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The AMERICAN ARCHITECT AND BUILDING NEWS

Regular Edition

Vol. XCII.

SEPTEMBER 14, 1907.

No. 1655.

SUMMARY:

Pages 81, 82

The President of the New York Board of Fire Underwriters recommends Vertical and Horizontal Limitation of Buildings—The Possibility of Conflagration in Skyscrapers—The Sale of Professional Good-will—Architects' Plans to be considered as Professional Advice—The Use of York Minster to determine local Atmospheric Conditions—A Quandary for Artists who send Paintings from Italy to America.

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House of John F. Dodge, Esq., Boston Boulevard, Detroit, Mich.—Plans of the Same—House of Albert Eastwood, Esq., Rochester, N. Y.: Two Plates—Italian Tombs: Four Plates.

Additional: Entrance Pavilion, House of John F. Dodge, Esq., Boston Boulevard, Detroit, Mich.—Entrance Porch, House of Albert Eastwood, Esq., Rochester, N. Y.

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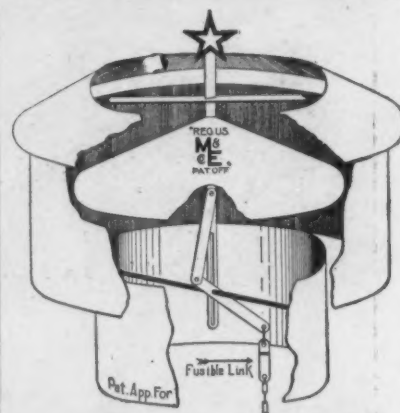
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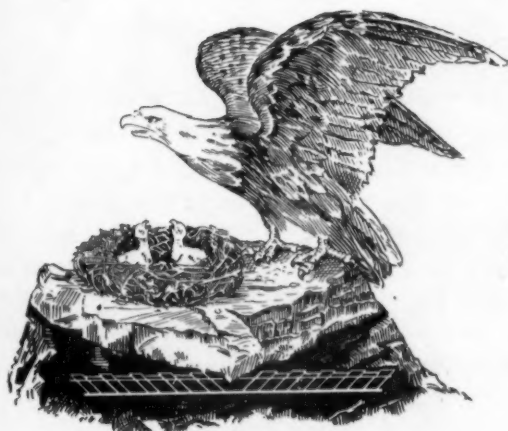
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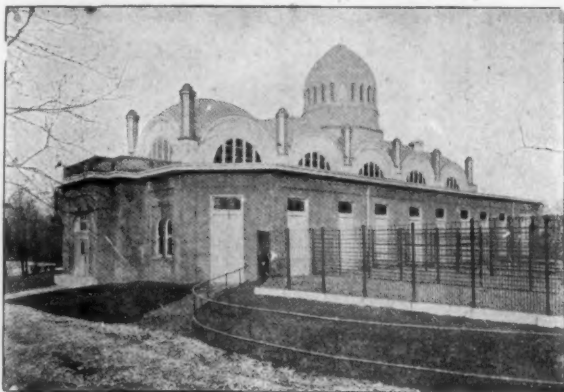
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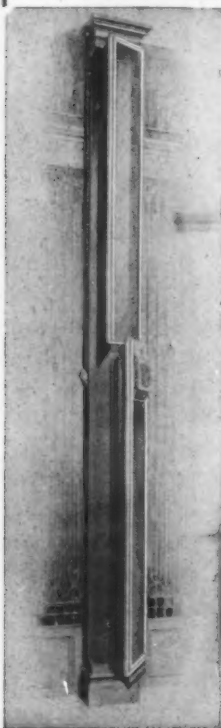
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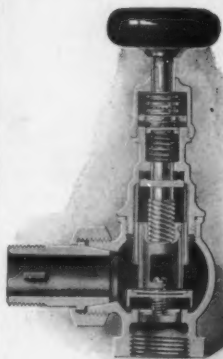
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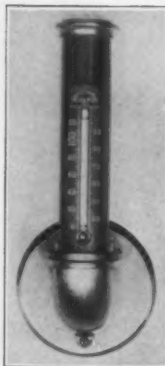
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The American Architect and Building News.

Vol. XCII.

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SOME people may feel that the reporters' ears betrayed their hands, while other some may conceive merely that the President of the New York Board of Fire Underwriters, Mr. George W. Babb, is a very imaginative and somewhat hysterical person, because of the remarks he is reported to have made at a recent meeting of the New York Building Code Commission, the session being assigned to the consideration of the limitation of the areas of buildings—vertically as well as horizontally. But we believe he spoke as reported, soberly and truthfully, when he declared that underwriters were living in dread of a conflagration in the skyscrapers in the congested district of lower New York City, where the streets have only a hand's-breadth width as compared with the lofty walls that rise on either side. The conflagration to be dreaded, the one that is dreaded, is one occurring in the upper stories of these lofty buildings far above the reach of the present, or any probable future, fire-extinguishing apparatus; and if such a high-level conflagration should get started it would prove more disastrous than any event of the nature that has ever occurred. The unthinking, however, will at once rejoin with the assertion that, as the skyscrapers are essentially or actually fireproof, such a fire is not only an improbability but an impossibility. But as we sit here we see in this room a bulk of inflammable material that in full combustion could radiate enough heat through the windows to bring into peril the contents of a room facing it across so nar-

row a passage as, say, Nassau Street. Besides, there is one risk that is generally overlooked. No one really knows what is going on in each one of the rooms of these altitudinous hives of human industry or what the contents and the bulk thereof really are, so it is rarely remembered that a bad fire occurring in a single room may produce there not only heat but a shattering explosion of some kind, which, destroying the integrity of the fireproofing, would cause a rapid spread of the flames and an increase of the area in combustion.

UNDERWRITERS are not alarmists. They don't object to fires, as they know that their business depends on other persons' dread of fire; but they do not want conflagrations, and we believe that Mr. Babb was quite justified in giving utterance to his warning, all the more that he made it the excuse for presenting a distinct recommendation, with which we are, and very many people will be, in accord, if every owner of real estate is to be allowed the privilege of doing what he will with, and upon, his own. Mr. Babb urges that the height-limit and area for combustible buildings shall be set at 55 feet and 5,000 square feet respectively, while for the actually fireproof building they shall be increased only to 125 feet and 30,000 square feet. Statistics will show that a conflagration occurring in buildings so limited will give the largest and most efficient fire-department all the work it cares to attempt, with not too-certain a chance that the battle will go in its favor.

AT this point, as there seemed a possibility that the limitations suggested might put a check on the business of architects as now conducted, Mr. John M. Carrère, who was present at the meeting, asked that whatever limitations might be decided on should be as broad and liberal as possible, and expressed the belief that every block should be built up in pyramidal fashion. This we take to be essentially the same recommendation we have often made, for the most obvious solution of the skyscraper problem is that sites for such buildings should be confined to a limited area in the middle of each block. Mr. Carrère expressed the further belief that the erection of skyscrapers would be checked by the burden of taxation, but that, as the natural burden under the uneven application of existing laws and practices was evidently insufficient to the desired end, this burden should be increased by requiring the skyscraper to pay taxes in proportion to its height and area. The suggestion is perfectly logical. While each citizen has a right to equal protection for life and property at the hands of the established protecting forces of the community, no man has a right to use those resources selfishly and in a way that his fellows cannot. If in a community where ten-story buildings are the rule a few men choose to put up thirty-story buildings, it is illogical that they should expect the common resources of the community should be used in protecting their extra stories—at an increased public cost and a vastly greater hazard—unless they pay more in the way of taxes than their more lowly-minded neighbors

pay, and the increase of their contribution on the basis of valuation is not enough to achieve the end the speaker had in view.

IT is distinctly an English custom for a professional man to sell his business and good-will in time of need, quite as if he were disposing of any other merchantable article, and, in spite of the fact that the contract between architect and client is a personal one, architectural connections in England are sometimes disposed of in this way. In this country such barter and exchange is almost wholly restricted to the sale of a medical practice—though how the contract between architect and client can be more personal than that between physician and patient, it is not easy to see—but there is, so far as we know, nothing that prevents the buying and selling of an architectural practice and good-will, if anyone chooses to indulge in such merchandizing. But, if any architect should be tempted to sell his business and good-will, it may be of value to him to know how the Massachusetts Supreme Court has just ruled in an analogous case. In the case of a dentist who sold out, to his former partner, his interest and good-will in the business, the Court holds that such sale implied an agreement not to re-enter practice near enough to the old stand to impair the business there. Ignorant, seemingly, of this implication, the vendor, after the lapse of three years, resumed his practice in an office only half a mile away from his former partner, who, naturally, sued for an injunction against him, and the full bench has just united in enjoining the vendor from practicing his calling anywhere in the city of Boston.

AS to the wisdom of purchasing an architect's practice in this country where clients are less used than they are in England to such transfer of allegiance, the intending purchaser must judge for himself, for, strictly speaking, as the contract between client and architect is purely a personal contract, it is very doubtful whether even in the case of unfinished work, the vendor could sell anything on which the buyer could realize, while so far as the "good-will" of the business goes there is, for the same reason, doubt whether anything of substantial value can be transferred—except in a negative way in small towns—through the vendor's removing himself from the former scene of his labors. As to price, we find an English journal of late date advising against paying, in a favorable case, "more than three or four years' purchase"—because of the risks we point out; that is three or four times the net annual profit of the vendor as established by a careful examination of his books.

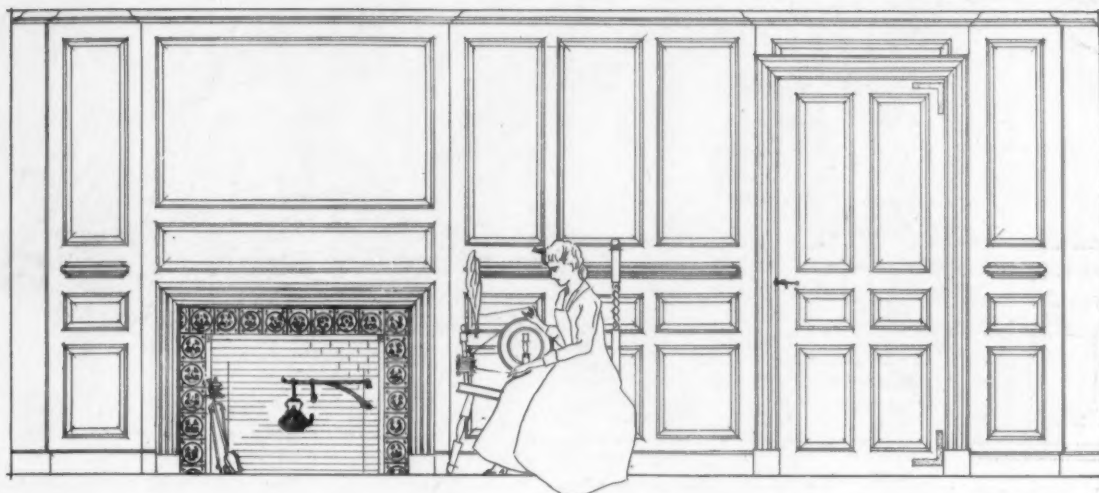
WHILE the business man deals in commodities, the professional man deals in advice. Clergymen, doctors, lawyers, engineers and architects deal primarily in advice; the drawings which an architect makes are merely his device for making his advice understandable, just as pills, gargles and lotions are the symbolic expression of a physician's advice. Now, as a physician's or a lawyer's advice is, by common knowledge, a matter or commodity that may be accepted or declined, so

far as action is concerned, it should follow that an architect's advice can similarly be adopted or rejected. But no, there is something sacrosanct about an architect's advice; it must not only be paid for as advice, as is that of the lawyer and the doctor, but it must, further, be acted on; at least that is the logical inference to draw from the frequent argumentation that is advanced by architects on certain occasions when they lift up their voices against those promoters of competitions who properly and rightfully, as we hold, reserve to themselves the right of carrying into execution, or neglecting to do so, the advice they receive (and pay for) in the shape of that competitive design to which is awarded first place. If architects would only remember that a set of competition drawings is simply so much advice, which the one to whom it is proffered is free to accept or reject, we believe a good deal of heart-burning and irritation would be avoided.

A NEW use has been found for English cathedrals or, rather, an original reason for their continued preservation has been brought forward. Says the Dean of York Minster, in a report dealing with the restoration of the west front, recently completed by Mr. Bodley: "It will be well, therefore, if for some time to come the condition of the fabric is regarded not only for ecclesiastical and archæological reasons, but as a token to the citizens generally of what is really the prevailing condition of the atmosphere which they are compelled to breathe and in which they live." The Dean shows that during the last hundred years since the west front was previously restored just as ancient buildings built of exactly the same stone but situated outside of York have suffered no degradation through atmospheric causes, and he argues plausibly, with citations from Faraday, Sir Frederick Treves, Sir Oliver Lodge, Sir William Richmond and others, that the cause of the deterioration of the Minster's front is to be found in "the number of smoke-emitting chimneys throughout York," and that smoke-laden air is as injurious to human beings as to stone buildings. But it takes a British ecclesiastic to argue that as a means of determining the hygienic quality of the circumambient atmosphere, the cathedrals of Great Britain must be kept in artistic and architectural repair.

THOSE of us who believe in fair-play must rather relish the stories that now begin to be told of the manner in which Italy is enforcing the new law against the exportation of works of art, although it is rather irritating for the prideful American to have trouble with custom-house officials at both ends of his journey. The *New York Times* relates that a certain American painter, in order to get paintings done with his own brush through the Italian custom-house, had to make oath that they were not works of art, a course that must have pained his pride and possibly his conscience, though both were restored to their normal condition when he found, on reaching this country, that, in order to get them through the custom-house here free of duty, he must make oath that they were works of art, and, further, executed by his own skilled hand.

A Narragansett Manor House

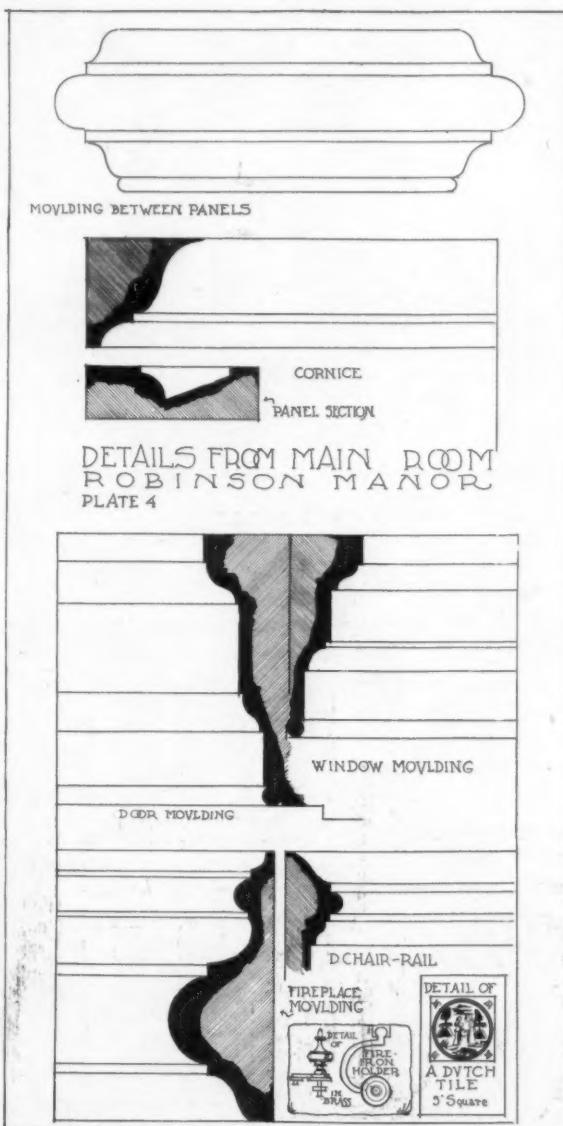


IN the southern part of Rhode Island, known as the Narragansett country, are the remains of a class of houses which are as rare in New England as they are common in the Southern States. These houses were manors on great plantations, and were built and maintained on a scale even more like that of a small European feudal establishment than were the Southern manors. Instead of general slave labor, the proprietors of these Narragansett manors had tenants on numerous small farms, and a large staff of negro slaves for personal service. For a consideration which must necessarily be so little antiquarian, perhaps all that need be said historically in this connection is contained in this paragraph from Higginson's "Part of a Man's Life":

"Nothing indeed now remains in America which so recalls the feudal system as the whole region of the Narragansett country in Rhode Island, where one still sees the remains of a class of buildings differing in kind from any now erected. They represent great square houses of fifty or a hundred feet front, with drawing-rooms twenty feet square and from fourteen to fifteen feet high. There were two stories, with high gambrel attics for the slaves, who often occupied out-buildings also

Of this type of early Colonial house, probably the best existing example is the old Robinson manor, which lies little more than a mile north of South Ferry, on the west shore of Narragansett Bay.

