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The AMERICAN ARCHITECT AND BUILDING NEWS

Regular Edition

Vol. XCII.

DECEMBER 14, 1907.

No. 1668.

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Protestant Church at Strehlen, Germany (two plates).

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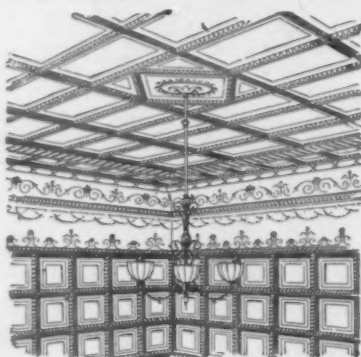
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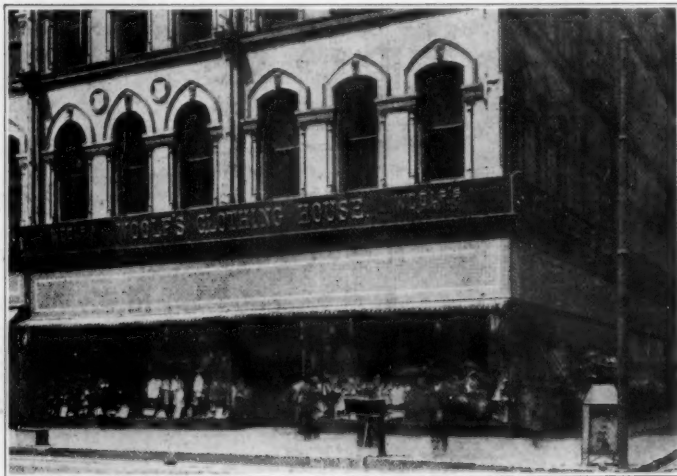
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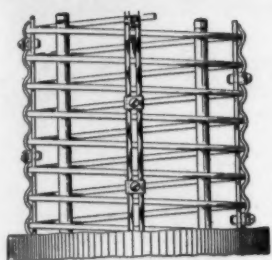
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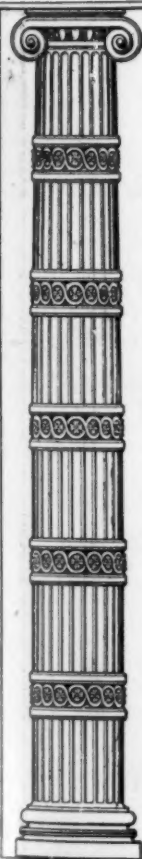
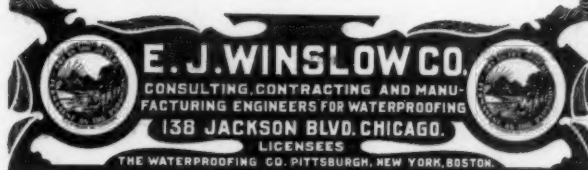
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14

COLLAPSE OF BIG TANK.

A HUNDRED-FOOT STRUCTURE FALLS THROUGH WALL.

Fifteen Thousand Gallons of Water Flood Geo. H. Hees' Factory, in Consequence of Collapse of Supports Under Huge Tank.

With the collapse of a tank containing 15,000 gallons of water yesterday evening at twenty minutes to six about \$35,000 damage was done to the factory building and contents of George H. Hees, Son & Co., manufacturers of window shades and upholstery goods, on Pears avenue. The damage is covered by insurance. The tank had but just been completed for the company by the Ontario Wind Engine & Pump Co., and was gradually being filled with water from the main for the first time, there being about 15,000 gallons in it when it fell, this amount equalling a weight of about 75 tons alone. With the tank the total structure towered a hundred feet in the air and the whole seems to have collapsed like a pack of cards. The tank fell away from the factory and was so utterly destroyed that scarcely a single hoop is unbroken. It broke down the yard fence round the house at 262 Davenport road, and of thirty fowls in a coop sixteen were killed. Flying wood broke windows in the same house, and dirty water was spurted everywhere.

The neighborhood felt a shock like that of an earthquake. The only man in the building at the time was James Collins, the watchman. He was on the third story when the tank came down, and the tangled mass of steel ripped through the factory walls not ten feet away from where he stood.

The Yonge street fire brigade was soon on the spot, and the engine started to pump out the ten or twelve feet of water flooding the basement.

"I cannot think," said Mr. Hees to a Globe representative, "that the foundations were faulty; I believe that the steel in the structure must have buckled." A small hole has been punched in the roof on the top story, but the main damage is on the first and second stories, and, of course, to the basement. The work was to cost \$3,000.

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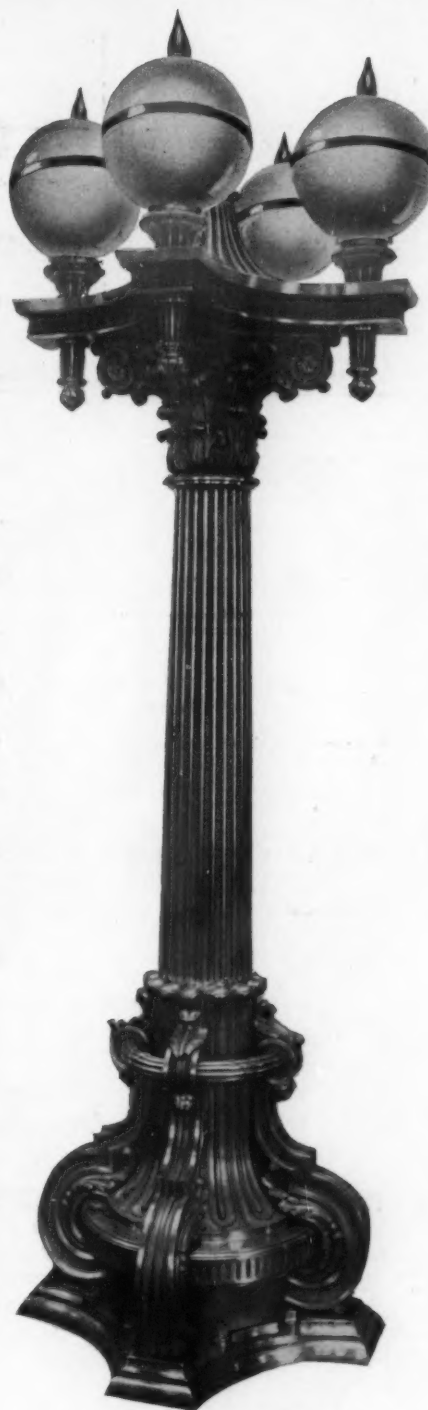
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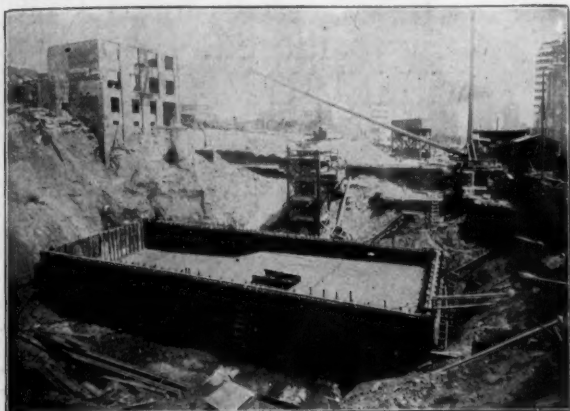
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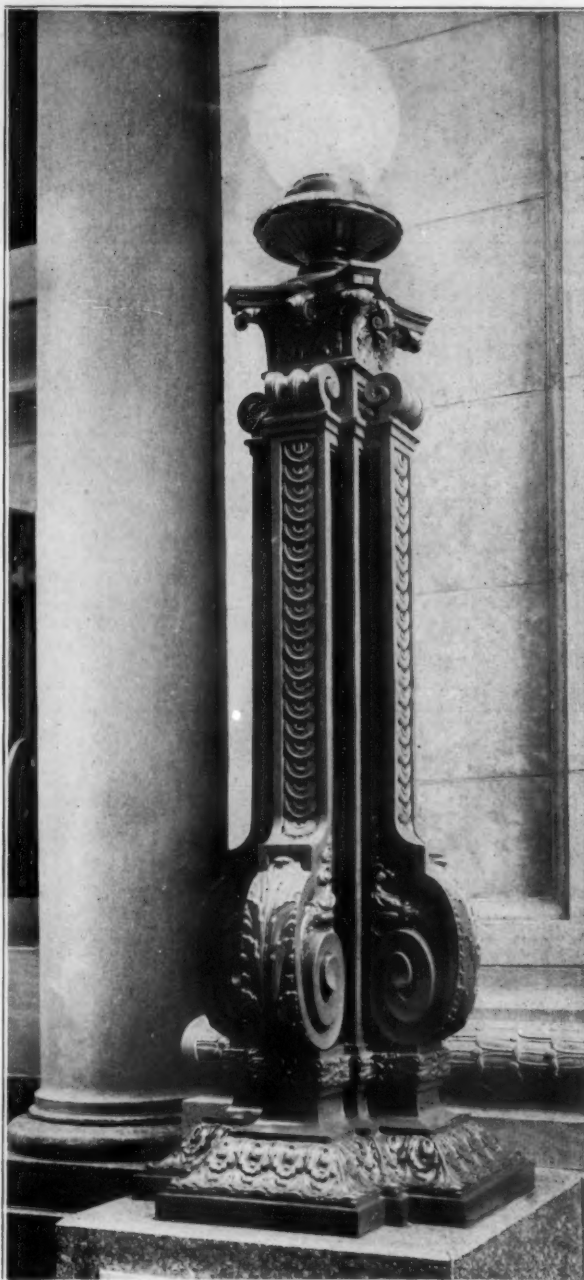
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REPORT OF THE COMMITTEE ON REVISION OF SCHEDULE OF CHARGE, A. I. A.

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THE report presented at the recent convention of the American Institute of Architects by the Committee on Revision of Schedule of Charges and the more significant parts of the discussion that followed its reading are printed elsewhere in this number. The practical difficulties in the way of making anything like a perfect schedule—one that would suit alike practitioners in places so far apart as Portland and Los Angeles or so unequal in size as New York and Patchogue—are doubtless very great. It will be readily admitted that the five per cent. schedule is not suited to prevailing conditions everywhere and that the new schedule is an equitable one when used in cities of the first class, where the cost of running a well-equipped office has vastly increased of late years. But we cannot help wishing that a scheme could be devised which would permit self-respecting members of the Institute, working in the smaller and remoter places and inevitably controlled by local conditions, to collect their much lower percentage without feeling that they are so far transgressing the rules laid down by the Institute.

VERY desirable addition to the committee's report would be a clear definition of what are the drawings, memoranda, specifications, and so on which constitute the "Preliminary Studies" and "Working Draw-

ings and Specifications" upon the delivery of which certain payments to the architect fall due. When a piece of work is carried to completion the lack of such an official definition is not particularly material either to the architect or his client; but it becomes of real importance in the case of work abandoned at one stage or another and when the client is found to be contentious. An architect who brings into court various kinds of incomplete and ineffective material and offers them as "Preliminary Studies" and "Working Drawings" when suing for compensation under the Institute's schedule always reflects discredit on the profession. There is no doubt that the architect who gives his client full and efficient service can earn every cent he is entitled to receive under the new schedule, but he should take care that the evidences of this service may always be forthcoming.

A GOOD change has been the inclusion in the new schedule of a plain statement that the Institute is not a trade-union, but a professional body, and does not undertake to enforce the rates it recommends. Over and over again in the discussion we come upon such statements as these: "Each chapter should consider the schedule with respect to its own special conditions and increase the rates as the judgment of its members warrant;" "any variation from the schedule . . . may properly be left to individual members or chapters;" and particularly this: Mr. Barber—"As I understand, the schedule simply covers minimum charges and each architect makes his own personal schedule," with the President's rejoinder from the chair: "Yes, and it may be higher or lower." This plain official pronouncement goes far to do away with the difficulty mentioned in the opening paragraph.

