., St. Louis, Mo.....	Joseph Dixon Crucible Co., Jersey City, N. J..... National Lead Co., Philadelphia, Pa.....
BRONZE-WORK. Winslow Brothers Co., Chicago, Ill..... Yale & Towne Mfg. Co., New York, N. Y.....	DOOR HANGERS. T. C. Prouty Co., Ltd., Albion, Mich.....	MARBLE. Batterson & Eisele, New York, N. Y..... Norcross Brothers Co., New York, N. Y.....	PLUMBING GOODS. Standard Sanitary Mfg. Co., Pittsburgh, Pa..... L. Wolf Mfg. Co., Chicago, Ill.....
CEMENT. Universal Portland Cement Co., Chicago, Ill.....	DOORS (Fireproof). Fire Proof Door Co., Minneapolis, Minn.....	STORE FRONT CONSTRUCTION. J. W. Coulson & Co., Columbus, Ohio.....	PRISM LIGHTING. American Luxfer Prism Co., Chicago, Ill.....
CHUTES (Coal, etc.). Chappell Furnace Co., Morenci, Mich.....	ELECTRIC COOKING & HEATING DEVICES. Prometheus Electric Co., New York, N. Y.....	TILING (Interlocking Rubber). Pennsylvania Rubber Co., Jeannette, Pa..... New York Belting & Packing Co., New York, N. Y.....	PUMPS. Hill Machine Co., Anderson, Ind.....
CLIPS (for Structural Steel Work). H. A. Streeter, Chicago, Ill.....	ELEVATORS. Otis Elevator Co., New York, N. Y.....	TIN ROOFING PLATE. American Sheet & Tin Plate Co., Pittsburgh, Pa.....	REINFORCED CONCRETE. Clinton Wire Cloth Co., Clinton, Mass..... Expanded Metal & Corrugated Bar Co., St. Louis, Mo..... Gabriel Concrete Reinforcement Co., Detroit, Mich..... Trussed Concrete Steel Co., Detroit, Mich..... W. N. Wight & Co., New York, N. Y.....
CLOTHES DRYERS. Canton Clothes Dryer & Mfg. Co., Canton, Ohio..... Chicago Dryer Co., Chicago, Ill.....	EMPLOYMENT AGENCY. Engineering Agency, Inc., Chicago, Ill.....	TYPEWRITERS. Oliver Typewriter Co., New York.....	RED GUM LUMBER. Himmelberger-Harrison Lumber Co., Morehouse, Mo.....
CONCRETE PILING. Raymond Concrete Pile Co., Chicago, Ill.....	FIREPROOFING (Hollow Tile). National Fireproofing Co., Chicago, Ill.....	VENTILATORS. Burt Mfg. Co., Akron, O.....	SASH CORD. Samson Cordage Works, Boston, Mass.....
	HEATING AND VENTILATING APPARATUS. Columbia Heating & Ventilating Co., Columbus, O.....	PAINT. J. A. & W. Bird Co., New York, N. Y..... Carter White Lead Co., Chicago, Ill.....	SHEET METAL WORK. W. H. Mullins Co., Salem, Ohio.....
	IRON WORK (Ornamental). J. B. & J. M. Cornell Co., New York, N. Y..... Winslow Bros. Co., Chicago, Ill.....		