The house, together with the quarters for the slaves, was originally 110 feet long, reduced now to 60, with a depth of 30 feet, the massive stone foundations of the demolished part being still plainly traceable at the east side of the house. In height the building is of two stories, with a tall,

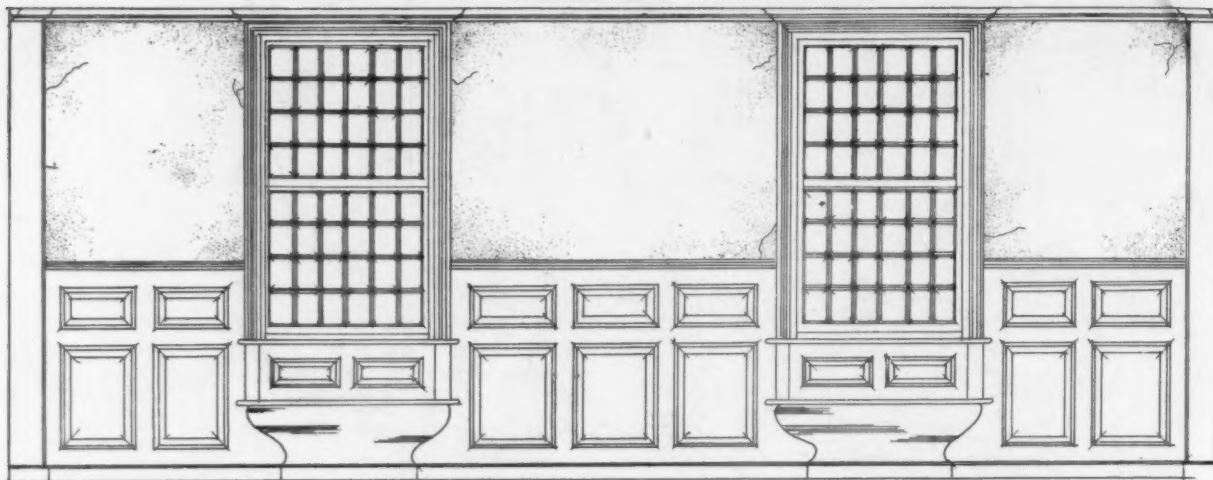


wide-angled gambrel roof. The structure, a necessarily crude but very massive growth from primitive conditions, has stood against time and neglect with great strength, and may last another hundred years before it finally decays.

As a general outline of the materials and construction of the Narragansett manors as a whole applies to this particular example, observations gathered from a number of typical houses in that region serve to illustrate the prevailing methods of construction in earliest Colonial architecture, and will describe the Robinson manor as well. The stone used in the foundations was for the most part split from large granite boulders, as well as such stones from the field as were of naturally suitable shapes. This part of Rhode Island being the terminus of a great glacial moraine in the Ice Age, granite boulders of all sizes are to be found in profusion in the fields. These were split with considerable precision into great rectangular blocks, by means of drill-holes and dampened wedges—a means still employed by the farmers. In all the larger houses the foundations were fully mortared, while in some smaller buildings dry walls built with great skill are found. As the walls often rise less than two feet above the ground level, openings in the form of windows are very rare. Upon this foundation wall rests a heavy sill, often eighteen inches square, roughly hewn, with still-visible adze-marks from the enormous oaks which once grew in Rhode Island. The sills were mortised at the corners, and were either spiked or pegged together. Into these sills the floor-beams were mortised—timbers generally from eight to ten inches square, also roughly hewn. In some houses, even the largest and best (as in Robinson manor), the

beams beneath the first floor were stout oak logs, of about ten inches diameter, with the bark intact, the upper surface hewn flat and the ends mortised into the sill, which was always squared.

about an inch and a quarter thick, that had width unbelievable to-day. In the attic of the Robinson manor, it can be observed that the sheathing is of boards cut directly from a single very



On these beams were spiked the floor boards, which were often two-inch planks of great width, making a whole so solid as to be practically unaffected by any ordinary strain.

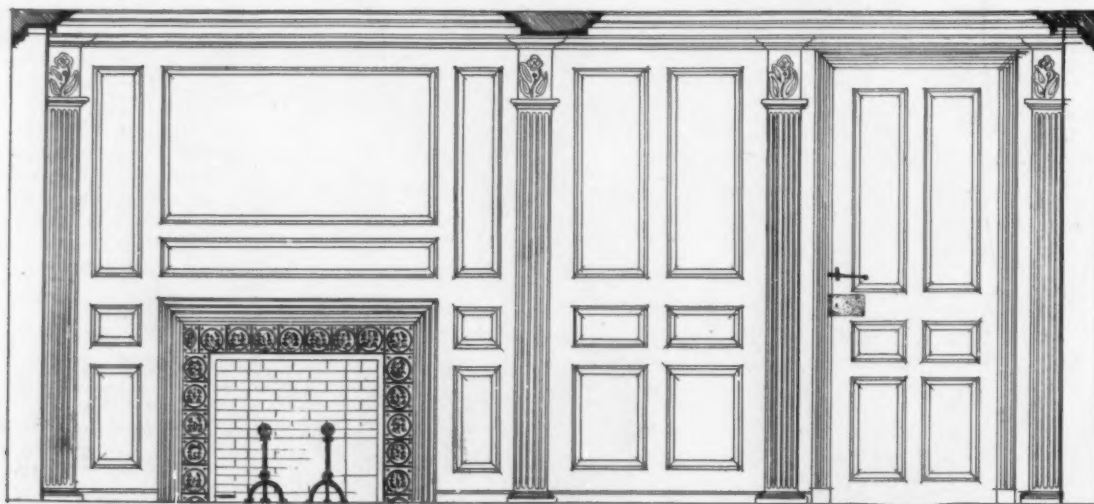
large log, and used as they came, with rough unparallel sides, and in varying widths.

The roof, consisting of a series of trusses, without rafters or



The frame of the house was of heavy oak timbers, mortised together and generally fastened by wooden pegs, and in the Robinson manor the corner-posts, even in the interior of the building,

purlins, was usually constructed without a ridge-pole, and seems perfectly capable of resisting a tendency to sag. These trusses were rather closely spaced, the beams very heavy, with deeply



are fourteen inches square, with the upper-story floor-beams mortised into them.

Lighter studding formed the outer walls, sheathed with boards

mortised and firmly pegged joints, and the whole was held together by the substantial sheathing, capped over the shingles with wooden ridge plates.



HOUSE OF JOHN F. DODGE, ESQ., BOSTON BOULEVARD, DETROIT, MICH.

Smith, Hinchman & Grylls, Architects.

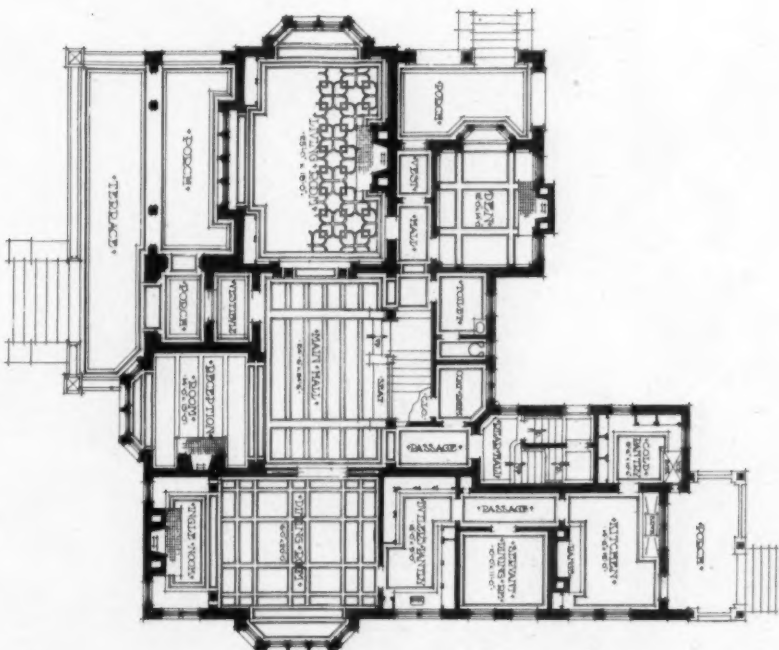
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESIGNED BY
JOHN F. DODGE, ESQ.
ON DODGE BOULEVARD
DETROIT, MICH.
SMITH, HINCHMAN & GRYLLS, ARCHT.
ARCHT. 1907

PLANS: HOUSE OF JOHN F. DODGE, ESQ., WESTON BOULEVARD, DETROIT, MICH.

Smith, Hinchman & Grylls, Architects.

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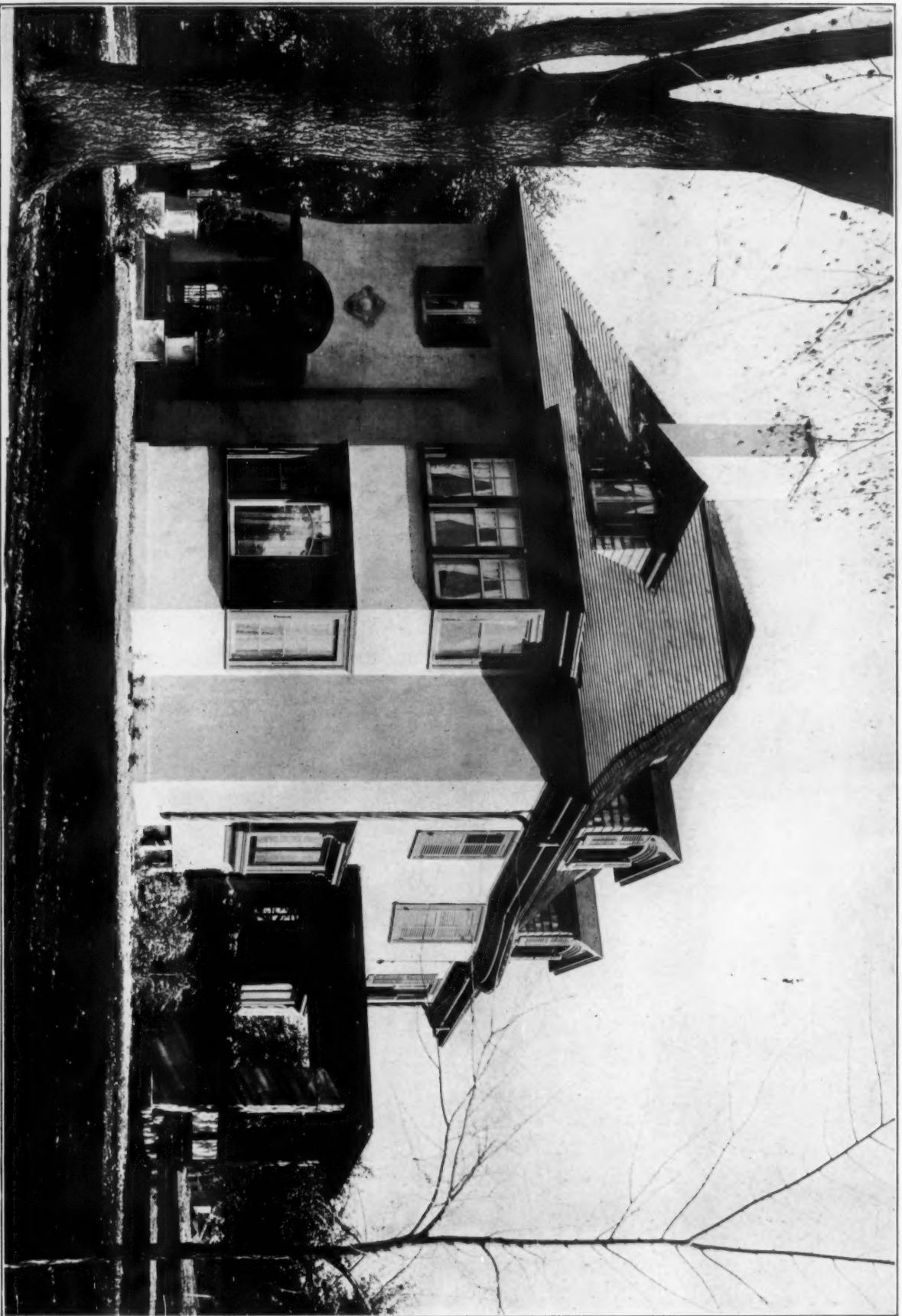
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HOUSE OF ALBERT EASTWOOD, ESQ., ROCHESTER, N. Y.
Claude Fayette Bragdon, Architect.
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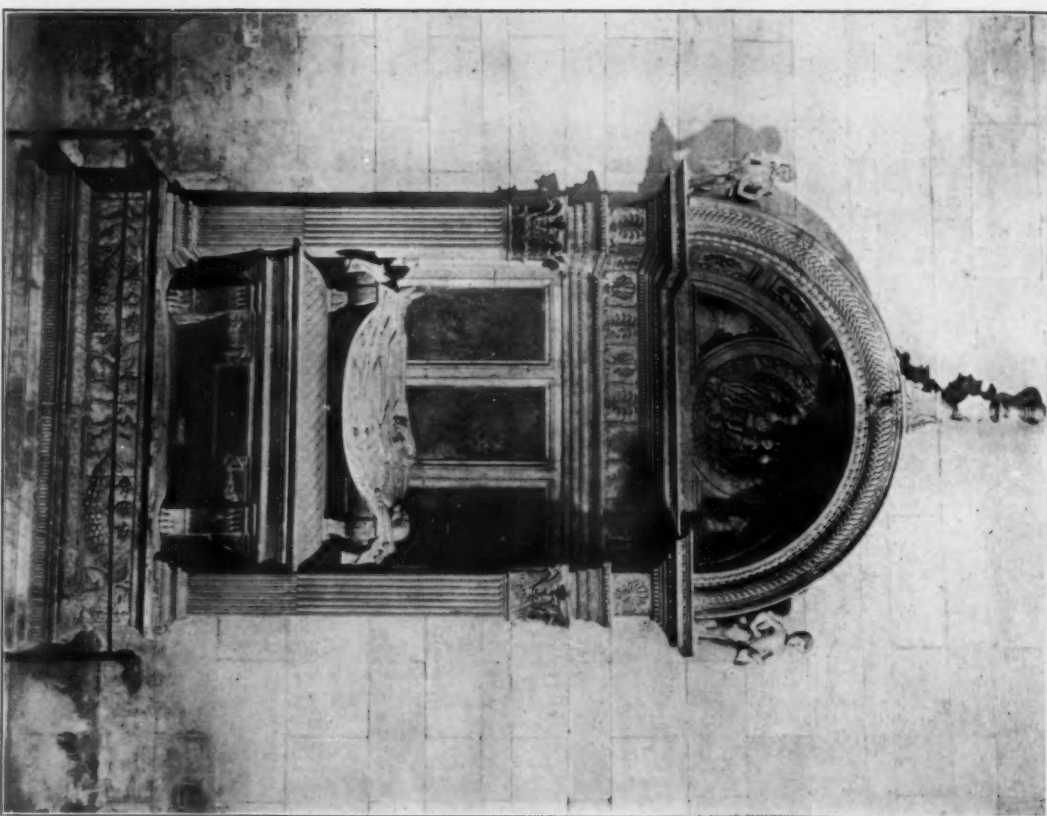
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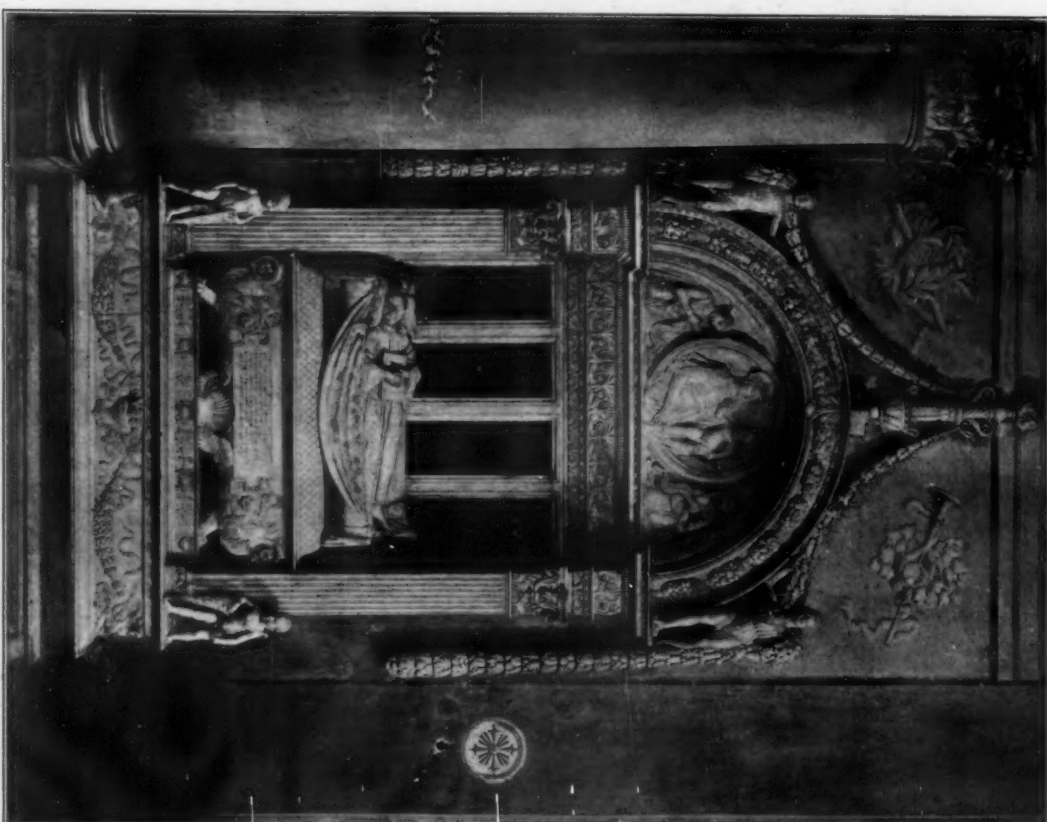
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TOMB OF PIETRO NOCETO, IN THE CATHEDRAL, LUCCA.