THERE is something pathetic about the situation of the promoters of the exposition at Jamestown, and we wish, since they are in such trouble, it might at least serve a useful purpose as a warning and put a final stop to these wasteful ventures that are foredoomed to failure. The Centennial Exhibition was vastly worth while, as it served to inform the country itself and the world at large that it had recovered from the effects of the Civil War, and was ready to make progress. The Chicago Fair, again, was well worth while to the country at large, unfortunate as it was for Chicago itself. The Louisiana Purchase Exposition alone was beneficial to the country, to the promoters and to the community where it was held; but this was due to the fact that for long years St. Louis had been, as it were, "sold short" in the matter of those municipal equipments and conveniences that go to the making of a metropolitan city. So the outlay that was made for the accommodation and handling of visitors provided merely so many needed utilities which a wealthy community could well afford to have. But elsewhere fairs have been anything but blessings to their promoters and the towns in which they were held.

Report of the Committee on Revision of Schedule of Charges, A. I. A.

THE reasons given in the resolution of the last convention creating a committee to consider the remuneration of the architect, are that conditions have changed greatly in the profession of architecture in recent years; that the burden and expense of the architect's work have increased enormously, and that the basis of his remuneration has remained practically unchanged since the foundation of the Institute.

That conditions have changed in architectural practice needs probably no amplification, but it may be well to note how much greater demands, both artistic and constructive, are made upon the practitioner of the present day. The preliminary training of the architect requires many years of arduous application. The service which the architect is called upon to render is many times more varied and burdensome than formerly, by reason of the wider prevalence of artistic comprehension and consequent demand on the part of the public, and by reason of new methods of construction, new materials, new sanitary and mechanical equipment. The problems, however, which the architect is called upon to solve, from conception to execution, are infinitely more vast and complex than ever before. It can readily be seen that these conditions make necessary more elaborate, intricate and concise drawings and specifications, closer and more constant supervision. Office forces have had to be increased, sub-divided into departments, organized and systematized, for which trained assistants commanding high salaries are required, not only for the principal but for the minor positions. With the advance in the cost of living, rentals have been raised as have the incidental items of office maintenance.

These statements are self-evident, but, on the other hand, the multitude of new requirements in modern building construction, the greater elaboration of design, the better methods of construction now generally adopted, the increased cost of building materials and the higher wages paid to workmen in all the trades, have increased the total cost of building operations. As it is on this total that the architect's remuneration is based, his gross earnings are greater, but the point to be considered is whether they are commensurate with the increased service demanded.

In order to arrive at a general expression on this point, the Committee addressed a series of questions to each Chapter of the Institute. These questions bore upon the net average compensation of the architect, upon the application of the minimum rates as defined in the present schedule to all classes of work indiscriminately, upon other possible systems of charging than the percentage in common use, upon the ability of practitioners to secure the minimum rates of the schedule, upon charges for expert services and other matters which can best be presented by a summation of the answers received.

As indicating the widespread interest in the subject, answers more or less complete were received from twenty-two of the twenty-eight Chapters. The six Chapters from whom answers have not been received are Indianapolis, Central New York, Buffalo, Colorado, Washington State and Dayton. The membership of some of these is widely scattered, and any combined expression of opinion difficult to secure. Parallel conditions exist, however, in other Chapters, so that the information received covers fairly the entire country.

Three classes of opinions exist regarding the sufficiency of the present minimum charges. In many of the largest cities, especially in New York City, the minimum rates are stated as too low. In nearly all cities of the intermediate class, the minimum rates are satisfactory for all work except residences. In the smaller towns and in the South, the minimum rates are considered sufficient for all classes of work, in many instances difficulty being experienced in securing them.

An opinion frequently expressed in the answers is that for large operations of the simpler sort, such as mills, warehouses, manufacturing buildings and other buildings approximating these in character, the net return is sufficient to warrant a rate less than the minimum specified.

With the exception of New York and Cleveland, which recommend a rate of 6 per cent., and of San Francisco which would place theatres on a 7½ per cent. basis, all the Chapters are sat-

isfied with the present 5 per cent. rate except for residential work. An increase on residential work is very generally conceded as imperative. The rates proposed vary from 6 per cent. to 7½ per cent. flat; or a sliding-scale beginning with 10 per cent. on the first \$10,000 of cost and averaging in one instance as high as 8 per cent. on an operation of the value of \$100,000.

The report of the New York Chapter in respect to this item stands alone in that it proposes, *First*, that there shall be two principal groups, City Work and Suburban Work, each of which shall be sub-divided into seven classes, (a) Domestic, (b) Commercial, (c) Public and Semi-Public, (d) Monumental, (e) Landscape Work, (f) Special Interior Work, Decorative Work, Furniture and Fixtures, (g) Work involving alterations and additions to existing work; and, *Second*, that the client shall have the option of employing the architect on a percentage basis, or on the basis of an honorarium plus expenses. The report fixes percentages for every class of work on both bases of charging. It is of so great interest and shows so much thought, that it is appended in full below. All the questions asked by the Committee (the same submitted to all the Chapters) are stated verbatim in the report, together with the answers of the New York Chapter.

With respect to the possibility of securing increased rates, while nearly all Chapters reply in the negative in so far as general work is concerned, all but six (Kansas City, Atlanta, Iowa, Connecticut, St. Louis, Cincinnati) report that an increase could be secured on residential work.

There is practically no endorsement of the suggestion that the parts of a building to which, in the ordinary application of the schedule, the 5 per cent. rate should apply, be reduced so as to comprise, for instance, the shell merely, and a higher rate, say 10 per cent., be charged on everything else. Opinion would approve rather a definite average increase in the rate.

The substitution, in place of the present schedule, of a system based on the actual cost of production, to the architect, plus an honorarium, has not met with general favor among the Chapters, largely, we think, because it has been so little tried. Where it has been tried, the success has varied greatly, so that your Committee feels that it cannot recommend the method for adoption into the Institute schedule. A resolution of the Executive Committee of the New York Chapter, which accompanies the report of that Chapter, expresses the same view. It would seem that further inquiry into the subject, with a detailed record of actual experience, might be profitable. There can be no doubt that in some cases, the system is distinctly to the client's advantage, improves the conditions under which the architect works, and at the same time gives the architect a reasonable fee; but coincidentally, there is a supervision of the expenses and management of the architect's practice by the client which might easily hamper the best effort of the architect, detract from the best service to the client, and multiply chances of dispute.

The adoption of an increased schedule by the Institute would, in the opinion of most of the Chapters, be helpful in securing higher rates, but the increase would have to be a reasonable one, and in some localities it would take a considerable time to establish. Other Chapters believe the Institute's formal action in this respect would be without effect.

Replies to the question whether the members of the various Chapters live up to the present schedule, were either on the one hand most reassuring, or on the other most disappointing. In some districts the rates reported fall so far below what would seem to be not only a fair compensation but the actual cost of producing good work, that one is forced to ask how it is possible to continue in practice under such conditions. The reasons alleged are competition and underbidding. The state of architectural practice in such communities is deplorably low and it is scarcely fair that the profession in more enlightened communities, which means the greater part of the territory covered by the Institute, should be thereby hampered in the determination of usual and proper charges.

The practice of charging for experts' services scarcely exists except in the largest cities of the East. In fact, experts seem to be rarely employed elsewhere. There is no doubt about the

need and value of experts' services, as the client is greatly benefited thereby, to the economy of construction and operation. The architects' duties are not diminished by the employment of an expert—in some cases they are increased; the architect is therefore entitled to his usual compensation in addition to the expert's fee.

In attempting a revision of the Schedule of Charges, several important facts must be borne in mind.

The existing schedule, irrespective of its merits, has after many struggles been established as an accepted *minimum* rate of professional charges. While the United States Government has only so accepted it in the last few years, it has been cited in the courts for a much longer time.

The existing schedule is clear, concise, businesslike and expressed in good English.

Any schedule adopted by the Institute as its formal pronouncement must be applicable, as far as possible, to the entire country; it must at least not depart far from a fair average rate of remuneration.

Any changes in the schedule should be well considered, absolutely reasonable and defensible, and should above all not interfere in any way with its value as a business and legal document. Great care should be exercised to maintain it as the expression of a professional body in contrast to that of a trades union.

Your Committee, in endeavoring to bear these facts in mind, makes later recommendations, but would ask attention beforehand, to the following suggestions, which have grown out of its investigations, but which it deems inexpedient to incorporate in the formal schedule.

First—In some instances and in some localities, the minimum rates proposed are not remunerative. It should therefore be proper that each Chapter consider the schedule with respect to its own special conditions and increase the minimum rates as the judgment of its members warrants.

Individual practitioners who, by reason of large experience or unusual ability or volume of work or from whatever cause, have achieved a leading position in the profession, have a right to receive, and should demand as a duty to the profession, a higher remuneration than those less distinguished.

Second—The sub-division of the schedule into various rates for various classes of work, as described in the letter of the New York Chapter, is a condition which may become imperative in the course of time, as it has in Germany, for instance, where the schedule of the Union of Architects' and Engineers' Societies is much more sub-divided than that proposed by the New York Chapter.

Third—The system based upon the client's paying all the expenses of production, plus a fixed sum, in compensation of the architect, equivalent to the profit which the architect would realize in carrying out the work in the usual way, is to be recommended where it will improve the character of the work or where, while not detracting from the character of the work, it will be to the owner's pecuniary advantage.

Fourth—It seems inadvisable to state that mills, factories, warehouses and other simple buildings of a similar nature may be executed at less than the minimum rate mentioned in the schedule, as that is not invariably true and some individual freedom must be allowed in such instances.

Fifth—Where, in the execution of work, the architect lets the various parts to more than one contractor, he is entitled to compensation for such services in addition to the usual charges for the professional services enumerated in the schedule.

The changes which the Committee recommends for adoption affect the first four paragraphs of the schedule, and consist:

First—In separating residential work from the general group and increasing the rate to 10 per cent. on the first \$20,000 of cost, 8 per cent. on the second \$10,000, and 6 per cent. upon the remainder of cost in excess of \$30,000. Thus, on a residence costing \$30,000, the charge is 9 1-3 per cent.; costing \$50,000, 8 per cent.; costing \$100,000, 7 per cent.

Second—In fixing the minimum charge on *all* new works costing less than \$10,000 at 10 per cent., and further in stating that such a charge, together with the 10 per cent. stated as minimum for landscape architecture, furniture, monuments, decorative and cabinet work, is in many instances not remunerative, and it is usual and proper to charge a special fee in excess thereof.

The revisions are here set down in detail in a column parallel with the present paragraphs they are intended to replace. The remainder of the paper is unchanged.

PROFESSIONAL PRACTICE OF ARCHITECTS AND SCHEDULE OF USUAL AND PROPER MINIMUM CHARGES.

Present Reading.

The architect's professional services consist in making the necessary preliminary studies, working - drawings, specifications, large-scale and full-sized details, and in the general direction and supervision of the work, for which the minimum charge is 5 per cent. upon the cost of the work.

For new buildings costing less than \$10,000, and for furniture, monuments, decorative and cabinet work, it is usual and proper to charge a special fee in excess of the above.

For alterations and additions to existing buildings, the fee is 10 per cent. upon the cost of the work.

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved.

None of the charges above enumerated covers alterations and additions to contracts, drawings and specifications, nor professional or legal services incidental to negotiations for site, disputed party-walls, right of light, measurement of work, or failure of contractors. When such services become necessary, they shall be charged for according to the time and trouble involved.

Where heating, ventilating, mechanical, electrical and sanitary problems in a building are of such a nature as to require the assistance of a specialist, the owner is to pay for such assistance. Chemical and mechanical tests, when required, shall be paid for by the owner.

Necessary traveling expenses are to be paid by the owner.

Drawings and specifications, as instruments of service, are the property of the architect.

The architect's payments are due as his work progresses in the following order: Upon completion of the preliminary sketches, one-fifth of the entire fee; upon completion of working-drawings and specifications, two-fifths; the remaining two-fifths being due from time to time in proportion to the amount of work done by the architect in his office and at the building.

Until an actual estimate is received, the charges are based upon the proposed cost of the work, and payments are received as installments of the entire fee, which is based upon the actual cost to the owner of the building or other work, when completed, including all fixtures necessary to render it fit for occupation. The architect is entitled to extra compensation for furniture or other articles purchased under his direction.

If any material or work used in the construction of the building be already upon the ground or come into the owner's possession without expense to him, its value is to be added to the sum actually expended upon the building before the architect's commission is computed.

In case of the abandonment or suspension of the work, the basis of settlement is as follows: Preliminary studies, a fee in accordance with the character and magnitude of the work; preliminary studies, working-drawings and specifications, three-fifths of the fee for complete services.

The supervision of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk of the works) means such inspection by the architect, or his deputy, of work in studios and shops, or of a building or other work in process of erection, completion or alteration, as he finds necessary to ascertain whether it is being executed in conformity with his drawings and specifications or directions. He is to act in constructive emergencies, to order necessary changes and to define the true intent and meaning of the drawings and specifications, and he has authority to stop the progress of the work and order its removal when not in accordance with them.

On buildings where the constant services of a superintendent are required, a clerk of the works shall be employed by the architect at the owner's expense.

Proposed Substitutions.

The architect's professional services consist of the necessary preliminary conferences and studies, working-drawings, specifications, large-scale and full-size details, and in the general direction and supervision of the work, for which, except as hereinafter mentioned, the minimum charge is 5 per cent. upon the total cost of the works executed under his direction.

For residential work the minimum charge, except as hereinafter mentioned, is 10 per cent. upon the first \$20,000 of cost, 8 per cent. upon the next \$10,000, and 6 per cent. upon the remainder of cost in excess of \$30,000.

For all new works other than residential, costing less than \$10,000, for alterations and additions to existing buildings, for landscape architecture, and for furniture, monuments, decorative and cabinet work, the minimum charge is 10 per cent. In many instances 10 per cent. is not remunerative and it is usual and proper to charge a special fee in excess thereof.

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved and services rendered.

Respectfully submitted,

EDGAR V. SEELER, Chairman.
WM. RUTHERFORD MEAD.
JOHN M. CARRÈRE.
JOHN LAWRENCE MAURAN.

CHICAGO, November 18, 1907.

APPENDIX.

REPLIES OF THE NEW YORK CHAPTER, A. I. A., TO THE QUESTIONS OF THE COMMITTEE.

1. Do you agree that the present minimum rates as defined in the Institute Schedule of Charges are too low to properly compensate the architect, after deducting fair normal expenses for production? *Ans.*—Yes.

2. (A) Do you think that the present Schedule should apply to all classes of work indiscriminately (i. e., city and suburban, monumental and commercial)? *Ans.*—No.

(B) If you think the rates should be different for different classes of work, state the classification and rates you would propose. *Ans.*—

SUGGESTED CLASSIFICATION.

1. CITY WORK.

- (A) Domestic.
- (B) Commercial.
- (C) Public and semi-public.
- (D) Monumental.
- (E) Landscape work.
- (F) Special interior work, decorative work, furniture and fixtures.
- (G) Work involving alterations or additions to existing work.

2. COUNTRY WORK.

- (A) Domestic.
- (B) Commercial.
- (C) Public and semi-public.
- (D) Monumental.
- (E) Landscape work.
- (F) Special interior work, decorative work, furniture and fixtures.
- (G) Work involving alterations or additions to existing work.

3. (A) Referring to the district covered by your Chapter, do you think the present rate can be increased? *Ans.*—Yes.

(B) If so, how and to what extent? *Ans.*—Not less than 30 per cent.

4. Do you think it would be advisable, retaining the present charges of 5 per cent. on the constructive parts of the building and 10 per cent. on the decorative, to reduce the items to which the 5 per cent. rate would apply and increase those to which the 10 per cent. rate would apply? If so, where would you draw the line? *Ans.*—If the present method of charges should be adhered to, we would then suggest 5 per cent. on shell, 10 per cent. on everything else, including plumbing, heating, lighting and ventilation.

5. (A) Do you believe a different system of charging (already in use with some architects or attempted) based on the cost to the architect, plus an honorarium or percentage, would be generally practicable? *Ans.*—Yes, decidedly so.

(B) Give reasons for and against. If approved, state details of operation. *Ans.*—Reasons are obvious; the operation a matter for discussion.

6. (A) Has any member of your Chapter given the system mentioned in question No. 5 a trial? *Ans.*—Yes.

(B) If possible to secure a statement of his experiences and opinion, include it with these replies. *Ans.*—Not practical to obtain it, as the experiment is too recent, but so far has been very satisfactory.

7. Would the adoption of an increased schedule by the Institute help you to secure higher percentages? *Ans.*—Yes.

8. What percentage of your members lives up to the present schedule? *Ans.*—Practically all.

9. If any do not, what reasons can be given for not so doing? *Ans.*—Special work in special cases.

10. (A) Is the practice of charging for experts' services, in addition to the regular charge, common and usual among the members of your Chapter? *Ans.*—Yes.

(B) If so, to what kind of expert services does it apply? *Ans.*—Heating, lighting, plumbing, ventilation and special topographical and mechanical engineering problems.

11. Have you other suggestions to make respecting the schedule of charges, whether referring to the points mentioned or otherwise? *Ans.*—Would suggest the adoption of a new sched-

ule making it optional with the client to employ the architect on the present basis of a commission or on the basis of an honorarium plus expenses. In the first case we believe that the work should be classified and that the commission should vary with different classes of work and in all instances should be progressive and should be made higher than the present rates. In case of a charge based on expenses plus honorarium, the honorarium should be calculated by adding to the cost of the draftsmen's salaries a percentage for office expenses sufficient to include the salaries of clerks, stenographers and others whose services are general in character and also to cover expenses for absences due to illness, vacations, etc.

We believe that the charge for expenses should be equal to 50 per cent of the item of salaries; that is to say, that the total expenses should be equal to the salaries, plus 50 per cent. As to the honorarium, the following table covers both systems:

CITY WORK.

Class A (Domestic)—

Previous Method.	New Method.
On shell—7 per cent. on 1st \$100,000.	3 per cent.
6 per cent. on 2d \$100,000.	
5 per cent. on balance of cost.	
On all other parts of work—10 per cent.	5 per cent.

Class B and C (Commercial, Public and Semi-Public)—

On shell—6 per cent. on 1st \$100,000.	3 per cent.
5 per cent. on balance of work.	

Class D and E (Monumental and Landscape Work)—

10 per cent.	6 per cent.
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Class F (Special Interior Work, Decorative Work, Etc.)—

10 per cent.	6 per cent.
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Class G (Work Involving Alterations, Etc.)—

10 per cent.	6 per cent.
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COUNTRY WORK.

Class A (Domestic)—

Previous Method.	New Method.
On shell—10 per cent. on 1st \$50,000.	4 per cent.
6 per cent. on balance of cost.	
On all other parts of work—10 per cent.	6 per cent.

Class B and C (Commercial, Public and Semi-Public)—
(Same as city.)

On shell—6 per cent. on 1st \$100,000.	3 per cent.
5 per cent. on balance of work.	

Class D and E (Monumental and Landscape Work)—

10 per cent.	6 per cent.
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Class F (Special Interior Work, Decorative Work, Etc.)—

10 per cent.	6 per cent.
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Class G (Work Involving Alterations, Etc.)—

For work under \$50,000, 15 per cent.	8 per cent.
For work over \$50,000, 10 per cent.	6 per cent.

RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF THE NEW YORK CHAPTER, JUNE 20, 1907.

RESOLVED. That while the Executive Committee of the New York Chapter thinks the plan of an honorarium plus cost in lieu of a percentage charge would be a desirable one in certain cases and that any architect should be permitted to use it if he thinks wise (provided that such honorarium be not less than one-half of the present schedule rates), it is opposed to the incorporation of this method of charge in the schedule approved by the Institute, for the reason that it would weaken our schedule as a recognized standard of practice.

MINORITY SUBSTITUTE FOR RATES PROPOSED IN THE MAJORITY REPORT OF THE COMMITTEE ON REVISION OF SCHEDULE OF CHARGES.

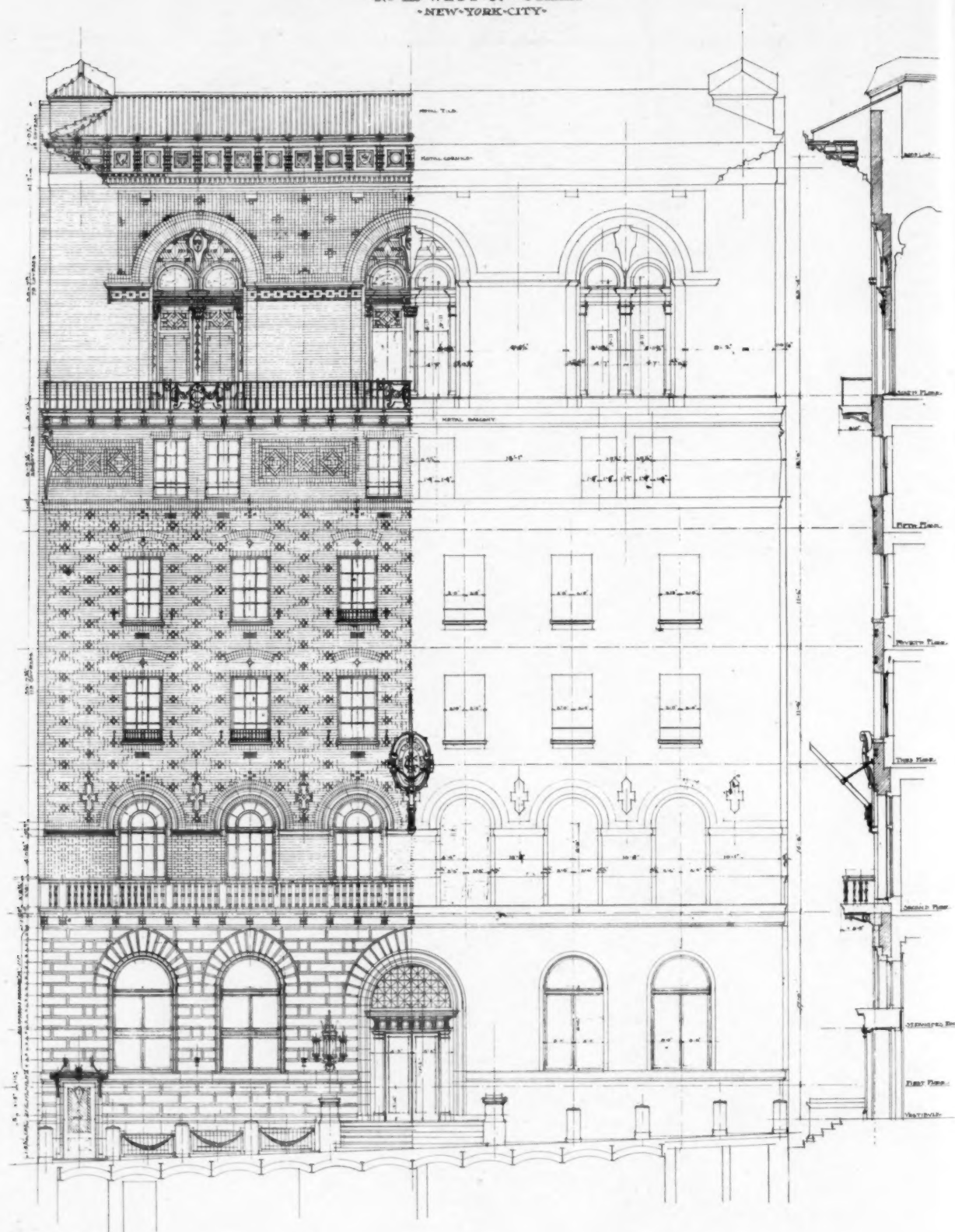
Strike out paragraphs 2 and 3 of the schedule proposed in the report and in place thereof substitute the following:

For residential work the minimum charge, except as herein-after mentioned, is 7 per cent. upon the first \$20,000 of cost and 6 per cent. upon the remainder of cost in excess of \$20,000.