Matteo Civitelli, Sculptor.

The American Architect and Building News.
Regular Edition.



TOMB OF MARSUPPI, STA. CROCE, FLORENCE.

Desiderio da Settignano, Sculptor.

ITALIAN TOMBS.

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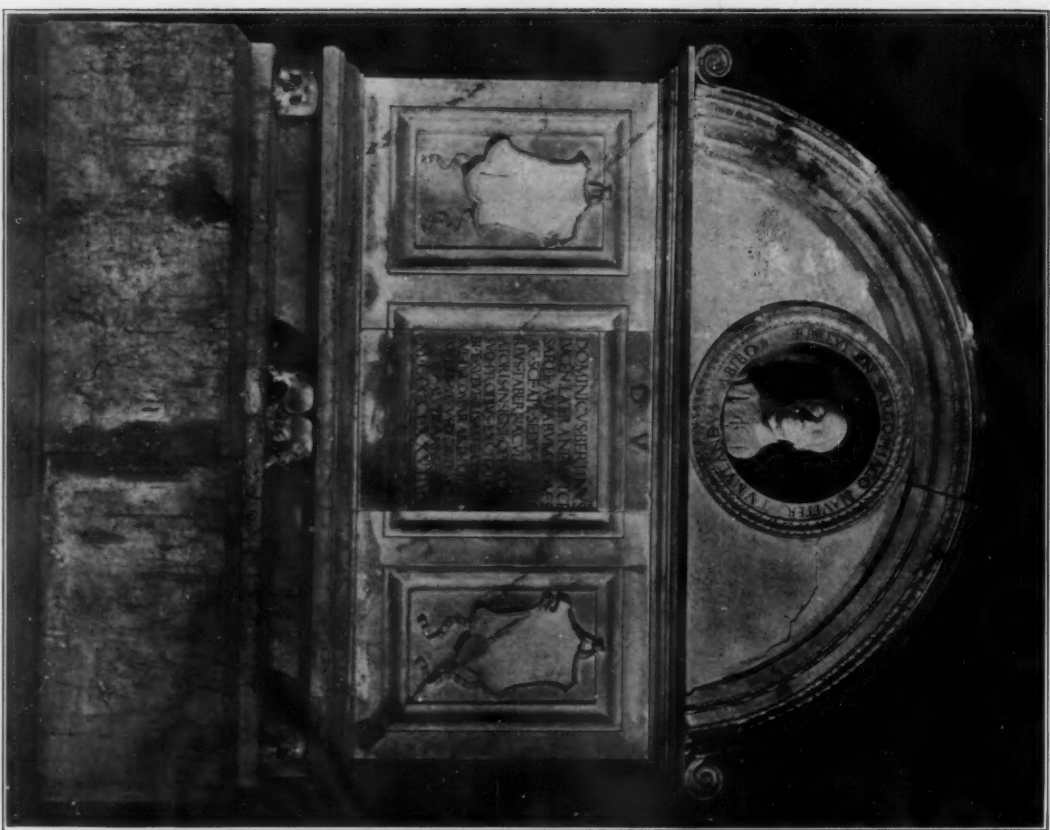
TOMB OF BEATA VILLANA, STA. MARIA NOVELLA, FLORENCE.
Rossellino, Sculptor.



DETAIL OF TOMB OF C. MARSUPPINI, STA. CROCE, FLORENCE.

Desiderio da Settignano, Sculptor.

ITALIAN TOMBS.



TOMB OF DOMENICO BERTINI, IN THE CATHEDRAL, LUCCA.
Matteo Civitelli, Sculptor.

The American Architect and Building News.
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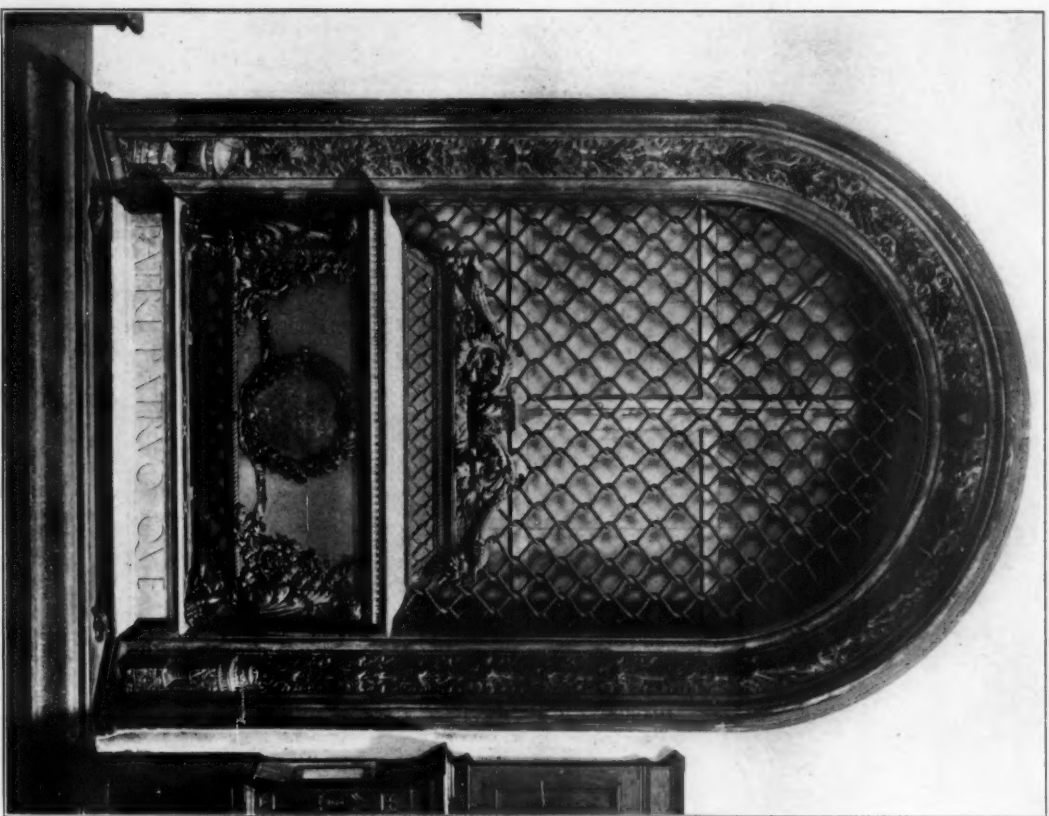


TOMB OF BISHOP L. SALTATANI, IN THE CATHEDRAL, FIESOLE.
Mino da Fiesole, Sculptor.

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ITALIAN TOMBS.

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TOMB OF GIOVANNI AND PIERO DE' MEDICI, S. LORENZO, FLORENCE.
Andrea Verrocchio, Sculptor.

The American Architect and Building News.
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TOMB OF MARIA OF ARAGON, CHURCH OF MONTE OLIVETO, NAPLES.
Rossellino, Sculptor.

ITALIAN TOMBS.

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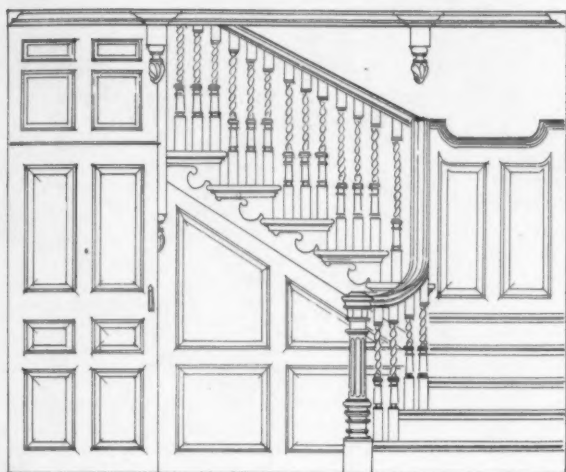
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The shingles, which were hand-made, were of cedar, and it may be said, indeed, that no mill-work appears in any examples as old as the Robinson manor, and that nearly all the building materials were taken directly from the estates on which they stood. Even the laths were roughly split from scraps of leavings and were of widely varying widths and thicknesses.

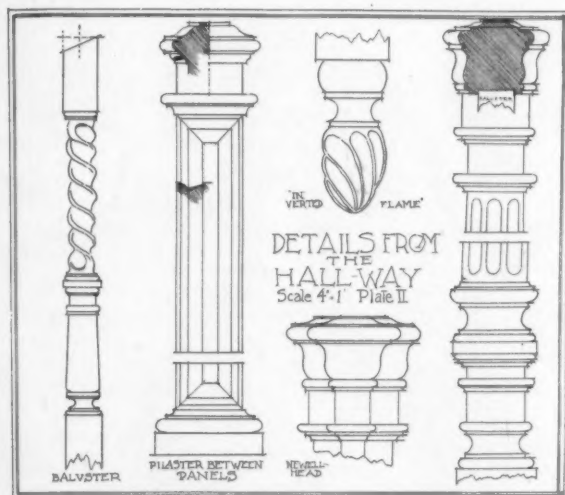
A single massive chimney was made to take the flues from all the main rooms, and consequently rose from the center of the house. It was ordinarily built of stone, split in thin pieces to lay in even courses, and the fireplaces were lined with brick. In

and comparatively low room, eighteen by twenty feet. The south and west walls of this room are occupied with windows and a panelled dado, while the north wall contains two doors, and a china-closet, in the form of an apse, with a carved and painted "sunburst" ornament in the quarter sphere, and several shallow shelves for the china. The east wall, which contains the fireplace, is panelled from floor to ceiling, with pleasantly spaced panels.

Around the opening of the fireplace is a frame of exquisite blue-and-white Dutch tiles, which, taken with the cream-colored wood-work, make a very attractive scheme.



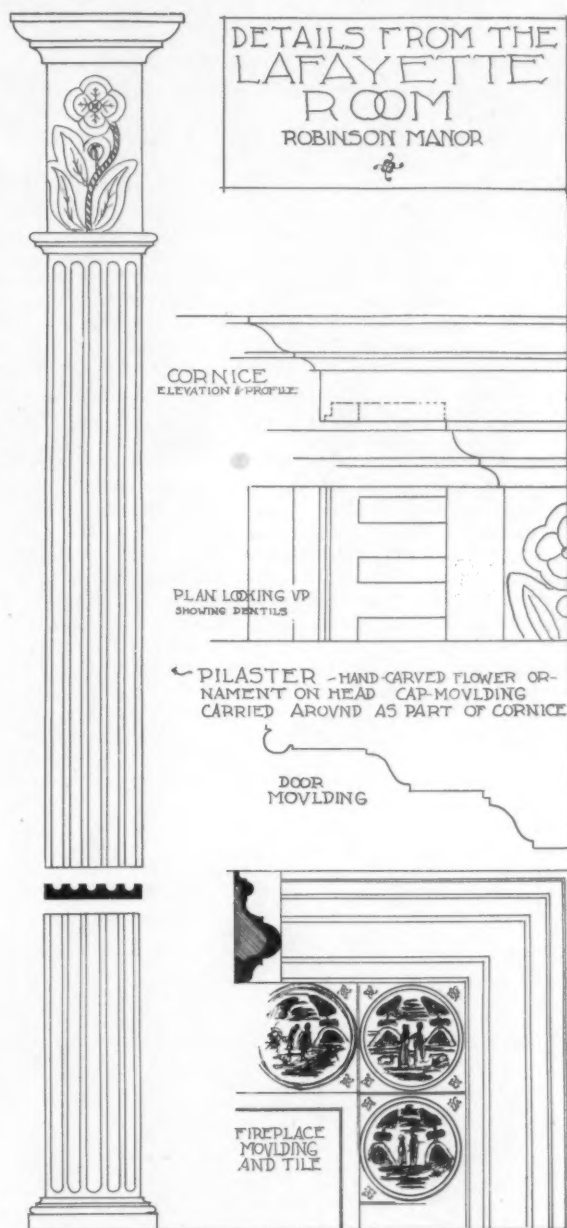
the cellar, at its base, the chimney was often built on a single great brick or stone arch, utilized, in one instance, as a vault. The brick employed for this purpose, as well as for lining the fireplaces, was smaller in every dimension than the modern brick, being hand-made, and in some cases is said to have been brought from Holland. The fireplaces were fitted with heavy stone hearths, resting upon shoulders of the chimney, which consequently diminished in size as it ascended, until it appeared above the roof, mortared smooth, and unelaborated by any ledge or capping.