For residential work costing less than \$10,000, 7 per cent. is in many instances not remunerative, and it is usual and proper to charge a special fee in excess thereof.

For all new works, other than residential, costing less than

THE LOTUS CLUB BUILDING
 No. 110 WEST 57th STREET
 NEW YORK CITY



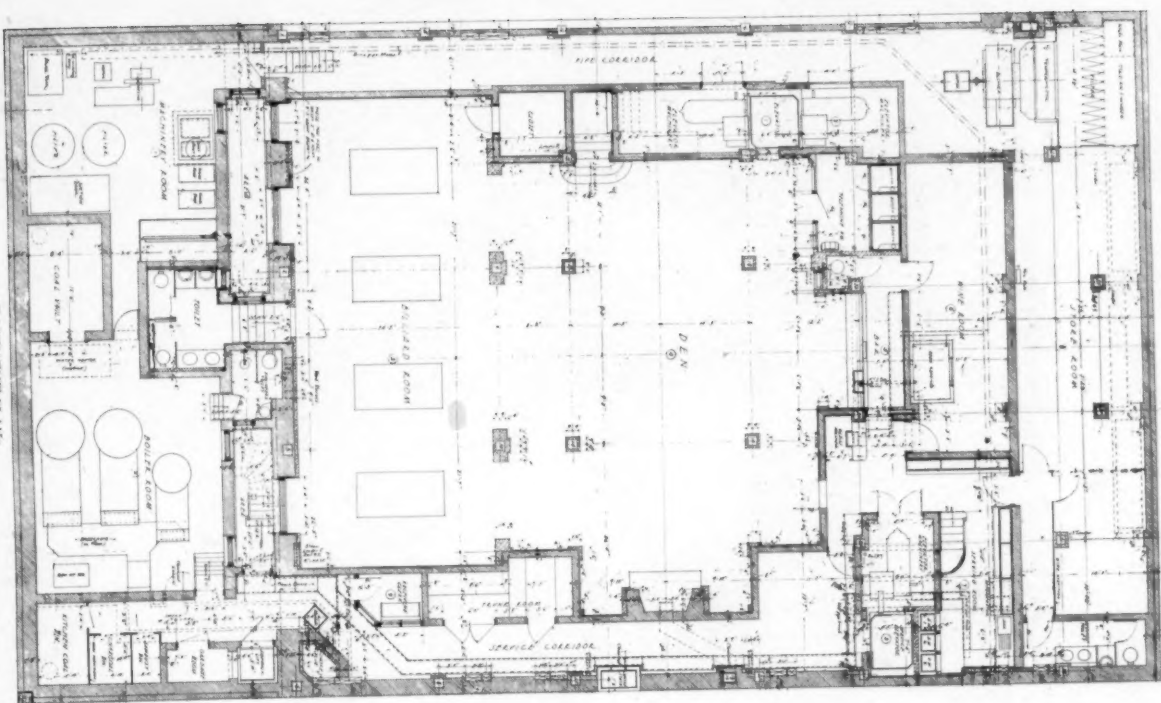
FRONT ELEVATION: THE LOTUS CLUB BUILDING, 110 WEST FIFTY-SEVENTH STREET, NEW YORK, N. Y.

Mr. Donn Barber, Architect.

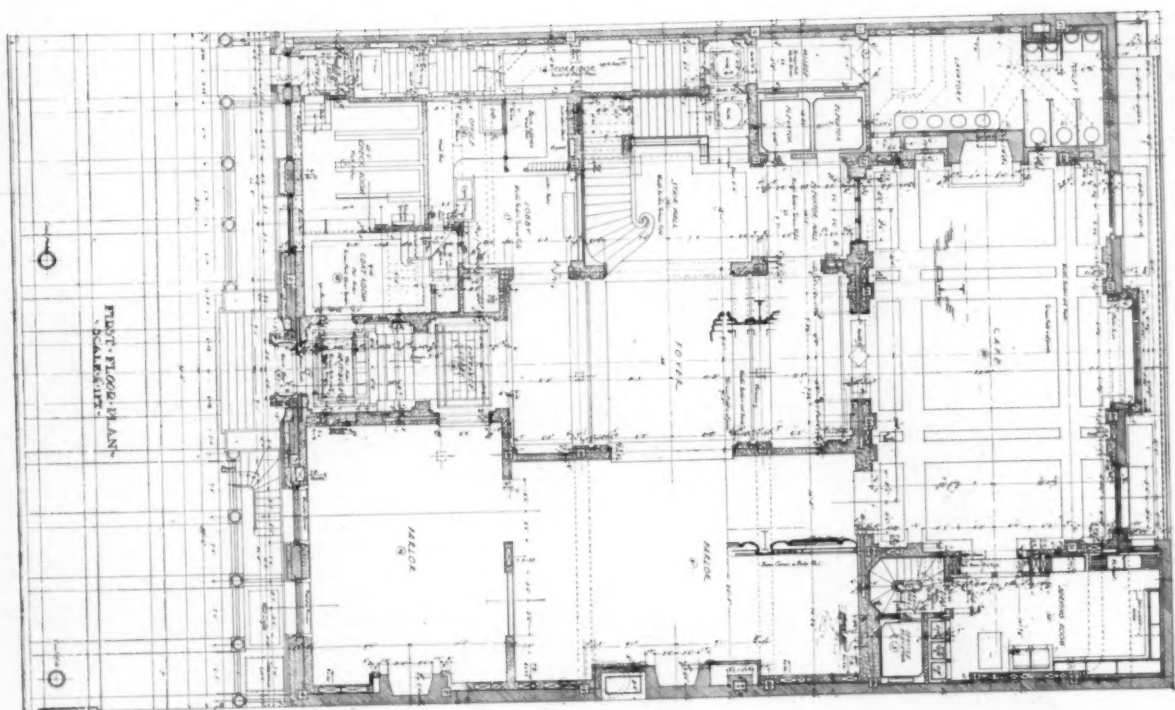
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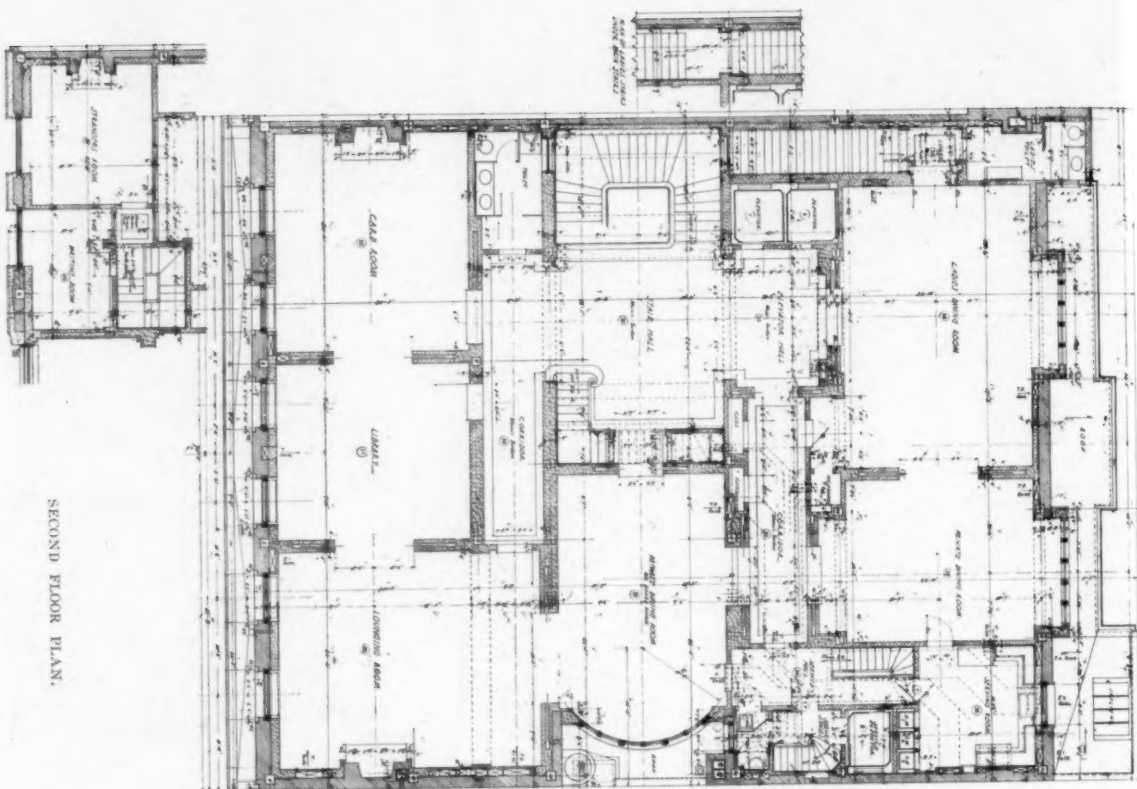
BASEMENT PLAN



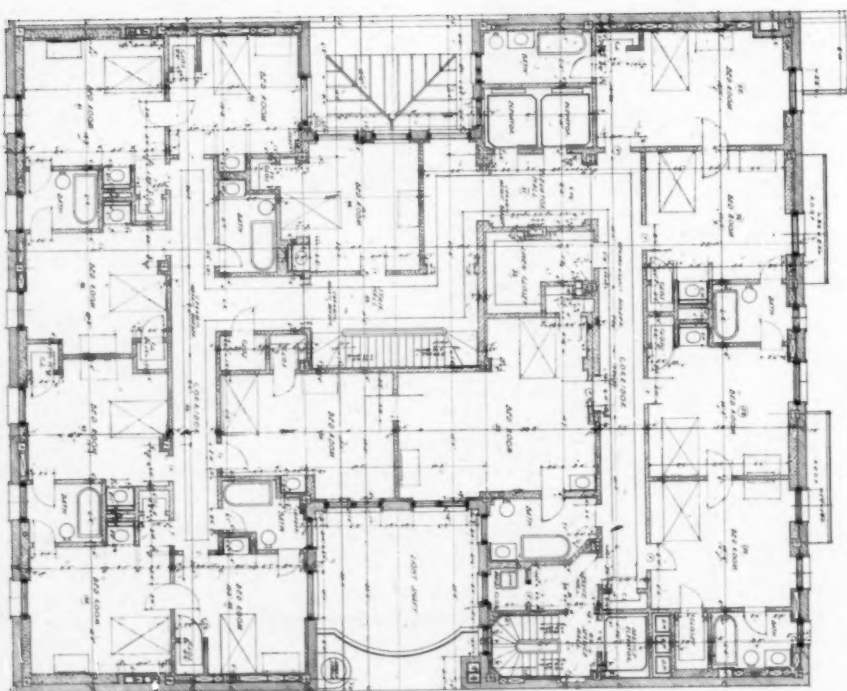
FIRST FLOOR PLAN

BASEMENT AND FIRST FLOOR PLANS: THE LOFT'S CLUB BUILDING, NO. 110 WEST FIFTY-SEVENTH STREET, NEW YORK, N. Y.