The interior treatment varied considerably, and fewer general remarks may be made with regard to it. The mouldings, for the most part of white pine, were wrought in Newport, where they were doubtless designed as well. The panels were of white cedar, often in very large pieces, and the interior, as a whole, was painted.

In the Robinson manor, however, the paneling and stair-rail in the front hall is of black-walnut, left perfectly dead and natural. One of the accompanying measured drawings shows the extreme simplicity and grace with which the hall was treated, both in detail and composition.

A door at the left of the hall opens into the main room, a large



In regard to the conception of a fireplace which existed in this pre-Georgian architecture in America, it may be observed that a mantel-shelf over the fire had no part in the arrangement. The absence of this feature is to be observed in every example of the early manors of Narragansett, and the panels are so freely and naturally executed that the conventional shelf is not missed. The simplicity of the arrangement, indeed, is oddly pleasing when seen and gives an indescribable sense of dignity to the whole.

The room above this main living-room is known as the "Lafayette Room," and is for the most part similar to the lower one. The east wall, however, is graced by four slender and pleasantly proportioned pilasters, with quaintly carved heads, and the whole

is painted a rich olive green, which with the Dutch tiles, produces a peculiarly agreeable result.

With the sunny dressing-room opening off of it, this great apartment was, without doubt, quite worthy of the French noble who spent a month at the Robinson manor during the Revolution.

Beyond these two rooms, little remains in the house that has not been altered beyond all interest, and the original arrangement

and plan can only be imperfectly conjectured from the rooms still remaining intact. A doorway here, a boarded fireplace there, a quaint window in some other room suggest further study, but lead to no illuminating conclusions, and one must perforce be contented with such remains as have survived the ruthless "improvements" of generations of rustic tenants.

CHARLES MATLACK PRICE.

The Conflagration Hazard

THE *Proceedings* of the American Society of Civil Engineers for August contains a considerable bulk of interesting discussion of the Society's "Final Report" of the San Francisco catastrophe, from which we make the following extracts:

J. K. FREITAG, ASSOC. M. AM. SOC. C. E.—Referring to the "Report of the Committee on Fire and Earthquake Damage to Buildings," especially that portion dealing with the fire damage, it would seem that certain broad and vital principles relating to fire-resistive construction in general have not been sufficiently emphasized, but have been made of secondary importance to descriptions of damage of mere structural detail, and to consequent recommendations deduced therefrom.

The first conclusion¹ of the Committee is:

"Any deductions from the fire must be those based upon a general conflagration, and not those of an isolated fire. In view of the complete destruction of all materials it becomes a question as to what should be done to make a building fireproof."

This conclusion, although somewhat amplified in a succeeding paragraph, which will be discussed later, seems to place altogether too much emphasis upon the possibility of making an individual structure fire-resisting under conflagration conditions. Previous conflagrations, notably that of Baltimore, have shown the almost utter futility of attempting to cope with fire when once it has reached the proportions of what is generally called a conflagration. No structural materials of which we have present knowledge are equal to the task of resisting successfully such severe test conditions, at least to a point which would justify any reliance which might be placed upon their use.

Further, if the high temperatures, the multitudinous points of attack, and the general impotence of all fire-fighting measures obtainable during a conflagration are to be entirely overcome, then the task of fire-resistive construction is surely a hopeless one, and those interested in fire-resistive principles might well be dismayed at the records of Baltimore and San Francisco. The Committee evidently realized this aspect of the question, for it states² that:

"Unless one has been an eye-witness, it is difficult to realize how all materials that men make into the shape of buildings can be so utterly destroyed in a general conflagration."

If, then, that fact is once admitted, as it must surely be by those thoroughly familiar with the tests of fire-resistive methods afforded by the Baltimore and San Francisco conflagrations, the main question becomes, not so much what can be done to make any particular building fireproof, using this or that detail of concrete or terra cotta, or one or another construction of exterior walls or partitions, etc. (though all these points are of immense value as details of the larger problem), but what can and should be done to prevent conflagrations? The Committee's answer to this most vital problem of the American people is far from satisfactory.

Statistics as to the annual fire losses in the United States are probably familiar to all who are interested in building construction. Let it suffice here to recall a few figures. The fire loss in the United States has now approximated \$200,000,000 annually for several years, during normal conditions, i. e., years which have not included widespread conflagrations. Add to this direct loss the expense of maintaining fire departments, etc., and the money paid to fire insurance companies in the way of premiums, and it is questionable whether these financial losses do not equal, or even surpass, the value of all new buildings erected throughout the United States within the year for which the comparison is made. Including the San Francisco conflagration loss, the year 1906 becomes an abnormal one, and the fire-waste alone, not counting fire departments or insurance premiums, is estimated at not less than about \$506,000,000, while the estimated value of new building

operations in the United States for the same year probably approximates \$575,000,000. Hence no more vital economic problem is before our people to-day than the lessening of this stupendous drain.

Before considering the responsibility which lay before the community of San Francisco in making impossible a repetition of at least their share of this fire loss, or the same responsibility which lies before all cities, it will be pertinent to inquire into the conditions which made that great calamity (by fire) possible.

The report of the Committee states that:

"San Francisco was built probably in about the same way as other cities. It is an error to say that it was a wooden-frame city, as the business district was generally composed of buildings with brick walls. In among these had been constructed the so-called fire-proof structures, exposed on all sides to danger by the burning of the inflammable structures around them."

That San Francisco was not considered by insurance interests to be built "in about the same way as other cities," is made most clear in the Report on the City of San Francisco, issued in October, 1905, by the "Committee of Twenty" of the National Board of Fire Underwriters. The general summary of that report, page 64, reads as follows:

"CONFLAGRATION HAZARD.—Potential Hazard.—In view of the exceptionally large areas, great heights, numerous unprotected openings, general absence of fire-breaks or stops, highly combustible nature of the buildings, many of which have sheathed walls and ceilings, frequency of light-wells and the presence of interspersed frame buildings, the potential hazard is very severe. Probability Feature.—The above features combined with the almost total lack of sprinklers and absence of modern protective devices generally, numerous and mutually aggravating conflagration breeders, high winds, and comparatively narrow streets, make the probability feature alarmingly severe.

"SUMMARY.—While two of the five sections into which the congested-value district is divided involve only a mild conflagration hazard within their own limits, they are badly exposed by the others in which all elements of the conflagration hazard are present to a marked degree. Not only is the hazard extreme within the congested-value district, but it is augmented by the presence of a compact surrounding great-height, large-area frame residence district, itself unmanageable from a fire-fighting standpoint by reason of adverse conditions introduced by the topography. In fact, San Francisco has violated all underwriting traditions and precedent by not burning up. That it has not done so is largely due to the vigilance of the fire department, which cannot be relied upon indefinitely to stave off the inevitable."

The last sentence of this summary has proved only too true a prophecy of the calamity which followed only a few months after the publication of this report.

In discussing particularly the congested-value district, which contained about 2,100 buildings, *Insurance Engineering* gave the following summary of the types of building construction:

Fireproof.....	2.2 per cent.
Brick and wood joist.....	68.3 " "
Frame construction.....	29.5 " "

In further description of this area, the same journal stated as follows:

"In the congested-value district there was but one sprinkler equipment, and it was practically obsolete. One hundred and twenty buildings contained stand-pipes and hose, and a few small fire pumps drawing from deep wells. * * * All the fireproof buildings had windows unprotected, and in many cases were badly exposed. About 50 per cent. of the joisted brick buildings had furred and wood-sheathed walls and wood-sheathed ceilings. * * * Large, open light-wells were numerous, and conspicuously prominent on account of their large size and number. Several of the older hotels were literally perforated with them. * * * About 90 per cent. of the entire city and 30 per cent. of the business section were of frame construction, brick buildings being confined almost entirely to the fire limits, and San Francisco could be justly termed a wooden city."

The above criticisms of San Francisco's buildings would be severe enough—indeed far too severe to be pleasant, as applied to any large city—but, when applied to a city in a locality subject to seismic disturbances, the facts become a severe indictment, and show either the indifference of San Francisco's citizens, or the ignorance or carelessness of the Building Department. Municipal regulations (whether or not in a locality subject to earthquakes)

¹Proceedings, Am. Soc. C. E., for March, 1907, p. 332.

²Proceedings, Am. Soc. C. E., for March, 1907, p. 328.

which permit 30 per cent. frame construction within a congested-value district, which permit buildings of masonry walls and timber floors and partitions to be eight stories, or 100 feet high, which permit "large private hotels and apartment-houses of this type," which provide no limitations as to undivided areas, and which allow the "absence of modern protective devices generally," are most certainly insufficient, short-sighted, and unjust, and most particularly unjust to those investors who improve their property by erecting steel-skeleton fire-and-earthquake-resisting buildings, and then have them "exposed on all sides to danger by the burning of the inflammable structures around them."

This brings up the consideration of civic responsibility, as applied to building construction. European cities long ago learned the lesson that safety to the individual means safety to the whole community, and *vice versa*. Witness the most ineffectual fire departments in most continental cities, and, withal, the trifling fire-losses, and, especially, the almost total absence of conflagrations, or even the spread of fire to immediately adjoining property in the cities of civilized Europe. The reason is to be found entirely in the matter of building construction. A building which will prove a menace to neighbors cannot be erected, and the responsibility of the individual as affecting the community is even carried so far in some localities of Europe that the owner of property causing fire damage to neighbors is held financially responsible for such loss.

It is just some such civic responsibility which is needed, and needed very soon, in all large American cities. Responsibility of the individual to the community, which will cause the individual to contribute to the public safety in matters of building construction by erecting structures which will not prove a menace to his neighbors; and responsibility of the community to the individual, in that those investors who improve their land by the erection of costly and permanent structures shall not be allowed to suffer constant hazard through irresponsible neighbors who have no thought or care of their civic duties.

It is now a trite saying that "fire-proof buildings must stand in fire-proof cities," but this statement contains the whole truth of the matter of fire-resistance. If American cities are not to suffer such conflagrations as have occurred at Chicago, Boston, Paterson, Baltimore, and San Francisco, besides many other lesser ones; if the realization of this tremendous financial drain is once grasped in an effort to lessen it; if it be admitted that isolated buildings surrounded by severe risks cannot withstand conflagration conditions, then the achievement of fire-proof cities (or at least the congested areas therein) must be made possible by uniform fire-resisting construction throughout.

Touching upon this point the Committee states as follows:

"The only statement that can be offered is that the best insurance for buildings would be the isolation of a district containing nothing but fireproof structures. A general conflagration would then be impossible. Manifestly, this is impossible in San Francisco, where business must be resumed with the least cost. In many cities it would be good insurance for men owning large buildings to combine to buy out old and inflammable structures, either demolishing or rebuilding them. Otherwise, there remains the danger of general conflagrations, such as those at Baltimore and San Francisco, in which fireproof buildings will be injured from 30 to 60 per cent."

With the first statement, regarding the isolation of congested districts to contain nothing but fire-proof structures, the speaker most heartily concurs, not only because such practice would afford the "best insurance for buildings," but also because it would afford a maximum of safety and assurance for the whole community. With the statement, however, that "this is impossible in San Francisco, where business must be resumed with the least cost," or, indeed, that uniform fire-resisting construction is impossible in any city ready to take the lead; and also with the suggestion that "it would be good insurance for men owning large buildings to combine to buy out old and inflammable structures," etc., instead of throwing some such responsibility upon the city itself, the speaker begs to take most decided exception.

In the United States we are so prone to consider the rights of the individual that we are apt to overlook the rights of the aggregation of individuals. It is not denied that municipal building regulations adopted by any city, requiring uniform fire-resistive building construction after any fixed date, would give rise to seeming injustice and hardship, but if laws requiring the remodeling of present risks were also rigidly enforced, in addition to laws covering the erection of new buildings, the hardships would soon be equalized, and benefit accrue to the community in the way of reduced fire losses, reduced insurance premiums, reduced expenses for maintaining fire-fighting equipments, and added security to life and property interests.

"The fire problem, meanwhile, is with us, and it is not only for future buildings that we are concerned, but with those that exist

at present. Out of 300,000 buildings in the Metropolitan district (New York) not more than 2,000 are classed as thoroughly incombustible. With the remaining 298,000 we have got to deal. That these buildings can be made practically fire-proof—the word is used advisedly—is a statement which is not only capable of demonstration, but has already been demonstrated by fire experience.

"To safeguard these buildings is an engineering proposition pure and simple. The knowledge and ability are available, and there is required simply a desire on the part of occupants and property owners. A very large percentage of the causes of fires is known, and can be eliminated from a building; there are on the market devices and systems of proved worth for detecting such fires as do occur, and for extinguishing them by automatic or manual means; a building can be planned to limit the area of fire; it can be prepared to facilitate the work of the public fire-department; it can be prepared to reduce the loss resulting from fire and water, and thereby reduce the fire tax. This outlined plan makes a standard for judging fire conditions, and if applied to any particular building, it would register in a definite and precise form the degree of consideration which the owner or occupant has given to the danger of fire."

(To be continued.)

Westminster Abbey

THE following letter from Mr. James King, B.D., has been published recently in the *Scotsman*:

"Professor Lethaby, the present surveyor of the fabric of Westminster Abbey, has arrived at the conviction that 'the church must be held by Englishmen as the supreme work of art in the world.' This may be but a pleasing fiction, flattering to our national pride, and will not be unanimously endorsed by those acquainted with the glorious churches of France and Italy. By a careful study of the roll of accounts for the building of the abbey, the Professor has brought to light the actual names of the craftsmen who reared this magnificent church and chapter-house of Henry III., built above six centuries ago—during the latter half of the thirteenth century. Thus we are informed that Henry of Westminster, the King's Mason, was in charge of the works from 1244 (the year when Edward the Confessor's church was pulled down) to 1253, and was the architect of the presbytery and transepts; that John of Gloucester reared the bays of the choir, immediately west of the transepts, including the beautiful shield of arms on the wall arcade of the aisles; that Robert of Beverley completed the choir; while Henry Yevle completed the new nave, which was not completed for two centuries. It thus appears that the workmanship of the abbey was carried out by English craftsmen hailing from English towns, even at that early period possessing glorious minsters; but it is evident from the edifice itself that the handsome apse, the lofty vaulting, the radiating choir chapels and the triple portals of the main entrance are imitations of French Gothic architecture. Our English architects of that period were wedded to the square east end of churches, as may be seen in English cathedrals and Scottish abbeys, while French architects were devoted to the apse form or *chevet*, the development of which was the chief glory of the French Gothic, such as may be seen on Westminster Abbey. The immense height of the vaulting, roof and towers reaching toward heaven, is a conspicuous aim of French architects, while the frequent adoption of light flying-buttresses gives the edifice a more aerial character. The existence of radiating chapels round the apse, primarily to admit light to the choir, is a French characteristic, and those of Westminster Abbey are declared by Mr. Lethaby to be 'the most perfect works of central Gothic architecture in England.' Double aisles, ambulatories and entrances with triple portals had their origin in France. In the century preceding the building of Westminster Abbey many beautiful churches rose in beauty in the north of France. Thus St. Denis, the burial-place of the early kings; Notre Dame, with its handsome apse and model façade; Chartres, with its imposing interior and majestic towers; Rheims, with its wealth of decoration; Amiens, with its graceful dignity and quiet harmony; Beauvais, with its gigantic choir and lofty vaulting, are all temples of exquisite beauty and indicate the high-water-mark of Gothic art in France. These sanctuaries were for the most part built during the long reign and under the fostering care of King Philip Augustus, who died in 1223, about a generation before the present Westminster Abbey was founded. The building zeal of Philip Augustus and that of Louis IX., better known as St. Louis, who built Sainte Chapelle, Paris, fired Henry III. with a great desire to make Westminster Abbey a temple exceeding magnificent, and, although there is a saying that the choir of Beauvais, the nave of Amiens, the portals of Rheims and the towers of Chartres would together make the finest church in the world, yet many will endorse Mr. Lethaby's opinion that for quiet beauty and graceful simplicity 'Westminster Abbey is the supreme work of art in the world.'"

"The Journal of Fire."

The Danger of Using Rusty Iron in Reinforced Concrete

THE following interesting communication from Mr. W. H. Brown, of York, England, has been published by several of the English architectural journals:

THE DANGER OF USING RUSTY IRON IN REINFORCED CONCRETE.

Many writers on reinforced concrete assert that there is no danger in using iron with a slight coating of rust; others emphasize the fact and cite experimental data to prove that a coating of rust is a distinct advantage, inasmuch as the chemical action between the concrete and rusty iron forms a coating of silicate of iron which not only protects it from rust, but also removes any little rust that may be on the iron when placed in the concrete. The presumable advantage is the greater adhesion of the two materials in consequence of the roughened surface of the reinforcement.

A vital point, which will in time make itself painfully apparent, is here entirely lost sight of. Suppose rusty bars (and they usually are rusty) are used in the construction of a beam and are

ILLUSTRATIONS

HOUSE OF JOHN F. DODGE, ESQ., BOSTON BOULEVARD, DETROIT, MICH.
MESSRS. SMITH, HINCHMAN & GRYLLS, ARCHITECTS,
DETROIT, MICH.: TWO PLATES.

The exterior of this house is of rough, mottled Roman pressed brick and Bedford-stone trimmings, with the gables and portions of the second story finished with plaster and timber-work. The roof is of Spanish tile.

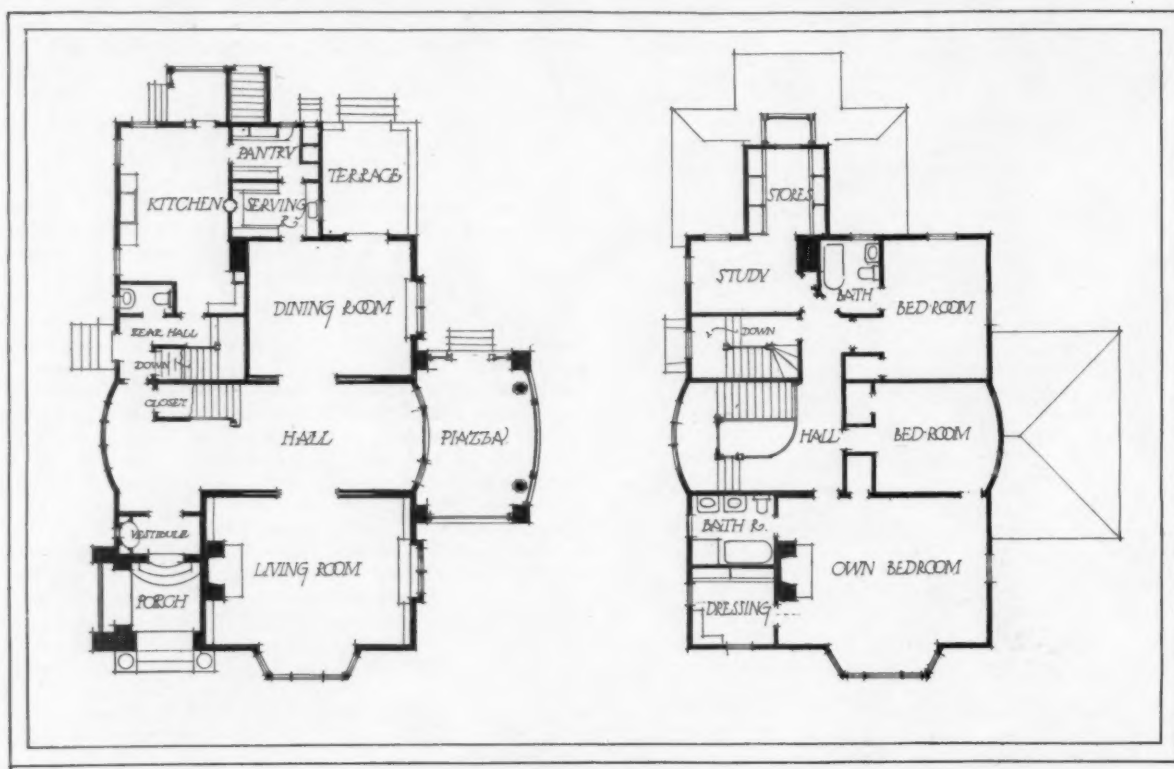
The living room and "den" are finished in natural English oak. The main hall, dining-room and other portions of the first floor in quarter-sawed oak, with paneled walls and ceilings. The second floor is finished in enamel throughout.

HOUSE OF ALBERT EASTWOOD, ESQ., ROCHESTER, N. Y. MR. CLAUDE

FAYETTE BRAGDON, ARCHITECT, ROCHESTER, N. Y.: TWO PLATES.

ITALIAN TOMBS: FOUR PLATES.

As the next installment of Professor Melani's paper on Italian tombs calls for a greater number of illustrations than we care to



PLANS: HOUSE OF ALBERT EASTWOOD, ESQ., ROCHESTER, N. Y. C. F. BRAGDON, ARCHITECT.

properly seated in the stirrups at, say, twenty points along its length, each stirrup being from 1 inch to 2 inches in width, how is it possible for the above-mentioned chemical action to take place?

Obviously if the bars are properly seated in the stirrups, as they should be to be effective, the cement cannot reach the bar, and consequently no protecting coating of silicate of iron can be formed at these points, as is proved by the following experiment:

In May, 1906, being engaged in the construction of a large reinforced-concrete factory, and designing others, I had reason to doubt the advisability of using iron even partially rusted. I therefore had inserted in a block of concrete a bar of iron covered with a slight coating of rust, firmly seated in a stirrup which was entirely free from rust, and its mill face undamaged and unscratched. Recently I have had the block broken up, and find at the point of contact between bar and stirrup that not only has the bar continued to rust, but the stirrup has commenced to rust also. It is obvious that in a few years the stirrup at least will be eaten through, with only one result.

carry in a single issue, we here publish a certain number of these interesting subjects which will be referred to next week in their proper place.

Additional Illustrations in the International Edition.

ENTRANCE PORCH: HOUSE OF ALBERT EASTWOOD, ESQ., ROCHESTER, N. Y.

ENTRANCE PAVILION: HOUSE OF JOHN F. DODGE, ESQ., DETROIT, MICH.

NOTES AND CLIPPINGS

DAMAGE DONE BY AN IVY-PLANT.—An ivy-plant which established itself in a crevice of the tower of St. John the Baptist's Church, Yarborough, Lincolnshire, has caused such damage that an architect who has been consulted estimates that £600 will be required to put the tower in a good state. The roots undermined the foundations, gradually lifting the stones out of place, and a large crack in the walls resulted from the growth of the plant.—*Building News*.

CURRENT NEWS SECTION

BUILDING NEWS.

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

ABERDEEN, S. D.—Brown & Davis, architects, Cincinnati, have prepared plans for a church for the First M. E. congregation. B. C. Lamont, chairman building committee, are being taken for a Presbyterian church, 70x95.

The Regents of Education will receive bids until September 26 for heating and plumbing the new administration building at the Northern Normal and Industrial School on plans by Wm. M. Kenyon, architect, of Minneapolis.

ALBANY, N. Y.—The M. L. Ryder Building Co., 356 State Street, Albany, is preparing plans for an apartment house to be constructed on the corner of Lark and State Streets. The structure will be of fireproof construction and six stories in height with a frontage of 60 feet on State Street and 160 feet on Lark Street. It will be of Colonial design, built of pressed brick and stone, and will be built on all four sides with air and light courts at frequent intervals. There will be five private apartments on each floor, each apartment having a private kitchen. There also will be a general kitchen and dining-room in the building.

ALBERTA, IDA.—Bush & Micklewait have established the Alberta State Bank with a capital of \$50,000 and will build a modern bank building.

ALBION, NEB.—A Catholic church will be erected at a cost of \$40,000.

ANDERSON, IND.—Twenty plans by as many architects have been submitted to the School Board for a new high school and manual training building, estimated to cost \$125,000. Bids will be invited as soon as a plan is adopted.

ANGELO, CAL.—Plans are being prepared for the hospital for the State Lunacy Commission, to replace the present structure. Estimated cost, \$800,000. George C. Sellon is the State architect.

ANNISTON, ALA.—According to reports the Southern Railway Company, J. A. Dodson, superintendent of construction, Atlanta, Ga., has accepted plans for a \$75,000 depot at this place.

ANTIGO, WIS.—The Modern Woodmen have purchased a site for a lodge building. Plans will be received soon.

APPLETON, WIS.—The East Appleton Motor Boat Club will erect a clubhouse. J. R. Buchanan is president.

Rev. H. M. Moore will give information about plans for a Presbyterian chapel at Kimberly.

ATLANTA, GA.—P. Thornton Marye, Equitable Building, has recommended to the County Commissioners that a six-story building costing about \$881,303 be erected for the City Hall and court house building.

AUBURN, N. Y.—H. Van Buren Magonigle, 7 West Thirty-eighth Street, Manhat-

tan, is preparing plans and will receive bids in September for a church building for the Greek Catholic congregation at Auburn, N. Y.

Plans have been prepared by Architect H. Van Buren Magonigle, 7 West Thirty-eighth Street, New York City, for a \$125,000 grammar school for the Board of Education.

AUGUSTA, GA.—The City Hall Commissioners, W. L. Martin, Secretary, announce that \$200,000 will be expended for construction of the proposed City Hall. Lewis F. Goodrich, 115 Eighth Street, Augusta, will prepare plans and specifications.

BALTIMORE, MD.—A new pathological building will be erected by the Johns Hopkins Hospital. The new building will be on the Wolfe Street side of the hospital grounds. It will be two stories high and 30x80 feet. On the first floor will be an amphitheatre, and the second will be devoted to the use of students in their work.

At a recent meeting of the Hebrew Hospital and Asylum Association it was decided that the Frank Memorial should consist of two buildings. One will be used for the administration department, operating and bed rooms for private patients, and the other for a public-ward building. The extensions will add 62 rooms to the hospital. The buildings are to be built by Mrs. Bertha S. Frank as a memorial to her husband, the late Dr. Samuel L. Frank. The plans have been prepared by Architect Louis Levi and it is reported that contracts are shortly to be awarded Charles L. Stockhausen.

BAYONNE, N. J.—Bids are asked by the Board of Education, Bayonne, until 8.30 P. M., October 3, for constructing Public School No. 9, between East Twenty-fifth and East Twenty-sixth Streets. R. T. Hewitt is Secretary; A. C. Longyear, 126 Liberty Street, New York, is architect.

BERKELEY, CAL.—A \$350,000 hotel, to be built by the widow of the late F. K. Shattuck, is planned for this city. The hotel will be built on the Shattuck estate, on Shattuck Avenue, near Allston Way, in the heart of the business centre of the city.

BOISE, IDA.—Wayland & Fennell, architects, have plans for a court house and jail, 80x200, three-story, stone, with marble and tile floors, steam heat. Contracts will be let next spring. Cost, \$300,000.

BOSTON, MASS.—James T. Kelley, architect, 57 Mt. Vernon Street, will have plans ready about September 1 for a fifteen-room school house in the West End. Estimated cost, \$358,000. Hubbard & French, consulting engineers, 85 Beach Street.

Press reports state that the National Christian Endeavor Society has planned to raise \$500,000 for a memorial in Boston.

Jos. Gahn will, according to reports, erect a storage plant, costing \$117,000, at Boston, plans for which have been prepared by Kirchhoff & Rose, of Milwaukee, Wis. It will be of brick and concrete, 105x155 feet, and two and three stories high.

BROOKINGS, S. D.—Bids will be opened September 26 for erecting a women's dormitory at the College of Agriculture. E. H. Hewitt, of Minneapolis, architect.

BROOKLYN, N. Y.—Plans have been filed for a three-story brick hospital to be erected on Ocean Parkway and Avenue Z by the Department of Charities, New York City, at a cost of \$225,000. Helmle & Huberty, architects, 190 Montague Street.

CALLOWAY, MINN.—Wm. Elliott & Son, St. Paul, are reported to be preparing plans for a six-story school to be erected here.

CARPENTERSVILLE, N. J.—The Taylor Engineering Co., 2 Rector Street, New York, is preparing plans for a cement plant, at Carpentersville, for the National Cement Co., 1 Wall Street, New York. Cost, \$750,000.

CHARLOTTE, N. C.—It is reported that the Stope Wall Hotel Co. (E. J. Bugg, secretary) has been incorporated with a capital stock of \$125,000, for the purpose of building a hotel. Plans not yet completed.

It is said that plans have been prepared by Architects Frank P. Milburn & Co., Washington, D. C., for a new hospital to be erected. Cost, \$60,000.

CHICAGO, ILL.—State Architect W. Carby Zimmerman, 1101 Steinway Hall Building, 17 Van Buren Street, is at work on plans for an armory to be built in the block bounded by Wentworth Avenue, La Salle, Thirty-third and Thirty-fifth Streets, for the Seventh Infantry, I. N. G., Col. Daniel G. Moriarty commander. It will be one-story, 160x258 feet, have two galleries, the lower one to accommodate 2,000 and the upper one 1,000 people. The building will be of fireproof steel construction, with steel roof trusses, have pressed brick and stone exterior, caisson foundation, steam heat, electric light, and the latest improvements. The basement will contain a swimming pool, bowling alleys and a range for rifle practice. The building will cost \$150,000. This sum was appropriated by the last legislature.

Estimates are being taken and contract will be let soon for a large new clubhouse to be erected for the University Club, from designs by Architects Holabird & Roche, 100 Jackson Boulevard. Plans provide for a nine-story building, of brick, stone and iron, fireproof, and have steam heat, electric light, elevators, etc.

A handsome new apartment house will be built on the west side of Jackson Boulevard, 129 feet north of Fifty-first Street, for Charles L. Willey, from plans by Architect C. Frank Jobson. Designs show a three-story building, covering an area of 50 x 130 feet, to cost about \$60,000. It will have front of pressed brick with stone trimmings, composition roof, hardwood finish and floors, steam or hot water heat, electric wiring, tile and mosaic work, etc.

Architect Robert C. Berlin, Association Building, is about to let contracts for a school building to be built at the southeast corner of Paulina and Thirty-seventh Streets for S. S. Peter and Paul

Roman Catholic Church. It will be three-story, 80x109 feet, have pressed brick and stone fronts, composition roof, hardwood finish, steam heat, structural iron work, modern improvements, and will cost about \$85,000.

Architects Treat and Ahlschuler, Fisher Building, 279 Dearborn Street, are preparing plans, which will be completed the latter part of next month, for a manufacturing plant to be built at the southwest corner of Lexington Street and Washtenaw Avenue for the Raymond Lead Company, 51 to 59 West Lake Street. The main buildings will be two-story and will consist of a sheet lead mill and a power house, 125 x 175 feet; a storage building, 139x18 feet, and the offices and lead presses, 113x224 feet, be of partly fireproof (steel) and partly mill construction, have brick and stone exterior, concrete foundations, composition roofs, steam heat and wiring for electric light. The buildings are estimated to cost \$200,000.