Mr. Donn Barber, Architect.



SECOND FLOOR PLAN.



THIRD AND FOURTH FLOOR PLAN.

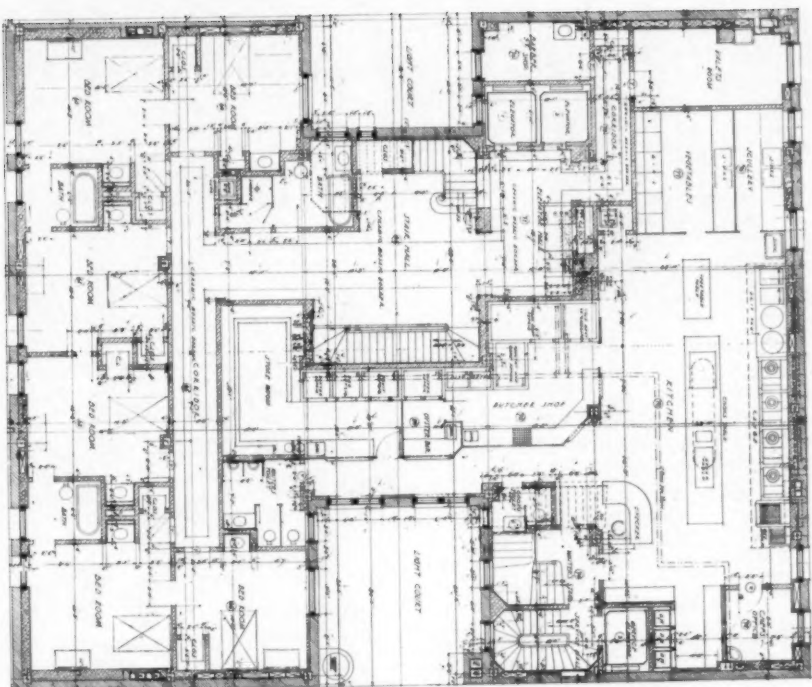
SECOND, THIRD AND FOURTH FLOOR PLANS: THE LOTUS CLUB BUILDING, NO. 110 WEST FIFTY-NINTH STREET, NEW YORK, N. Y.

Mr. Donn Barber, Architect.

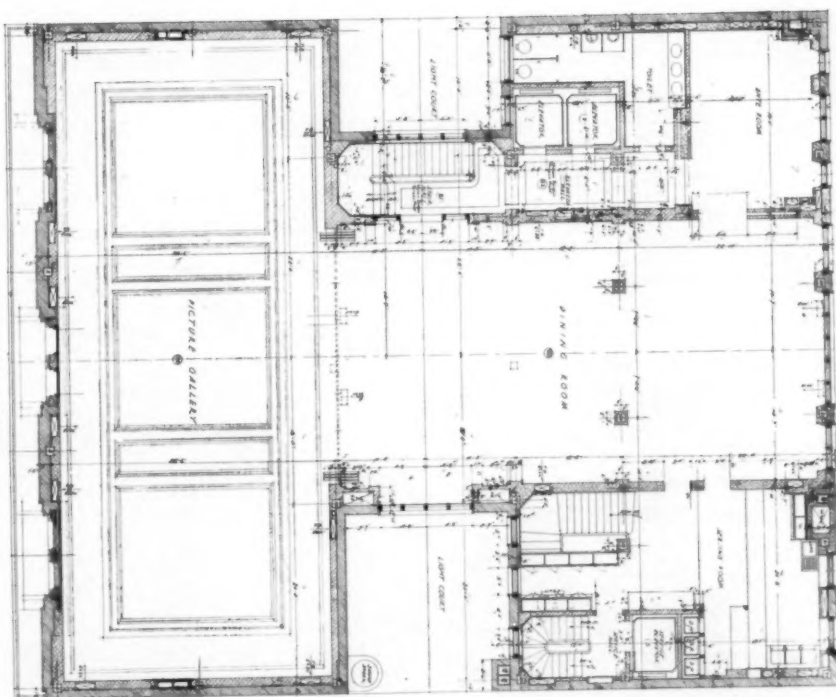
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Regular Edition.

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Volume XCII, Number 1668.
December 14, 1907.



FIFTH FLOOR PLAN.



SIXTH FLOOR PLAN.

FIFTH AND SIXTH FLOOR PLANS: THE LOTUS CLUB BUILDING, NO. 110 WEST FIFTY-SEVENTH STREET, NEW YORK, N. Y.

Mr. Donn Barber, Architect.

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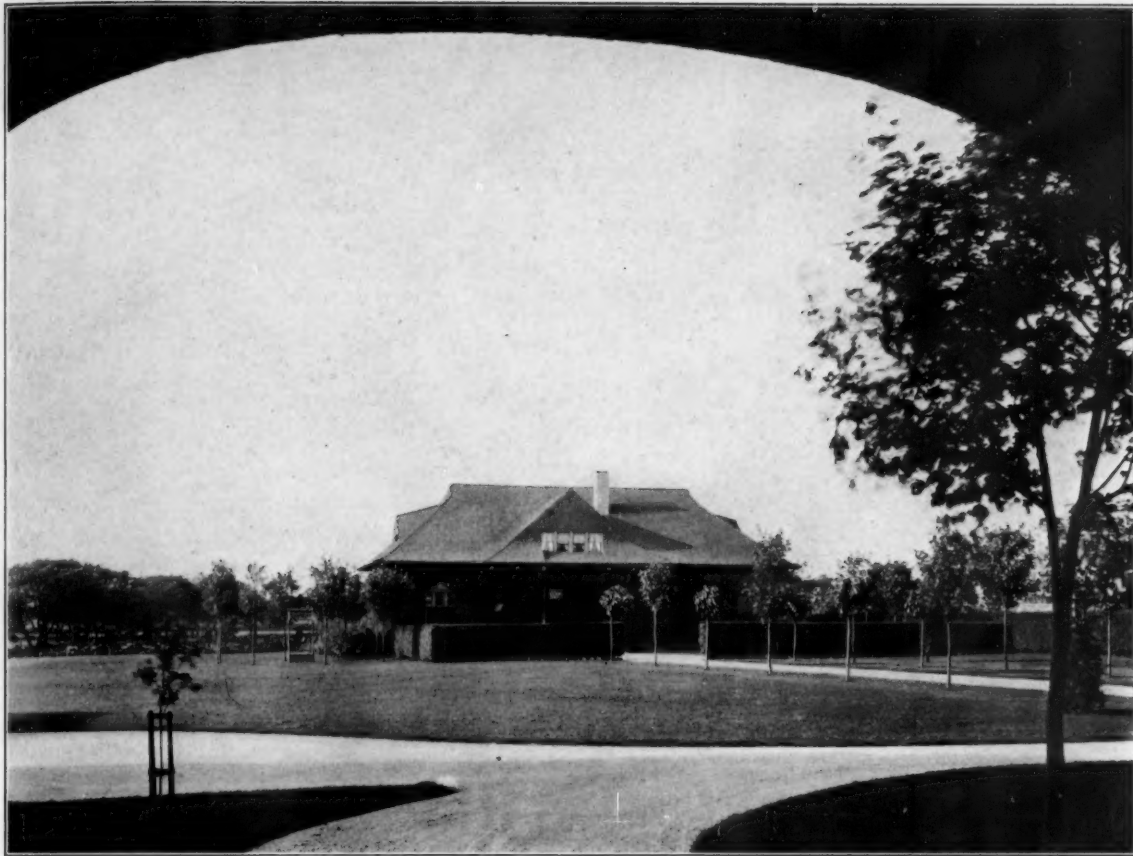
HOUSE OF DR. A. H. ELY, SOUTHAMPTON, LONG ISLAND, N. Y.

Mr. Grosvenor Atterbury, Architect.

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VIEW OF STABLE LOOKING THROUGH PORTE COCHERE.



CENTRE DETAIL OF GARDEN FRONT: HOUSE OF DR. A. H. ELY, SOUTHAMPTON, LONG ISLAND, N. Y.

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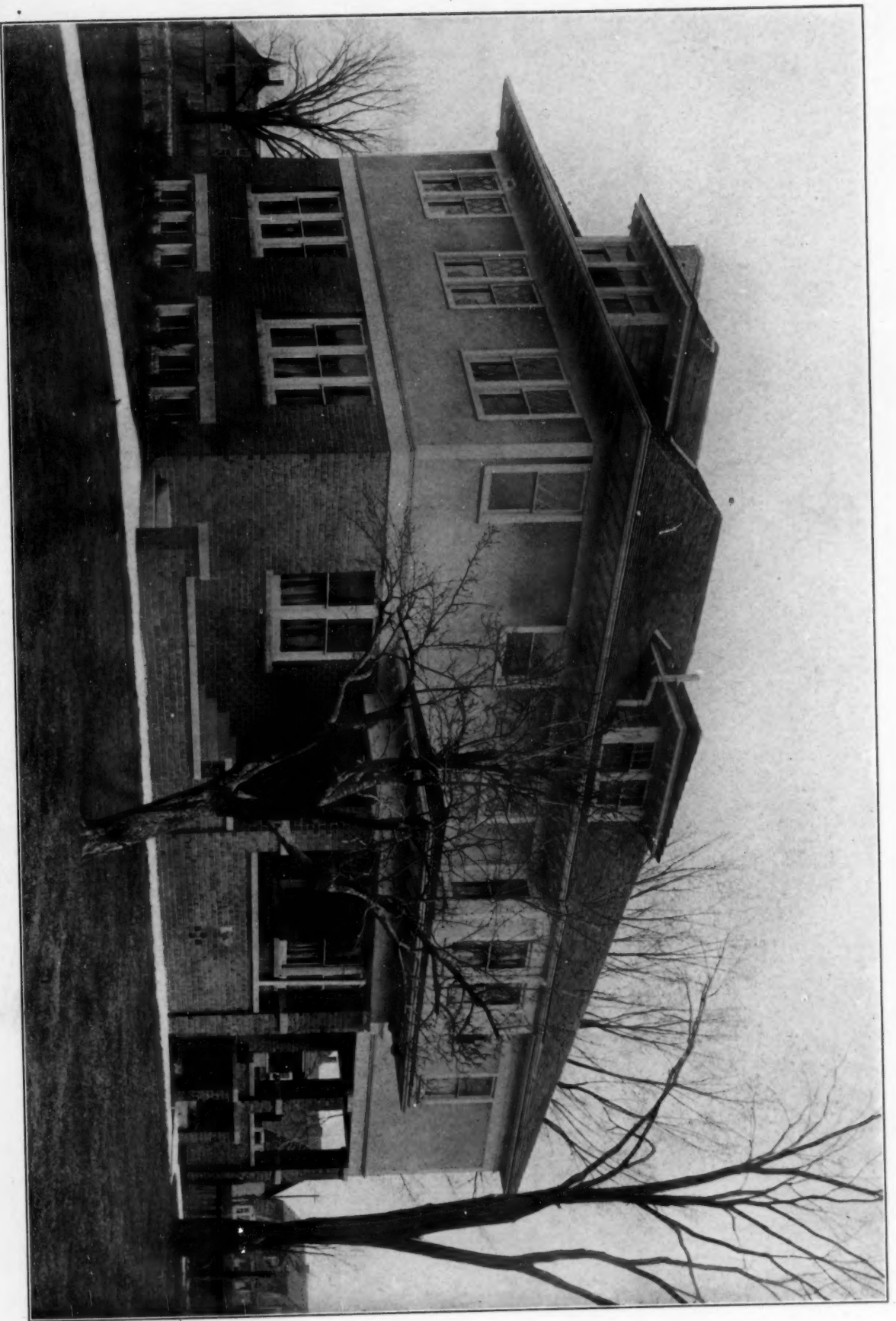
DETAIL OF LOGGIA AND TERRACE: HOUSE OF DR. A. H. ELY, SOUTHAMPTON, LONG ISLAND, N. Y.