It is stated that plans are being prepared by Francis M. Barton, 169 Jackson Boulevard, for a theater to be erected on Halsted Street, to cost \$210,000.

Plans have been prepared by Architect A. C. Brown, 153 La Salle Street, for a new store and loft building to be erected at 120-122 South Franklin Street. The new building will be eight stories high, covering an area of 56x80 feet. It will be built of brick, stone and iron, fireproof, with composition roof, steam heat, electric light, elevator, etc. Approximate cost, \$80,000.

Reports state that a building is to be erected for the Hamilton Club to cost between \$1,500,000 and \$2,000,000.

The southwest corner of Grand Boulevard and Thirty-ninth Street, 100 by 150 feet, is to be improved with an apartment building and stores to cost \$75,000. The work will be under the direction of the owner, W. R. Martin, 289 Thirty-fifth Street.

CHIPPewa FALLS, WIS.—It is said that contracts will be let next month for three buildings at the State School for Feeble-Minded. Total cost, \$150,000.

CINCINNATI, O.—Plans are being prepared for a \$160,000 school building to be erected at Westwood. Garber & Woodward, architects, Neave Building.

CLEVELAND, O.—Architect Albert E. Skeel, 1069 Rose Building, is preparing plans for a contagious disease hospital for the city, to cost about \$60,000.

COLORADO SPRINGS, COL.—A meeting looking forward to the construction of a national Modern Woodmen home in this city, at a cost of upwards of \$100,000, will be held in Colorado Springs this week by E. E. Murphy, R. R. Smith and B. E. Jones, all of Rock Island, Ill., and directors of the Modern Woodmen of America. More than \$400,000 is in the general fund.

DANVILLE, PA.—Sealed proposals will be received by the Building Committee at the office of the Superintendent, State Hospital for the Insane, at Danville, until Tuesday, September 24, 1907, at twelve o'clock, noon, for the erection of a female infirmary building; a building for acute insane male patients, and a building for acute insane female patients. Plans and specifications may be obtained at the office of the Super-

intendent at the Institution; the application to be accompanied by a certified check to the order of Alex. K. Foster, treasurer, in the sum of \$100; the same to be returned to the maker upon the return of the said plans and specifications in good order. Plans and specifications may be examined at the office of T. P. Reitmyer, architect, Masonic Temple, Williamsport, Pa.

DAYTON, O.—According to report the trustees of Dayton State Hospital will have plans prepared for a four-story or five-story hospital building, to cost \$150,000.

The Central Branch N. H. D. V. S. care of W. H. Ortt, treasurer, is receiving bids for a three-story and basement brick hospital addition to be erected from plans prepared by Architects Peters, Herman & Brown, Reibold Building. Estimated cost, \$75,000.

DES MOINES, IA.—A coliseum to cost about \$60,000 will be erected here. D. B. Fleming is interested.

The City Council has ordered the Board of Public Works to have the plans for the new City Hall selected and ready for submission at the next council meeting, so that bids may be asked without delay. City Engineer Dobson stated that he would get ready at once the estimates of the cost. The plans, it is said, will necessarily have to be changed to come within the limit of funds voted by the people. The estimate of cubic contents ranges from 800,000 to 1,500,000, and it is declared that the cost of at least one or two of the buildings as at present planned will reach half a million dollars. One of the buildings will come within \$300,000 and possibly two others will be within the appropriation voted. It is more than probable, however, that material changes will be necessary before the Board of Public Works can decide upon any plan definitely. The board will make a selection from the five sets of plans and submit it to the council, which body will have the final word as to who the architect will be. Unless an injunction intervenes, it is more than likely that the successful architect will be known after the council meeting of September 16.

DETROIT, MICH.—Plans have been prepared by Architects Mildner and Eisler for enlarging and remodeling four-story hotel for Thos. M. Streeter & Company. Cost, \$50,000.

The Regents of the Royal Arcanum will erect a building for their order at an estimated cost of \$100,000. James S. Capen, 132 Field Avenue, can give information.

DEVILS LAKE, N. D.—The supervising architect will have plans completed so that work can be started this fall on the federal building here.

DULUTH, MINN.—Bids will be received by John Christie for the erection of a six-story reinforced concrete office building. W. T. Bray, 610 Palladio Building, architect. E. K. Coe, consulting engineer, 1411 East Third Street.

ELDORADO SPRINGS, COL.—Plans are being drawn for the building of a modern hotel to be situated on the pinnacle of a mountain here by the Eldorado Springs Co. The hotel will be equipped with every convenience and will be large enough to accommodate hundreds of guests. Incline railroads will connect the hotel with the depots of the

Moffat and the Colorado & Southern railroads.

ELKINS, W. VA.—Architects Alexander & Chaplen, New Martinsville, W. Va., will receive bids for a three-story brick I. O. O. F. home for Grand Lodge, of West Virginia, care of committee of Odd Fellows, John A. Rock, chairman, Farmington, W. Va. Estimated cost, \$60,000.

ESMOND, N. D.—Sealed bids will be received by the directors of Harmony School District No. 25 up to seven o'clock P. M., on Monday, September 30, 1907, for the erection of a brick or concrete block four-room school building; also for plumbing and heating. Plans and specifications on file at office of Geo. A. Smith, of Esmond, N. D., and at the office of Thori, Alban & Fisher, architects, Chamber of Commerce, St. Paul, Minn. Board reserves the right to reject any and all bids.

FARGO, N. D.—A college building is proposed in Oak Grove for the Young Ladies' Seminary. Cost, \$50,000.

FREMONT, O.—It is reported that the St. Joseph Roman Catholic Society will expend \$65,000 erecting a school.

GARY, IND.—Dr. L. H. Cook, of Bluffton, Ind., is reported to be planning the erection of two hotels here, to cost \$50,000 each.

GRAND RAPIDS, MICH.—The School Board is said to be preparing to improve the North Division School, at an estimated cost of \$56,000. Address Clerk of the Board.

GRANGEVILLE, IDA.—Grangeville, the metropolis of Camus Prairie and the largest city in the United States without a railroad, is to have a new \$50,000 hotel. Prominent men of Grangeville and Lewiston are back of the project, stock to the amount of \$50,000 having been subscribed.

GREEN BAY, WIS.—Designs will be received at office of the County Board until noon, October 15, for a court house, county jail and sheriff's residence, to be built of stone and brick, at a total cost of \$300,000. E. S. Hall is County Clerk.

GLEN ULLIN, N. D.—R. P. Hubbard will receive bids until September 14 for the erection of a congregational church, on plans by Hancock Bros., architects, of Fargo. Separate bids on heating and plumbing. Check for \$300 on general contract and \$100 on heating and plumbing.

HAMILTON, O.—The Board of Education has decided to immediately construct a \$50,000 school in the First Ward.

HAMMOND, IND.—F. S. Betz Mfg. Co., it is reported, will erect an office building at a cost of \$40,000.

HARRISBURG, PA.—A six-story hotel may be erected by Mrs. R. H. Graupner at Fifth and Market Streets, at a cost of \$150,000.

HOBOKEN, N. J.—Reports state that a ten-story warehouse is to be erected on Hudson Street, foot of Twelfth Street. It is reported that the building will be erected by P. Campbell.

HOUSTON, TEX.—Bids are being received by the G. H. Johnson Realty and Construction Company, Holland Building, St. Louis, Mo., for a three-story \$60,000 theater, 70x115 feet.

The preliminary drawings of the proposed new court house in this county have been submitted by County Engineer George F. Horton and accepted by the Commissioners Court and bids are now being asked on

competitive plans from architects. Three prizes are being offered, the first will consist of the acceptance of the best plans, the second best plans \$1,000 and the third best plans \$500.

HUDSON, N. Y.—Sealed proposals for construction, heating, plumbing and electric work for three new cottages and alterations to Industrial Building for New York State Training School for Girls, Hudson, will be received up to 1 o'clock P.M., on Saturday, the 14th day of September, 1907, by Charles H. Strong, president of the board of managers, at New York State Training School for Girls, Hudson, N. Y. Drawings and specifications may be consulted and blank forms of proposals obtained at New York State Training School for Girls, Hudson, N. Y., or by application to G. L. Heins, State Architect, Capitol, Albany, N. Y.

INDIANAPOLIS, IND.—The Board of Public Safety is contemplating the erection of four new police stations in the outer districts, each estimated to cost \$40,000.

Hiram Brown, chairman building committee, is reported to have announced that bids will be received until October 1 for the construction of a Y. W. C. A. Building on N. Pennsylvania Street. Estimated cost, \$100,000.

JACKSON, MO.—The Methodist Episcopal Society, South, it is stated, will erect a \$50,000 church. Matthew & Clark, St. Louis, Mo., architects. Rev. M. T. Haw, pastor.

JAMAICA, L. I.—The Jamaica & Long Island Realty Co., 187 Montague Street, Brooklyn, is planning to build a combination six-story hotel and theatre in Jamaica, to cost about \$250,000. Ernest M. Hungerford is secretary.

JOPLIN, MO.—A two-story two-gallery theatre, to cost \$70,000, will be constructed here. Bids are being received by the G. H. Johnson Realty & Construction Company, Holland Building, St. Louis, Mo.

KANKAKEE, ILL.—Bids will be received until September 17 for the erection of a Y. M. C. A. building. Watson Healy, chairman building committee.

KANSAS CITY, MO.—The County Court decided to abandon the old county home site and build a new home on top of the hill about a quarter of a mile from the Independence and Lee's Summit road. The new site is now occupied by an orchard. The plan is to abandon all the old buildings and build an entirely new main building three stories high, 54 feet wide and 275 feet long with a basement. The old buildings will be razed and the materials used to construct outbuildings such as barns and a power house on the new site. The County Court says the new plans will call for an expenditure of about a quarter of a million dollars and that the home will be completed in two years.

It is said that Architect Frank S. Rea, Dwight Building, is preparing plans for remodeling the County Poor Farm buildings. Estimated cost, \$250,000.

LA MOURE, N. D.—E. W. Field, County Auditor, writes us as follows: "Board of County Commissioners will look over plans and sketches of Court House to cost about \$75,000, building to include court rooms and jail, that architects may care to submit be-

fore October 3, at which time they may select an architect and then follow the regular routine in building." As it seems that no prizes are offered and that those submitting plans are not assured that one of their number will be engaged, architects will doubtless wish to look further into this proposition before taking the trouble to compete.

LAPORTE, TEX.—E. S. Roberts, of Houston, Tex., is said to be organizing a company for the purpose of erecting a \$50,000 hotel at Laporte.

LAS ANIMAS, COLO.—Bids will be received at the Bureau of Supplies and Accounts, Navy Department, Washington, D. C., until September 17, for the construction of quarters at the United States Naval Hospital, New Fort Lyon, Las Animas, Colo. Applications for proposals should refer to Schedule 225. E. B. Rogers, Paymaster General, U. S. N.

LATTA, S. C.—Sealed bids will be received at Latta, S. C., until noon, September 23, for the erection and completion of a brick construction school building for Latta high school, Latta S. C. Plans and specifications for same can be seen on application to A. S. Manning, chairman of School Board, Latta, S. C., or Ernest V. Richards, architect, Bennettsville, S. C. Bids must be accompanied by a certified check of \$50, payable to A. S. Manning, chairman, as an evidence of good faith, all unsuccessful bidders will have their checks returned at time of opening bids. The board reserves the right to reject any or all bids.

LAWRENCE, KAN.—Sealed proposals will be received by the regents of the University of Kansas until 11 A.M., Tuesday, September 17, 1907, for the erection of an engineering building on the campus of the University at Lawrence, Kas.

LITTLE FALLS, N. Y.—Architect H. Neill Wilson, of Pittsfield, Mass., is preparing plans for a new hotel for M. G. Bronne. Bids will be received in about a week.

LONG BRANCH, N. J.—One of the most important real estate transfers made in Long Branch in recent years was closed on Wednesday in the sale of the Casino plot, at Norwood Park, to B. J. Greenhut, of New York. Mr. Greenhut is a member of the firm of Siegel Cooper & Co. On the site will be erected by Mr. Greenhut a summer home, to cost not less than \$100,000.

LOS ANGELES, CAL.—Plans have been prepared by Hudson & Munsell, Stinson Building, for a reinforced concrete and brick building, to be erected on Clay and Third Streets, by the Elks' Hall Association.

The Duquesne Brewing Company has been incorporated with a capital of \$500,000, and will erect a brewery at Albion and East Main Streets, to cost about \$250,000. A. K. Martell, manager; Ralph Moss, secretary.

LOWELL, MASS.—It is reported that St. Joseph's Parish proposes to erect an orphanage. Address Rev. Joseph Campeau.

The Lithuanians of Lowell, it is stated, have started a fund for the erection of a Roman Catholic Church.

LYNCHBURG, VA.—Plans of Lewis & Burham, of Lynchburg, have been accepted by the directors of the First National Bank for its proposed banking house, which will be erected at Tenth and Main Streets. The

building is to be two stories, of Corinthian style. The cost will be about \$70,000.

MACON, GA.—Reports state that plans are on foot looking towards the erection of a new building at the Mt. De Sales Academy.

MADISON, WIS.—A \$100,000 four-story ladies' dormitory, 72x240 feet, will be erected here by the State University. Arthur Peabody, State Architect, Law Building.

MARION, ALA.—It is stated that Warren & Welton are preparing plans for three buildings, viz.: Carnegie library, president's home and infirmary, to be erected at the Judson Institute.

MARTINSBURG, W. VA.—The Young Men's Christian Association has adopted plans by Harding & Upman, Washington, D. C., for the erection of proposed building. Plans call for a three-story structure.

MASON CITY, IA.—It is stated that the Sisters of Mercy at Mason City will erect a hospital here.

MATTOON, WIS.—Reports state that a Methodist church will be erected here.

MEMPHIS, TENN.—It is stated that the First Christian Church is planning the erection of a \$125,000 building. An option has been secured on a lot in this city.

MENOMINEE, MICH.—According to reports, the Methodist church will be rebuilt.

MILWAUKEE, WIS.—Architects Ferry & Clas, 419 Broadway, have prepared plans for a \$60,000 residence to be erected on Terrace Avenue and Lafayette Place for Emil Ott, vice-president and manager of the William Steinmeyer Company.

Expensive marble work, elaborate plumbing and electrical work and other features will be discarded by Ferry & Clas, 419 Broadway, in revising plans for the \$500,000 Milwaukee auditorium, bids for which were too high.

Buening & Dick, architects, 521 Jackson Street, are revising plans for the \$100,000 St. John's Catholic Institute, Jackson and Oneida Street, and will receive bids in about ten days.

C. L. Lesser, architect, is receiving bids for the construction of three business buildings on these locations: Island Avenue and Walnut Street, Russell Avenue and Superior Street, First Street and Keefe Avenue, all of brick with composition roofing, cut stone, plate glass, hardwood finish and steam heating.

MIDDLETOWN, CONN.—The contract to erect an amusement hall at the Connecticut Hospital for the Insane at Middletown, it is stated, has been awarded to Charles B. Andrus & Son, of Hartford, at \$68,000.

MINERAL WELLS, TEX.—Messrs. Baker & O'Neill, real estate men of this city, announce that they closed a deal whereby Mineral Wells is to secure a hotel that will cost not less than \$400,000.

MISSOULA, MONT.—The Board of County Commissioners decided to advertise for bids on the \$175,000 issue and \$75,000 issue of bonds that will be disposed of for the purpose of building a new Court House and county high school. Bids on these bonds will be received by the Commissioners up to 2 o'clock P.M., Monday, October 7, and as soon as the bonds are sold preliminary

arrangements will be made for the erection of the buildings.

MOBILE, ALA.—Several Mobile physicians have planned to organize a company for the erection of a \$50,000 office building. Dr. S. C. Spottswood is interested and can give information.

MONTEVALLO, ALA.—The Alabama Girls' Industrial School (Dr. Thomas Waverly Palmer, president) has awarded the contract to the E. C. Seiz Company, Atlanta, Ga., at \$80,000 for the erection of a new dormitory, to contain 120 rooms, and the enlargement of the dining-room so that it will accommodate at least 500.

MOORHEAD, MINN.—It is said that plans are being prepared for the erection of a State Normal School to cost \$50,000.

NASHVILLE, TENN.—It is said that the city will vote on September 12 on issuance of \$300,000 of bonds for the erection of a school building.

NEWBERRY, MICH.—Architects Charlton & Kuenzli, 82 Wisconsin Street, have prepared plans for a \$50,000 building for the Upper Peninsula Hospital for Insane at Newberry.

NEWBURGH, N. Y.—A corporation has recently been formed, according to report, to be known as the Mount Beacon Hotel Co., which proposes to erect a large hotel in South Beacon at a cost of about \$100,000.

NEW ORLEANS, LA.—The building committee of the Touro Synagogue, it is stated, has accepted the plans of Emil Weil, 210 Carondelet Street, for the brick and terracotta synagogue to be erected on St. Charles Avenue and Berlin Street at a cost of \$75,000.

NEW YORK, N. Y.—Babb, Cook & Willard, 3 West Twenty-ninth Street, are preparing plans for a two-story branch library building at Steward Park for the New York Library.

Architect L. A. Goldstone, 110 West Thirty-fourth Street, has prepared plans for a six-story apartment house at Riverside Drive and 138th Street, for the Hensle Construction Company, 175 Claremont Avenue, to cost about \$200,000.

Architect Alex. M. Welch, 11 East Forty-second Street, has prepared plans for a twelve-story apartment building at 636 Fifth Avenue, for Theodore R. Hall, 39 East Forty-second Street. Estimated cost, \$250,000.

Architects Neville & Bagge, 215 West 125th Street, have prepared plans for an apartment house at Morningside Avenue and 118th Street for the West Side Construction Company, at a cost of \$250,000.

Plans have been filed with Buildings Superintendent Murphy for enlarging the school of All Saints' Roman Catholic Church, of which the Rev. James W. Powers is pastor, by the addition of a five-story annex to the four-story building at the southeast corner of Madison Avenue and 130th Street. The annex is to be of brick and ornamental stone, with a pinnacled roof and having a frontage of 25 feet and a depth of 73 feet. It is to cost \$40,000, according to the estimate of Neville & Bagge, the architects.

The property now occupied by the Fifth Avenue Hotel will probably be improved by the erection of a modern business building, to contain stores and offices. The

property is owned by H. C. and H. L. Eno, and it is stated that plans are being prepared by Architects Maynicke & Franke, 298 Fifth Avenue, for a fireproof structure, to have the latest improvements and appliances in all lines. Mention will be made and details given when plans are ready for estimates.

It is said that plans are about ready for estimates for a new theatre to be erected at 22-26 West Twenty-third Street for B. Davenport, 66 West Thirty-eighth Street. Plans by Architect Irving Rossbach, 1947 Broadway, show a three-story building, of brick, stone and iron, fireproof, with composition roof, steam heat, electric wiring, and the latest improvements and appliances in all lines. Approximate cost, \$150,000.

The Bronx Safe Deposit Company is about to build a new storage building which they plan to erect at the northwest corner of Fremont and Park Avenues. C. H. Schumann, 280 Broadway, is the architect and plans provide for a six-story building, measuring 57x96x105 feet, to cost about \$100,000. It will be built of brick, stone and iron, fireproof, with electric light, elevator, etc.

A new church will be erected on the west side of Tinton Avenue, 145 feet north of Kelly Street, for the congregation of St. Anselm, Rev. A. Eilbrook, pastor. Anton Knoster, St. Jones Place and 215th Street, is the architect, and plans provide for a one-story building, measuring 58x162 feet. It will be built of brick and stone, with steam heat, electric light, etc. Approximate cost, \$150,000.

It is reported that Donn Barber, architect, 24 East Twenty-third Street, has let general contract to Marc Eidlitz & Son, 489 Fifth Avenue, for constructing a seven-story club building for the Lotos Club, to cost \$300,000.

Reports state that Schwartz & Gross, architects, 35 West Twenty-first Street, New York, have completed plans for a twelve-story brick and stone apartment house, to be erected on West 116th Street for Paterno Bros., 616 West 116th Street. The building will be 75x82.11 feet, and will cost \$225,000. Estimates are being taken on the steel and stone work.

W. H. McElfatrick, architect, 1402 Broadway, New York, will receive estimates about September 7 for a theatre at Greenpoint for the Orpheum Theatre Company, 1133 Broadway. Cost, \$200,000.

Neville & Bagge, architects, 217 West 125th Street, are preparing plans for a six-story apartment building, 115x74x99 feet, at 133d Street and Broadway, for Daly & Carlson, 133d Street and Broadway. The structure will be of brick and stone construction, with galvanized iron cornice and skylight, plate glass, marble and tile work, hard plaster, gas and electric fixtures and plumbing. Estimated cost, \$200,000.

Henry Corn is stated to have leased the Hotel Normandie and will alter the same into a store and office building at a cost of \$150,000.

Mr. Paul Kennady, secretary of the committee on the prevention of tuberculosis of the Charity Organization Society of the City of New York, reports that the plans of McKim, Meade & White for the new

Children's Hospital at Rockaway Beach have just been submitted to the Association for Improving the Condition of the Poor, the organization which raised \$250,000 toward the construction of this seaside institution for tuberculous children. The plans show a series of three-story pavilions, surrounded by broad verandas, with accommodations in each building for sixty patients. The pavilions, fourteen in number, are placed parallel to each other and at right angles to the ocean, except the two pavilions at either end of the series, which run parallel to the ocean. As a site for the hospital the city has agreed to reserve 1,000 feet of its new five-mile beach at Rockaway. According to the committee on tuberculosis of the Charity Organization Society, the new hospital is the result of the successful work carried on by its sister organization for the past three years at its Sea Breeze Hospital at Coney Island. Fresh air and outdoor life, combined with careful medical oversight, have worked such marked changes to the majority of the 110 little cripples that have been cared for at Sea Breeze, that this experimental station soon attracted wide attention throughout the country and finally led the Board of Estimate and Apportionment to set aside the stretch of beach that will provide amply for the hospital wards, the kindergartens and school rooms, the nurses' training school and the pathological laboratory and all the necessities and conveniences which appertain to a modern hospital sanatorium and school which are called for by the final plans of the new Seaside Hospital. Among American cities, New York City will then have the first seaside hospital for the treatment of bone tuberculosis in children, as it already has the first municipal country sanatorium for consumptives, and as it has long had the most efficient system for the administrative control of this disease.

The Stuyvesant Co-operative Building Co., Inc., it is reported, has purchased a plot on the south side of Seventy-ninth Street, east of Riverside Drive, upon which it is proposed to erect a twelve-story fireproof apartment house at a cost of \$650,000.

NORFOLK, VA.—Press reports say that Edward S. Cramp, associated with George W. Norris, of the banking firm of Edward L. Smith & Co., 511 Chestnut Street, Philadelphia, has paid \$95,000 for 1,000 feet frontage on the main harbor in this city, and will begin immediately the construction of a shipbuilding plant. In addition to doing all kinds of repair work, the plant, which will have a working capital of \$500,000, will be constructed on such a scale as to be in a position to make bids for the construction of the largest type of battleship. Edward S. Cramp will be president of the concern.

NORMAL, ILL.—Plans are being prepared by W. Carby Zimmerman, 21 Van Buren Street, Chicago, for a building at the State Normal School, Normal, that will be used for a school of domestic science. The structure will also contain an auditorium that will seat 1,000 persons. The appropriation for the structure amounts to \$110,000.

NORRISTOWN, PA.—It is reported that a handsome residence will be erected at Norristown for F. B. Wonsetter. Edwin Boggs

is the architect, and plans provide for a three-story building, of brick and stone, to be handsomely finished in hardwood and to be provided with the latest improvements and appliances in all lines.

NUTLEY, N. J.—Contractors are estimating from plans prepared by Kirby, Petit & Green, of 35 West Thirty-first Street, New York, for the erection of a church edifice for the congregation of the Grace Protestant Episcopal Church, of Nutley, of which the Rev. Herbert D. Cole is pastor. The proposed building will be of stone construction. Lyman Nichols, of 244 Fifth Avenue, New York, is chairman of the building committee. The estimated cost of both structures is \$75,000.

OAKLAND, CAL.—Arrangements are being made by the Claremont Hospital Association (Dr. H. G. Thomas, president), according to reports, to erect a hospital at a cost of \$130,000.

It is reported that several architects have been invited to submit plans and sketches illustrative of their ideas for the new city hall. Address Mayor Mott.

OVERLIN, O.—Cass Gilbert, 11 East Twenty-fourth Street, New York, has let general contract to George Feick, Sandusky, O., for a one-story stone and concrete chapel, 110x163 feet, on the college grounds for Oberlin College, Oberlin. Cost, \$125,000.

OGDEN, UTAH.—James Knox Taylor, Supervising Architect of the Treasury, Washington, D. C., has rejected all bids received for an extension for the Ogden postoffice and will reissue plans and specifications for a larger building.

ORFINO, IDAHO.—Architect J. H. Nave, of Lewiston, is working on plans for a handsome administration building for the North Idaho Insane Asylum. The plans show a building of stone with granite trimmings, with wide verandas supported by large columns, two stories, attic and basement.

OSCEOLA, MICH.—F. W. Hessenmueller, architect, Calumet, has completed plans for a \$55,000 school, and bids are now being taken.

OTTUMWA, IA.—The Sisters of the Humility of Mary are reported to have secured a site north of this city, on which it is proposed erecting an academy and boarding school to cost \$70,000.

PARKVILLE, CONN.—B. H. Hibbard Co., of New Britain, has secured the contract to erect at Parkville for the Royal Typewriter Co., of Brooklyn, N. Y., two four-story brick buildings, each 300x50 feet, and some smaller buildings at one end of the larger structure. The company plans to erect a \$350,000 plant eventually, but only part of it is to be built at present.

PENSACOLA, FLA.—Members of the First Methodist Church have accepted plans prepared by Badgley & Nicholas, of Cleveland, O., for a \$100,000 edifice. J. B. Cummings, chairman building committee.

The Knights of Pythias, it is said, propose to erect a new lodge building in this city, estimated to cost \$35,000.

PHILADELPHIA, PA.—Architect L. Cass Miller has completed plans for a magnificent private residence for Miss M. Baird. It will be located at 1506 North Sixteenth Street, and plans provide for a three-story building, measuring 36x90 feet, to cost

about \$65,000. It will be built of brick and stone and the interior will be elaborately finished and decorated.

Builder Thomas Seeds, Jr., is about to start work on extensive improvements which are about to be built for the Art Club, at Broad and Chancellor Streets, from plans and detailed specifications by Newman & Harris, architects. Plans provide for three-story addition, measuring 42x62 feet, of brick and stone, and for remodeling and renovating the present building.

A residence will be built at Ridley Park for R. S. Pomeroy, owner, from plans and detailed specifications by Charles L. Hoffman, architect. Designs show a three-story building. It will be built of stone and shingle and interior will be finished in hardwood and have all modern improvements, including hot water heat, electric light, tile and mosaic work, etc.

A new dormitory will be built on the south side of Spruce Street, west of Thirty-sixth Street, for the University of Pennsylvania, from plans and specifications by Cope & Stewardson, architects. It will be a four-story building, measuring 77x37 feet, and will be built of brick with stone trimmings, finished in hardwood, and have all modern improvements and appliances.

The police station at Thirty-seventh street, Woodland Avenue and Spruce Street, it is stated, will be torn down in the near future, as the site will be used for erecting a large addition to the Wistar Institute of the University of Pennsylvania. The addition will contain laboratory and experimenting and demonstrating rooms.

Ballinger & Perrot, architects, 1200 Chestnut Street, have prepared plans and specifications for a building on the west side of Fifth Street, south of Locust Street. The building will be erected on the old Free Quaker burial ground, at a cost of about \$350,000, for the Locust Realty Co., which recently took title to the ground. The building will be erected by Moore & Co., who have been awarded the contract, and will start work at once. It will be five stories high, with a basement, and will measure 116x198 feet, with a reinforced concrete skeleton construction and curtain walls of brick and terra-cotta trimmings. The construction will include tower fire escapes, a brick enclosed stairway, and electric elevators. A driveway leading from Fifth Street will measure 32x100 feet, and a loading platform 21x76 feet will be provided.

It is probable the Manufacturers' Club, 1409 Walnut Street, will erect a club building. According to the description given out by the building committee, the basement will contain a swimming pool, a barber shop, bowling alleys, Turkish and shower baths, a kitchen and pantries. On the first floor will be a hall, with an open stairway, reception, reading and billiard rooms, a men's café, an office and coat-rooms. The second floor will have several dining-rooms and coffee and smoking-room. The third floor will contain a hall in the rear 25 feet high, capable of seating 1,000 persons. The fourth floor will contain meeting rooms and halls and the requisite committee rooms for the accommodation of local, State or national business bodies. The fifth, sixth and seventh floors will each have twenty-four sleep-

ing rooms, with baths, and possibly an eighth floor, similarly fitted, may be provided. The roof garden will be a special feature on both the Walnut Street and Broad Street fronts.

The Villanova Company, Ltd., has held plans prepared by Architects Bailey & Bassett for two residences which the company will erect at Villanova, Pa. The buildings will be three stories high, measuring 24x119 and 35x108 feet. They will be built of brick and stone and the interior will be handsomely finished and decorated and have hot water heat, electric light and all modern appliances.

Doak & Co. and Stacy Reeves & Sons are estimating on a \$100,000 addition to the Women's Medical College on North College Avenue, east of Twenty-second Street. It will be a six-story structure, of brick and terra-cotta.

PITTSBURG, PA.—The Howard Hager Company, 6024 Penn Avenue, has the contract for the erection of the eight-story building of the Liberty National Bank, Penn and Sheridan Avenues, East End. Cost, \$125,000.

The D. H. Burnham Company, of Chicago, who prepared plans a couple of years ago for a twenty-four-story store and office block, to be erected on Smithfield Street for the H. W. Oliver estate, is now receiving bids for the erection of the structure and it is the intention to commence work on it next spring. The building will be the largest and one of the highest in the city, extending along the west side of Smithfield Street from Oliver Avenue to Sixth Avenue, and is expected to cost around \$2,500,000. It was first intended to put up the building two years ago, but work was postponed then, and again last year. The erection of a building covering the entire square will require the razing of the six-story steel frame Murland Building at Sixth Avenue and Smithfield Street, covering 20x60 feet, for which the late H. W. Oliver, four years or more ago, paid \$400,000 in order to complete the site for the new structure.

While officials of the Union Trust Company are very reticent about the project of constructing a building on the company's property at Wood and Diamond Streets, it is said work on it will be commenced next spring, but whether the structure will be of the skyscraper type has not been officially announced. The First National Bank will also have its new building at Wood Street and Fifth Avenue under way next spring, and in the next month the superstructure of the Keenan eighteen-story office and store building at Liberty Avenue and Seventh Street will probably be started.

POLK, PA.—Architect F. J. Osterling, Times Building, Pittsburg, has prepared plans for three two-story buildings for the State Institute for Feeble-minded, at Polk. Estimated cost, \$100,000.