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HOUSE OF MR. BOYNTON, ATRINSON AVENUE, DETROIT, MICH.

MR. E. W. GREGORY, ARCHITECT.

(See text for floor plans)

\$10,000, except as hereinafter mentioned, the minimum charge is 7 per cent.

For alterations and additions to existing buildings it is usual and proper to charge special rates in excess of those mentioned above for new buildings of the same character and cost.

For landscape architecture and for furniture, monuments, decorative and cabinet work, the minimum charge is 10 per cent. In many instances 10 per cent. is not remunerative, and it is usual and proper to charge a special fee in excess thereof.

W. C. NOLAND.

PROFESSIONAL PRACTICE OF ARCHITECTS AND SCHEDULE OF USUAL AND PROPER MINIMUM CHARGES.

Present Reading.

The architects' professional services consist in making the necessary preliminary studies, working drawings, specifications, large scale and full size details, and in the general direction and supervision of the work, for which the minimum charge is five per cent. upon the cost of the work.

For new buildings, costing less than ten thousand dollars, and for furniture, monuments, decorative and cabinet work, it is usual and proper to charge a special fee in excess of the above.

For alterations and additions to existing buildings, the fee is ten per cent. upon the cost of the work.

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved.

Proposed Substitutions.

The architect's professional services consist of the necessary preliminary conferences and studies, working drawings, specifications, large scale and full size details, and in the general direction and supervision of the work, for which, except as hereinafter mentioned, the minimum charge is five per cent. upon the total cost of the works executed under his direction.

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved and services rendered.

Where the same set of drawings and specifications is used for more than one building erected at one time under one contract, the usual charge is made for the first building, and a modified charge for the repetition; but this basis of charge does not apply to recurrent parts in a single building, for which the full commission is charged on the total cost.

[Balance of Schedule as at present.]

PROPOSED REVISION OF THE SCHEDULE OF PRACTICE AND CHARGES AS PRINTED AND SUBMITTED BY THE INSTITUTE'S COMMITTEE.

I. Substitute for the first three paragraphs of the [special] committee's printed revision the following:

A.—The American Institute of Architects as a professional body, recognizing that the value of an architect's services varies with his experience, ability and the locality and character of the work upon which he is employed, does not establish a rate of compensation binding upon its members, but it is the deliberate judgment of the Institute that for full professional services adequately rendered an architect should receive, as reasonable remuneration therefor, at least the compensation mentioned in the following schedule of charges, and that any variation from the schedule corresponding to a difference in quality and amount of the service rendered may properly be left to individual members or Chapters of the Institute.

B.—The architect's professional services consist of the necessary preliminary conference and studies, working drawings, specifications, large-scale and full-size detail drawings, and in the general direction and supervision of the work, for which, except as hereinafter mentioned, the minimum

charge, based upon the total cost of the work to the owner, is as follows:

C.—On the first \$10,000 of cost, or any part thereof, 10 per cent.; on the second \$10,000 of cost, or any part thereof, 7 per cent.; on the next \$30,000 of cost, or any part thereof, 6 per cent.; on any balance of cost, 5 per cent.

D.—For landscape architecture and for furniture, monuments, decorative and cabinet work, the minimum charge is 10 per cent.; in many instances this is not remunerative and it is usual and proper to charge a special fee in excess thereof.

2. Substitute the word "studies" for "sketches" in the third paragraph on second page, so as to make it correspond in wording with paragraph "B" of the present revision.

3. Insert the word "general" in next to last paragraph of second page, so as to read as follows: "As he finds necessary to ascertain whether it is being executed in general conformity with his drawings and specifications or directions."

Where an operation is conducted under more than one contract the above schedule is to be applied to each contract as a separate transaction.

DISCUSSION.

PRESIDENT DAY: "We will now hear from Mr. Atterbury's committee."

MR. GROSVENOR ATTERBURY: "Mr. Chairman and gentlemen, I would say that we have not had time to prepare a written report, but we have spent nearly twenty-four hours in the consideration of the very admirable report of the special committee on the Revision of Schedule of Charges. There is so much in that report to comment on that it is necessary to contemplate the result of it and consider its suggestions, most of which this committee approve. We have considered both the majority and the minority reports on this matter, and with respect to the two principal recommendations which that majority report contains, I would comment as follows: The first one which raises by about 100 per cent. the minimum commission on domestic work and which leaves at the old schedule of 5 per cent. the commission on other work seems to your committee to bear unevenly and unfairly on the make-up of the profession in that it makes it increasingly difficult for the small but none the less honorable practitioners to obtain the schedule rates on his work. Some of the committee felt very strongly that if the rate of commission on work, which on the average would perhaps run somewhere between \$20,000 and \$40,000 or even lower than that, was to be nearly doubled that it would be only fair to ask the bigger, the more successful, the better equipped man to make a somewhat corresponding increase in his rate of charges on other work of a larger character. Therefore, your committee has thought it wise to readjust the increase in what it considers to be a little fairer and more equitable form. The point was raised in this connection, moreover, that any increase in the rate applying to what we might call minor practice, would aggravate a situation which we ought not shut our eyes to as existing to-day, in that it is very difficult in many localities for the most honorably-minded and efficient architects to obtain even a 5 per cent. commission on small work and that they are, as our present schedule reads, under the necessity of doing what may seem to them, I understand, and does seem to many of us, an unprofessional thing in accepting work at a rate below that printed in the avowed schedule of the Institute of Architects. To avoid this increased and aggravated burden on the small practitioner—and by saying that I do not mean the poor practitioner—your committee has not only tried to equalize the increase, but it has thought wise to suggest that the time has come when the American Institute of Architects should take a somewhat radical step with relation to this matter and state frankly and honestly that it is a professional body; that it has none of the restrictive principles of a trades union, and that therefore it does not promulgate a hard-and-fast schedule of charges which shall be binding on all its members. In regard to the rate of increase, we feel that your [special] committee has recommended a rise too great to be made at one step, believing, as we do, that the rate of compensation which we architects will obtain in any event, is not determined by what is printed upon our schedule, but, first, by the value of the services which our members are able to render; and, second, by the demand of the public, the appreciation of the public of their value. In other words, that we

cannot at once put our schedule of compensation on a very much higher basis, and that we must go a little slowly, until such time as the people are ready to ask for the kind of service that we believe our profession should render.

"Therefore we have not made the increase as radical as the [special] committee recommended. In order, furthermore, to simplify the schedule, and in view of the fact that your committee believed that with the proposed preamble the individual practitioner is left free to vary in accordance with the conditions, his charges, that it is unnecessary to differentiate into very many sections the classes of work to be covered by our schedule. I will read you the proposed revision of the schedule of practice and charges as printed by the special committee, and of which I have had a few copies typewritten. Unfortunately, we have not had time to have as many of these copies made as I wish we had. There will be a few so that the members of the convention can criticise them. This matter is not in very good form, and I shall have to ask you to make one or two changes. I will read I, and I will read A and B. On the second page of the special committee's report, third paragraph, there is a slight verbal change, substituting the word 'studies' for the word 'sketches' so as to make it correspond with the word used in the first paragraph both in the special committee's report and the present revision.

"Third, the insertion of the word 'general' in the third paragraph, so as to make it read as follows, this referring to the matter of superintendence and being intended to so qualify the superintendence as to make it not a guaranty to relieve the architect of what now appears to your committee to be the position of an insurance company, if he regards the technical wording of the schedule as binding. In other words, so that it shall read: 'As he finds necessary to ascertain whether it is being executed in general conformity with his drawings and specifications or directions.' It is scarcely necessary, gentlemen, for me to say much with respect to this suggested revision. It is, of course, primarily for the Convention to discuss. I would say one or two things, however, briefly, which in the course of our discussion have weighed with us in making this recommendation. The objection to our first clause, with regard to the Institute's position as to compensation, has been made that it let down the bars and that it might lead to very unprofessional practice, and our answer to that was that the schedule of charges was not the place to control professional relations as between the members of the Institute, and that such relations were not determined primarily in dollars and cents. Secondly, with relation to the clause at the bottom of paragraph three in this revision, reading as a note to the effect, 'Where an operation is conducted under more than one contract the above schedule is to be applied to each contract as a separate transaction.' I would say that was written to answer the demand of a great many of the profession that there be some provision made for additional compensation to the architect for letting and manipulating the work under separate contracts, without the employment of the so-called general contractor. The clause which we had submitted to us to that effect appeared to us to be perhaps a little dangerous, and we thought that this particular clause would automatically govern that situation without raising any question as to the matter of general or sub-contract work. The special committee, who submitted to you the printed revision, has accepted the report and proposed changes which I have read to you, and on behalf of the Convention Committee I wish to offer a resolution to the effect that the Convention Committee's report as read be referred back to the special committee on Schedule of Charges, with instructions that it be edited by them and printed, as representing the voice of this Convention."

MR. SEELER: "Mr. Chairman, the general committee appointed to go over the schedule of charges and suggest revision feels very much gratified indeed that the result of its labors has been not only received with so much consideration, but that the Convention Committee has deemed wise to go into it in so much detail. We are glad to see that some of the recommendations, which we did not feel competent to recommend for adoption into the printed schedule, believing that, perhaps, they were in advance of the time, have nevertheless been accepted and presented to you for adoption in a form which meets entirely with our acceptance. The criticisms which the committee, of which Mr. Atterbury is chairman, have made, are most reasonable. Representing our committee, I have been in conference with Mr. Atterbury and his committee and have had some hand in

framing the paragraphs which they propose. I believe I speak with full authority from the other members of my committee in saying that we endorse in all respects the essential ideas of Mr. Atterbury's committee."

MR. BERGH: "Under section 6, where it states, 'For the first \$10,000,' and so on, are we to understand that when an operation comes in that we know costs \$100,000 or more, that the first terms prevail, or is it one amount of 5 per cent.? In other words, it would make a difference of \$1,000 on the commission, and it would seem to me too small in a large operation to charge the client 10 per cent. for the first \$10,000."

MR. SEELER: "The preamble to the schedule as proposed, in its latest form, it seems to me, makes that clear. I brought that up in the meeting of Mr. Atterbury's committee. An operation of, say, \$500,000, is of such importance that I personally could not say to my client that on the first \$10,000 of such an operation my charge would be 10 per cent. I do not feel that I am bound to do so by this schedule, and I surely would not do it."

MR. DONN BARBER: As I understand, the schedule simply covers the minimum charges and each architect makes his own schedule a personal schedule.

THE PRESIDENT: Yes, and it may be higher or lower.

MR. NOLAND: I would like to say, as to the work of the committee that revised the report of the Committee on Schedule, as a minority member who stood for the lower charges, I am glad that they settled it in a very happy way, in their opening clause, which states that this thing is not binding absolutely as to figures, but states what is usual and proper, and leaves it to the individual as to the character of work that he furnishes, the individuals and the chapters. There is one point in which I think the schedule could be improved. That is, I think there should be a pronouncement to show to the public that the architects themselves have found, by their experience, that there is a great deal more work required to produce a residence than any other building, or a general run of buildings involving the same amount, on which they base their charges. Therefore I would like to propose that a clause be put in which could follow right along after the rates given.

PRESIDENT DAY: Before "D," you mean?

MR. NOLAND: Yes, before "D"—"as residential work usually requires a greater amount of service." I move the adoption of this addition.

MR. SEELER: It seems to me that latitude is given to every individual practitioner. The impression prevailed in the committee to which this report was referred that the rates there mentioned simply followed the entire schedule allowed of increase in rates on residential work where they were necessary. In certain districts of the country it is quite likely that the increased rate mentioned in the schedule as proposed cannot be obtained. Therefore that statement, it seems to me, might be omitted.

MR. BENJ. S. HUBBELL: The committee considered that in detail and it was the committee's opinion, unanimously, that the more simple way in which we could send this schedule out the better. A man need not charge 10 per cent. on a \$10,000 residence unless he wishes to do it. We felt that in getting this report we had improved upon the original committee's report, in that we did not differentiate between the classes of work. * * * Each individual can make a schedule as he sees fit. This committee has before them the schedules of a great number of architects, and we found that it was customary among the better, higher practitioners in the profession to charge 7 1-2 to 10 per cent. upon residential work, even though the schedule of the Institute says 5, and the committee wished to make it as simple as possible.

After discussion, the question on the amendment was put and carried and several other amendments were considered and adopted.

PRESIDENT DAY: Unless there are further amendments the question now is, Shall the Schedule of Charges be amended by adopting the work of Mr. Seeler's committee as now amended?

A standing vote was taken, which resulted as follows:

In favor of the adoption of the schedule, 69.

Against the adoption of the schedule, none.

MR. STONE: Now, I move that the work of to-day, in respect to the Schedule of Charges, be edited by the committee and printed.

Motion seconded and carried.

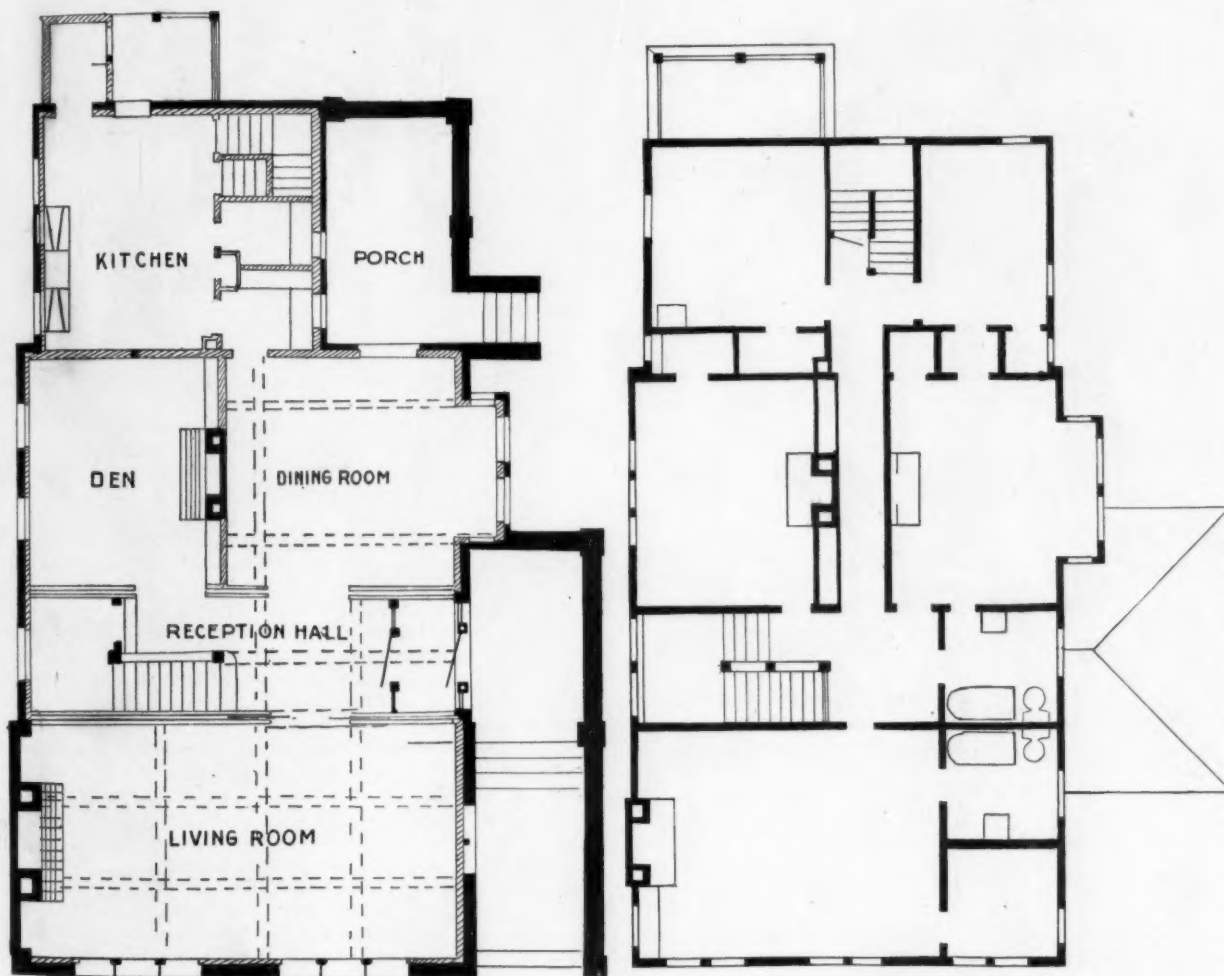
ILLUSTRATIONS

THE LOTUS CLUB BUILDING, NEW YORK, N. Y. MR. DONN BARBER ARCHITECT.

In designing this building, Mr. Barber has incorporated many of the best features of the English clubhouses, and has avoided entirely the tendency to magnificence and display which has been too commonly exhibited in American buildings of this character.

The two lower stories of the clubhouse are of limestone; above that the walls are of buff brick, while throughout the uppermost

of their work, so that it became necessary to provide a suitable gallery for the proper lighting and exhibition of this collection. This gallery is located on the seventh floor and forms a large T-shape room, 30 feet in height. This room, in part, will also be used as a club dining-room. The art gallery will be at the front end and extending across the full width of the building, which is 75 feet. This gallery is lighted through the roof. This floor can be converted into one large room to serve as a banqueting-room on special occasions and will have a seating capacity of 600. The decorative scheme throughout is low



HOUSE OF MR. BOYNTON, DETROIT, MICH. MR. E. W. GREGORY, ARCHITECT.

stories brick of varying colors with marble inlays—the whole producing a mosaic effect—will be used. An interesting feature in the basement is the large den and billiard-room, while on the main floor are the parlor, lounging and reception-rooms, offices and café. The ladies' dining-room is accessible by a separate entrance and will occupy the rear of the second floor, with a library, governors' room and private dining-rooms at the front. The third, fourth and fifth floors are given over to bed-rooms, of which there are 32. There are 19 bath-rooms on this floor. The kitchen and service departments will be on the fifth floor.

Probably no club in New York owns so large and valuable a collection of good paintings as the Lotus. These are not only gifts of the lay members (and the Lotus numbers among its members all the large collectors living in New York), but the many artist members have contributed the best examples

in tone and simple in character. The estimated cost of the building is \$250,000.

HOUSE OF DR. A. H. ELY, SOUTHAMPTON, LONG ISLAND, N. Y. MR. GROSVENOR ATTERBURY, ARCHITECT.

The house of Dr. A. H. Ely, at Southampton, L. I., is located on a plot containing about five acres, allowing space on the west for gardens, and the rear, or north, for a stable.

The building is of frame construction, supported on brick piers. The portion under the kitchen wing only is excavated for a cellar, containing the hot-air heating plant, coal bins and stores.

The main driveway runs through the building, the second floor being built over the driveway to form a porte-cochere, the portion to the right or east of the driveway containing on the

first floor the doctor's offices; to the left of the driveway are the main living-rooms.

The second story, which is built over the driveway and doctor's offices, contains six main bed-rooms, boudoir, two dressing-rooms, three bath-rooms, two servants' rooms and servants' bath. The third floor contains five servants' rooms, large play-room and trunk-rooms.

The main rooms on the first floor are finished in stained cypress, the second story in white paint.

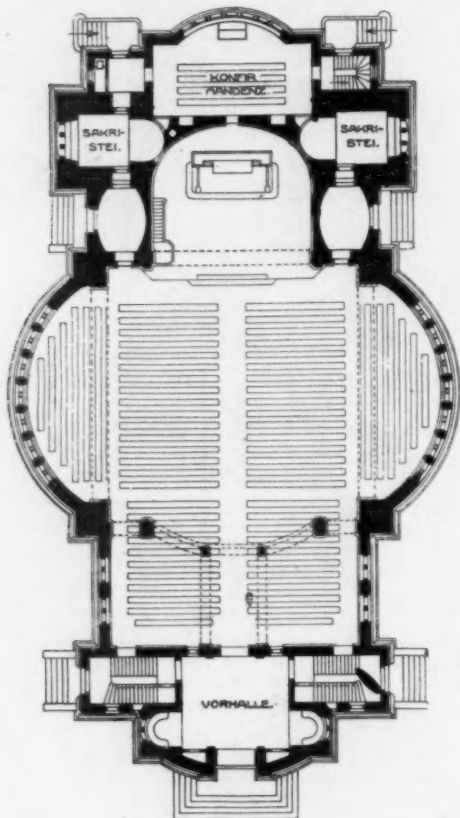
The exterior is finished in a buffish gray stucco on galvanized wire lath, up to a line of the second-story window sills, including the balconies with stucco brackets and perforated rails. The walls above the stucco and the entire roof are of shingles, every second course being laid double. The shingle walls are

Additional Illustrations in the International Edition.

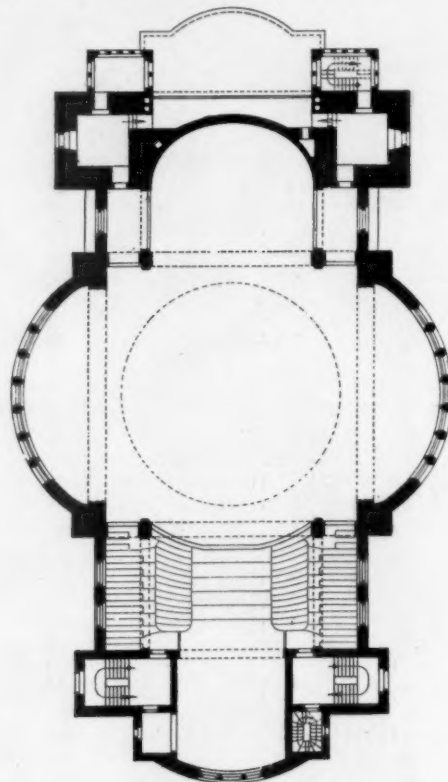
PROTESTANT CHURCH IN STREHLEN, NEAR DRESDEN, GERMANY.
MESSRS. SCHILLING & GRÄBNER, ARCHITECTS.

Work on the building was begun in 1902 and completed in 1905.

A yellowish gray sandstone was used for the exterior; the roof is covered with red tile. The interior walls are plastered with lime mortar, the ceiling of the auditorium being of reinforced concrete. The pulpit and reading desk are of Untersberger marble. The total cost was \$150,000. The building is considered the best piece of work so far completed by the architects, who are already well-known for their excellent designing of Protestant churches.



PROTESTANT CHURCH AT STREHLEN, GERMANY.



MESSRS. SCHILLING & GRÄBNER, ARCHITECTS.

stained a light, soft green, and the roof a darker shade of the same color.

HOUSE OF MR. BOYNTON, DETROIT, MICH. MR. E. W. GREGORY, ARCHITECT.

The outer walls of the first story are built up of paving brick; the second story is of wood-frame construction, covered with cement plaster on wire-lath. The interior finish downstairs is oak with oak ceiling beams in the living-rooms, reception-hall and dining-room. The upper floor is finished a part in oak and partly in whitewood, with enamel finish. Plans of this house are shown on the preceding page.