PORTLAND, ME.—F. A. Thompson, 156 Free Street, it is stated, is preparing plans for a six-story business building to be erected at 16 Casco Street.

PORTLAND, ORE.—Architects MacNaughton, Raymond & Lawrence have prepared plans for a Y. M. C. A. building to be erected at Seventh and Taylor Streets to cost \$700,000.

PORTSMOUTH, N. H.—Sealed proposals, endorsed "Proposals for Power House," will be received at the Bureau of Yards and Docks, Navy Department, Washington, until 11 o'clock A.M., September 21, 1907, and then and there publicly opened, for constructing an extension of the power house building at the navy yard. Plans and specifications can be seen at the bureau or will be furnished by the commandant of the navy yard named. William M. Smith, Acting Chief of Bureau.

RENTON, WASH.—The Seattle Car Mfg. Co., whose plant at Youngstown was recently destroyed by fire, will move to this town, it is reported, and will begin the erection of a new plant to cost \$250,000 at once.

RIVERSIDE, CAL.—Proprietor Frank A. Miller, of Glenwood Mission, is in Europe collecting ideas in architecture, furniture, furnishings, etc., to be used in the construction of a big hotel in the Yosemite Valley. Now that the Yosemite Park has become Government property, it is being supervised and cared for in the same manner as Yellowstone Park, and Mr. Miller, as well as his associates in the enterprise, is convinced that it offers great advantages for tourists who go to that far western "Garden of the Gods." The hotel project is being supported by capitalists and Western railway interests. The building will be of rugged stone, conforming with the natural formations of cliffs and precipices that surround the Yosemite Valley. There will be much of European architecture and art, combined with local styles, in construction.

ROCHESTER, MINN.—It is stated that plans have been completed and bids for the erection of a \$100,000 addition to the Academy of Our Lady of Lourdes will be opened soon. The Academy is managed by the Sisters of St. Francis.

ST. LOUIS, MO.—Plans and specifications are being prepared in the office of Cass Gilbert, 11 East Twenty-fourth Street, this city, for a large new public library building to be erected at St. Louis, Mo., for the St. Louis Public Library. It will be of fireproof construction, to have the latest improvements and appliances. Cost, about \$1,000,000. Previously reported.

Architect T. C. Link, 308 North Sixth Street, is receiving bids for several buildings for the Robert A. Barnes Hospital. Estimated cost, \$135,000.

ST. PAUL, MINN.—Lewis Lockwood, architect, reports the general contract to erect the Patterson Building, on Fifth Street and Broadway, was let to Butler Bros. Twin City pressed brick will be used and Bedford cut stone trimmings. Fireproof construction throughout. Cost, \$100,000.

The Sainly City Council, U. C. T., 160 West Ninth Street, has appointed a committee to consider erecting a building in the downtown district. Cost, \$75,000.

It is said that a four-story brick building will be erected at Sibley and Third Streets for Jos. Strone at a cost of \$90,000.

SAN ANSELMO, CAL.—Reports state that prominent clubmen of San Francisco have organized a club at San Anselmo to be known as the Epicure Club, and propose to erect a large clubhouse in this city.

SAN ANTONIO, TEX.—C. C. Gibbs is pre-

paring to erect an eight-story business building at Houston Street and Avenue D, at an estimated cost of \$100,000.

SAN FRANCISCO, CAL.—Reports state that the Pacific Steel Corporation, in which Jas. A. Moore, of Seattle, Wash., is interested, proposes establishing a plant on San Francisco Bay to cost about \$30,000,000 for the manufacture of structural steel, pig iron and bar iron.

Press reports state that the Thompson-Starrett Co., 2053 Sutter Street, San Francisco, has general contract to erect a three-story building on the corner of Stockton and O'Farrell Streets for the D. Samuels Lace House Co., Sutter Street and Van Ness Avenue, at a cost of \$300,000. The structure is to be completed the early part of 1908. Hyman Bros. are the owners of the property, the dimensions of which are 137 feet 6 inches by 137 feet 6 inches. The structure will be a fireproof Class A building. Its facing will be of brick, with ornate terra-cotta trimmings, and iron and glass awnings will extend across the sidewalk over each entrance. Meyers & Ward, Kohl Building, are architects.

A bond issue of \$2,000,000 to build a four-story Class A building to replace the Larkin Street wing of the City Hall, to conform in architectural effect to the general plan of the structure, and a bond issue of \$750,000 to replace the Hall of Justice with a Class A structure has been recommended by the Supervisors.

Mrs. B. Scheideman has applied for a permit to erect an eight-story brick office building at the corner of Stockton and Sutter Streets to cost \$160,000.

It is said that application has been made by the Keystone Real Estate Co. for a permit to erect a six-story apartment house on the corner of Hyde and Washington Streets, at a cost of \$250,000.

SIoux CITY, IA.—The Sioux City Auditorium Co. has deferred appointing an architect until the decision is reached in regard to a site for the building.

It is reported that a modern four-story brick parochial school and academy will be built upon St. Patrick's church grounds next spring.

SOUTH OMAHA, NEB.—The members of the St. Francis Roman Catholic Church at Thirty-second and H Streets will erect a church to cost about \$90,000.

ST. LOUISVILLE, O.—The National Amusement Company will build a theatre at this place. Cost, \$50,000. Address president of the company.

SYRACUSE, N. Y.—Reports state that the Anglers Association of Onondaga is considering a plan to erect a clubhouse on the shore of Oneida Lake.

TACOMA, WASH.—The Hunt-Mottett Co. is reported to have awarded the contract to erect their building on Pacific Avenue and Twenty-first Street to Jos. Wells. The total cost of the building, including plumbing, etc., is to be about \$60,000.

A twenty-four-story building, it is said, will be erected on Pacific Avenue, C Street and Cliff Avenue at a cost of \$6,000,000. The building will be a combined hotel and office building, storage and warehouse and into its basement the Northern Pacific Ry. Co. will run four side tracks. The top ten stories will be the

hotel and will contain about 700 rooms. There will be an office section of the building, and below this will be six stories for warehouse purposes, leaving the lower six stories for storage purposes. The building will be of steel and brick construction and absolutely fireproof. Architect E. W. Houghton, Collins Building.

A. P. Gilies, representing the Imperial Development Co., is stated to have secured a permit to erect a twenty-four-story building on Pacific Avenue and C Street, to cost about \$6,000,000.

TOLEDO, O.—A large concrete hotel, with 250 rooms, will be ready to accommodate visitors to Toledo Beach when that resort reopens for the 1908 season. Plans are now being drawn by Bacon & Huber, architects, and the contract will be awarded within the near future. The new structure will be two stories in height and modern in every detail.

TOMAHAWK, WIS.—Sealed proposals for the erection of a school building, including all labor and material, will be received by the City Clerk of Tomahawk, Wis., until 8 o'clock P.M. on the 17th day of September, 1907. All bids must be in strict accordance with the plans and specifications prepared by Henry Wildhagen, of Ashland, Wis., which may be seen at the office of the City Clerk, Tomahawk, Wis., on and after August 24, 1907, and may be seen on application to Henry Wildhagen, architect, at his office, Ashland, Wis.

VANCOUVER, B. C.—C. P. Hill, manager of the Hillcrest coal mines of Alberta, is reported to have stated that the construction of a blast furnace for the manufacture of iron and steel will be commenced soon near Kootenay Landing. The cost of the plant will be about \$2,500,000.

VERMILION, S. D.—The Regents of Education of the State of South Dakota will receive sealed proposals up to September 26, 1907, for the construction of a law building on the campus of the University of South Dakota. All work to be done in accordance with plans and specifications prepared by Architect Joseph Schwartz, Sioux Falls, S. D.

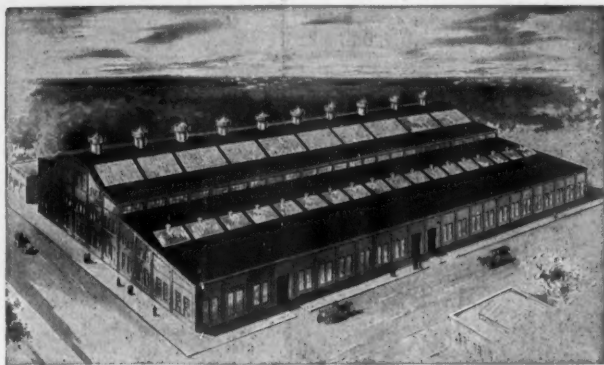
VICKSBURG, MISS.—Bishop Theo. D. Bratton, of Jackson, writes that it is proposed to erect an Episcopal College at Vicksburg, to cost about \$60,000. Plans have not yet been selected.

WICHITA, KAS.—The building committee of the Baptist church is preparing to erect a new edifice at the corner of Lawrence Avenue and Second Street to cost \$60,000.

WILDWOOD, N. J.—A new City Hall will be erected at Wildwood, N. J., plans for which are being prepared by H. L. Reinhold, Jr., and D. M. Van Horn, associate architects of this city. It will be a three-story building, measuring 44x66 feet. It will be built of brick, stone and iron, with steam heat, electric light, etc.

WOONSOCKET, R. I.—The Lawton Spinning Co. is reported to be having plans prepared for a four-story brick addition which it is proposed erecting to the plant in the Privilege District. Probable cost, \$500,000.

ZANESVILLE, O.—The members of the Methodist Church are reported to be planning to erect a \$50,000 edifice.



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COMPETITION

Competitive plans and specifications will be received at the office of George F. Horton, County Engineer, Houston, Texas, up to noon, November 5, 1907, for \$500,000 fireproof Court-house for Harris County, Texas. First prize, acceptance of plans; second prize, \$1,000; third prize, \$500.

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PROPOSALS.

Treasury Department, Office of the Supervising Architect, Washington, D. C., August 29, 1907.—Sealed proposals will be received at

this office until 3 o'clock p. m. on the 17th day of October, 1907, and then opened, for the construction of an extension, remodeling, etc., including mechanical equipment (except lift), to the U. S. Post Office and Court House at Peoria, Illinois, in accordance with drawings and specifications, copies of which may be had at the office of the Custodian at Peoria, Illinois, or at this office, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1654-1655)

Treasury Department, Office of the Supervising Architect, Washington, D. C., August 29, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 21st day of October, 1907, and then opened, for the construction (complete) of the U. S. Post Office at Des Moines, Iowa, in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Postmaster at Des Moines, Ia., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1654-1655)

Treasury Department, Office of the Supervising Architect, Washington, D. C., September 9, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 16th day of October, 1907, and then opened, for the construction, complete, of the extension to the U. S. Post Office at Springfield, Ohio, in accordance with the drawings and specification, copies of which may be had at this office or at the office of the Custodian at Springfield, Ohio, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1655-1656)

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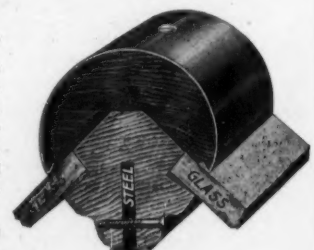
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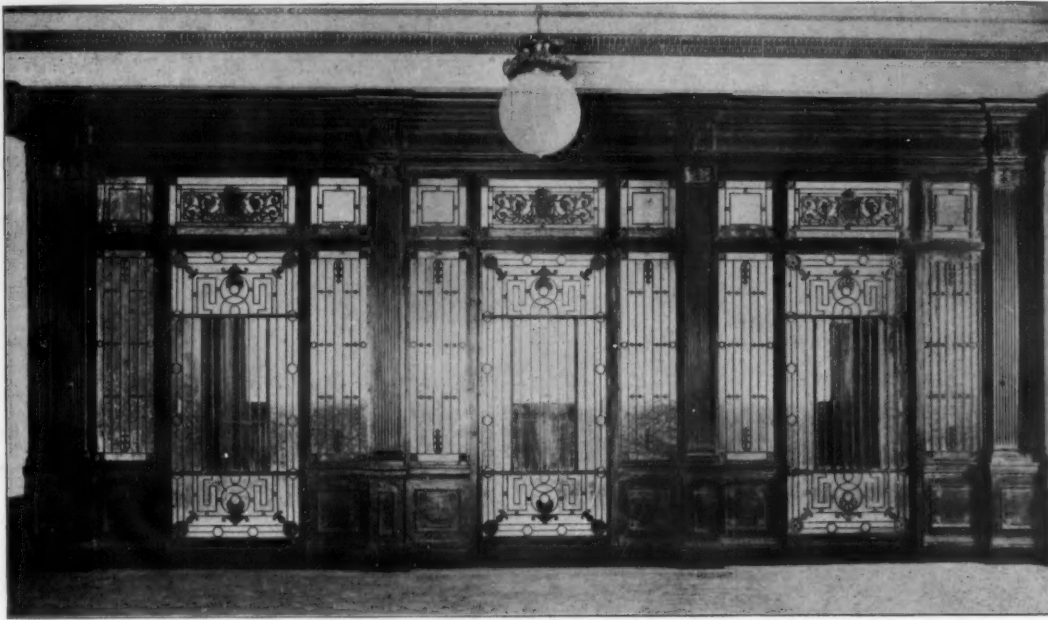
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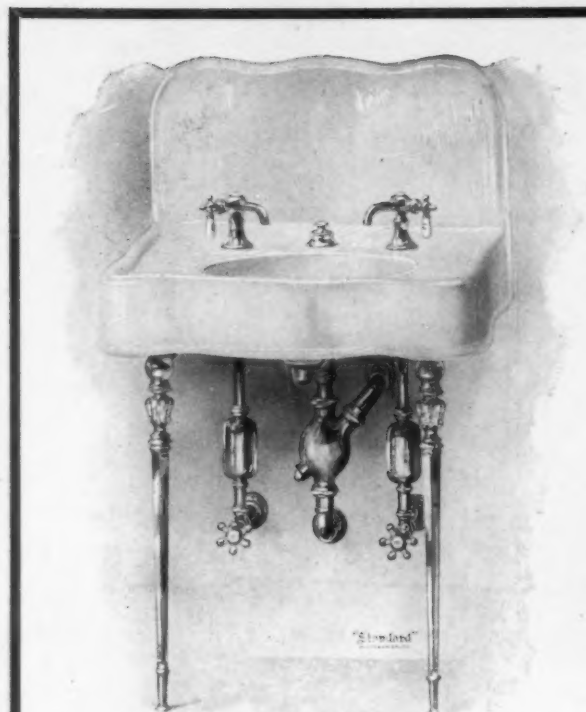
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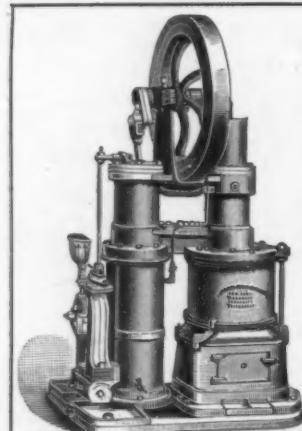
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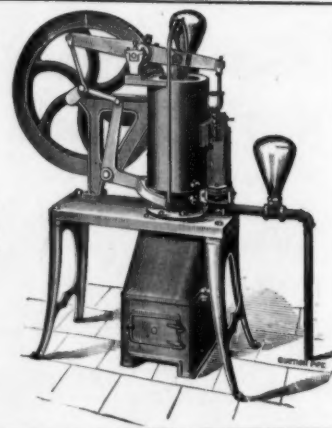
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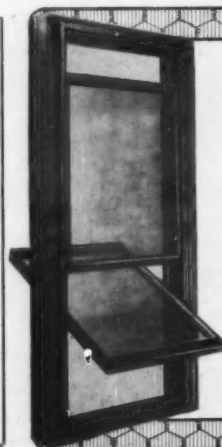
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