In this case unlimited freedom was granted them in the preparation of their plans, and the construction was carried on under their supervision, without interference from any source. They were, therefore, enabled to develop their own ideas to the fullest extent, and with most gratifying results. The aim was to produce a structure which would differ materially from the Catholic churches and the Protestant edifices architecturally similar to them. The views show that they were eminently successful in attaining what they desired. Our illustrations, for which we are indebted to the *Blätter für Architektur und Kunsthandwerk*, give a general view of the church and a detail of the main entrance. We hope to show other views in a later number.

NOTES AND CLIPPINGS

NUMBER OF NEW YORK SKYSCRAPERS.—The Building Department recently made a census of high buildings on Manhattan Island. Including the unfinished tower of the Metropolitan Life Building, the tally revealed this:

Forty-eight-story building.....	1
Forty-one-story building.....	1
Twenty-six-story buildings.....	2
Twenty-five-story buildings.....	3
Twenty-three-story buildings.....	2
Twenty-two-story buildings.....	4
Twenty-story buildings.....	9

Nineteen-story buildings.....	2
Eighteen-story buildings.....	9
Seventeen-story buildings.....	2
Sixteen-story buildings.....	19
Fifteen-story buildings.....	19
Fourteen-story buildings.....	18
Thirteen-story buildings.....	13
Twelve-story buildings.....	169
Eleven-story buildings.....	101
Ten-story buildings.....	164

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CURRENT NEWS SECTION

SOCIETIES

ARCHITECTURAL LEAGUE OF AMERICA

The official organ of the League, the *Annual*, will shortly be ready for distribution and is said to be the best volume that has yet been compiled. Architects and League members have contributed articles of interest and the illustrations will include more than a hundred reproductions of recent work. Further information may be had from Mr. Edmund H. Poggie, Real Estate Trust Building, Philadelphia, Pa.

BUILDING NEWS

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

AKRON, O.—Bids will be received about March 1 for the new First Congregational church, to be 100x150 feet. Charles Henry & Son, 117 East Market Street, are the architects.

ALBANY, N. Y.—Palmer & Hornbostel, architects, New York, expect to take estimates in the early spring for the educational building to be erected by the State, adjoining the Capitol Building, said building to be four stories high, 600x500.

AMHERST, MASS.—Press reports state that Spalding & Umbrecht, Seattle, Wash., architects, have received an order to prepare plans for a large dormitory and social hall for the Massachusetts State College in Amherst, Mass. A. W. Spalding, who is a native of Massachusetts, will go to Amherst about January 1 to take up the work. The building will be a three-story structure with a basement, and will be of the half-timbered English design.

ANN ARBOR, MICH.—Sealed proposals will be received at the office of Supervising Architect James Knox Taylor until 3 o'clock P. M., December 23, 1907, and then opened, for the construction (complete) of the U. S. Post-office at Ann Arbor, Mich., in accordance with drawings and specifications, copies of which may be had at this office, or at the office of the Postmaster at Ann Arbor, Mich., at the discretion of the Supervising Architect.

ANTIGO, WIS.—Plans have been prepared, according to report, for the erection of a Court-house in Oneida County, to cost \$100,000. Address Mr. Taylor for information.

ARDMORE, ARK.—It is said that the trustees of the Hargrave College, Ardmore, Ark., contemplate the erection of a dormitory at a cost of \$50,000.

ATLANTA, GA.—It is stated that Architect Haralson Bleckley has completed plans for the Fifth Ward School Building to be erected here at a cost of \$70,000. Frank Orme, Chairman Building Committee.

ATLANTIC CITY, N. J.—The members of the First Presbyterian Church, it is stated, have decided to erect an \$80,000 steel and stone edifice.

Reports state that Mayor Stoy has signed the ordinance authorizing the issue of \$70,-

000 bonds to erect a school on the Ohio Avenue site and for completing the New Jersey Avenue school and purchasing the site on Ohio Avenue.

AUBURN, N. Y.—The Masonic Temple Association rejected all bids for the erection of the Masonic Temple, and expects to invite bids again in the spring. G. Edward Cooper, Utica, N. Y., is architect.

BEAUMONT, TEX.—Hesig & Norvell, it is said, will erect a business-house at Beaumont, at a cost of about \$50,000.

BELLEVILLE, N. J.—The Board of Education, it is stated, has decided to have plans prepared by Charles Granville Jones for a three-story brick school, to be erected at Hornblower Avenue and Rutgers Street.

BINGHAMTON, N. Y.—Franklin B. Ware, State Architect, is reported to be preparing plans for a two-story nurses' home at Binghamton, N. Y., for the State. Brick and stone will be used for construction, with gas and electric fixtures. Cost, \$100,000.

BIRMINGHAM, ALA.—Vine Street Presbyterian congregation has had plans prepared by William Ernest Spink for erection of edifice; brick and stone; slate roof.

BISHOPVILLE, S. C.—Presbyterian congregation, it is said, has appointed a building committee, consisting of Rev. Hugh R. Murchison, C. L. Massy and others, to secure plans and specifications for erection of edifice.

BOSTON, MASS.—Reports state that the general contract for the building of the \$300,000 addition to the Mechanic Arts High School of this city has been awarded to William J. Crane. Reports state that Mr. Crane has also been awarded the contract for the remodeling of the old Mechanic Arts High School.

Architect Clarence H. Blackall, it is said, has filed plans for the projected theater to be erected at Pleasant and Eliot Streets and Park Square. The building will be constructed of finest granite. It will have a skeleton steel frame, heavily inlaid with cement. Seating capacity will be about 1,400. Probable cost to be \$300,000.

BROOKLYN, N. Y.—Parfitt Bros., architects, Brooklyn, will prepare the plans for the new court house to be erected at Sterling Place and Flatbush Avenue, Brooklyn; two stories; 125x125.

Lord & Hewlett, architects, 341 Fifth Avenue, will draw the plans for the new municipal building, Brooklyn; ten stories; 250x250.

Robert T. Lyons, architect, 31 Union Square, is preparing plans for a fourteen-story hotel, 200x125, to be erected at Prospect Plaza, Brooklyn, by a syndicate now being organized.

BUFFALO, N. Y.—Reports state that it is likely that the School Committee will report in favor of using the old 65th Regiment Armory site for a technical high school.

CANYON, TEX.—It is said that Randall County has not yet engaged architect to prepare plans for court house recently noted to be erected when bonds are voted; as proposed, building will be of brick or

stone, with electric lighting; cost, \$50,000; supplies will be wanted, including furniture; A. N. Henson is county judge; vote on bond issue to be held December 14. Address County Commissioners.

CASSVILLE, MO.—It is reported that the County Board has under consideration the construction of a Court-house in Barry County, to cost \$60,000.

CHARLOTTE, N. C.—Messrs. Sanders & Jamieson, it is stated, will build a hotel to cost about \$60,000.

CHATTANOOGA, TENN.—Plans have been prepared, according to report, by R. H. Hunt, architect, Chattanooga, for the erection of church for the Broughton Institutional Society, to cost \$300,000.

CHICAGO, ILL.—Reports state that Architects Nimmons & Fellows, 1733 Marquette Building, 204 Dearborn Street, are making preliminary plans for a hospital to be built at the southeast corner of Washington and Franklin Streets for the Chicago Eye, Ear, Nose and Throat Hospital, Dr. W. A. Fisher, M. D., president, on the premises. It will be twelve-story, 40x80 feet, of fireproof steel construction, with the latest improvements, and is estimated to cost \$250,000. The owners have purchased a 20-foot lot adjoining their building and will obtain possession of same next spring, when work will be started. The lower six stories will be used for patients' rooms and the remainder of the building for nurses' and doctors' quarters, dining-room, kitchen, etc.

Christ Episcopal Church, Rev. Charles A. Young, pastor, 6451 Woodlawn Avenue, according to report, expects within a year to begin work on a new church at Sixty-fifth and Woodlawn Avenue, for which Architect John Sutcliffe, 218 La Salle Street, is preparing the plans. It will be one-story and basement, of stone and brick, with slate or tile roof, stained-glass windows, probably steel roof trusses, hardwood finish, steam heat, wiring for electric light, and cost \$60,000.

Architects Holabird & Roche, Monadnock Block, are revising the plans for a clubhouse to be built at the northwest corner of Michigan Avenue and Monroe Street for the University Club, Granger Farwell, secretary, 118 Dearborn Street. It will be ten-story, 67x171 feet, and cost about \$1,000,000. The George A. Fuller Company, general contractors, 204 Dearborn Street, will take figures on sub-contracts when the plans have been completed. (Previously reported.)

A large new apartment-house will be erected, according to report, at the southeast corner of Clark and Washington Streets for M. Walker, 85 Dearborn Street. Plans by Architect L. M. Mitchell, 145 La Salle Street, provide for a three-story building, covering an area of 100x140 feet. It will have front of pressed brick, with stone trimmings, composition roof, hardwood finish and floors, bath-room and laundry fixtures, steam heat, tile and mosaic work, electric wiring, etc. Cost, \$80,000.

It is stated that plans are being pre-

pared by Marshall & Fox, 164 Dearborn Street, for an apartment-house to be erected on Lake Shore Drive, at a cost of \$300,000.

Reports state that Huehl & Schmid, architects, 165 Randolph Street, have completed plans for a mercantile building to be built at 286 Fifth Avenue, for Washington Porter, 77 Jackson Boulevard. The building will be ten stories high, 60x100 feet, brick, steel and concrete. Cost, \$150,000. Squiers, Aldrich & Co., 297 Franklin Street, are the lessees. Bids will be received by the architects.

It is reported that City Architect Charles F. Hermann, 322 City Hall, will propose plans for a cell-house for men, to be built at California Avenue and Twenty-sixth Street for the House of Correction (Bridewell), on the premises. It will be four-tier high, 50x265 feet, of fireproof steel and concrete construction, with brick and stone exterior, concrete foundation, slate roof, and be heated and lighted from the institution's central plants. It will contain 320 cells and will cost \$175,000. The plans will be completed next spring.

Plans have been prepared, according to report, by Chas. F. Hermann, for a small-pox hospital to be built on the grounds of the present one, Hamlin and Lawndale Avenues, Thirty-fourth and Thirty-fifth Streets, for the city of Chicago. It will be one and two-story, 50x168 feet, of fireproof construction, with brick and stone exterior, slate roof, tile interior walls, germ-proof floors, steam heat, wiring for electric light, and cost \$50,000. Commissioner of Public Works John J. Hanberg, 224 City Hall, will invite sealed proposals shortly, probably within a week, for the construction of the building.

It is said that Architect Chas. F. Hermann has also prepared plans for a police station to be built at Seventy-fifth Street and Jackson Avenue. It will be three-story, have pressed-brick and stone front, composition roof, oak finish, steam heat, wiring for light, steel and iron work, marble and tile work, and cost \$50,000.

CHIPPewa FALLS, WIS.—T. C. Pound, Chippewa Falls, it is reported, will build a three-story pressed brick and cut stone sanitarium here. It will be of fireproof construction, having steam heating, electric lighting and modern equipment throughout. Estimated cost, \$300,000.

CINCINNATI, O.—Bids will be received until noon, January 6, by Clerk of the Board of Education for the construction of a new high school-building on the corner of Clifton Avenue and McMillan Street. Information may be obtained from Henry Klein, Superintendent of Buildings, 910 Main Street.

Samuel Hannaford & Sons, Hulbert Block, it is said, are preparing plans for a building for St. Xavier College. Estimated cost, \$200,000.

Reports state that bids are asked until January 6 by J. W. Stevens, architect, St. Paul, Minn., for one fireproof, three-story and basement building, 300x300 feet, of brick, terra-cotta and concrete construction. Estimated cost, \$750,000.

COLORADO SPRINGS, COLO.—Dr. Charles Hendrick, of New York, owner of a large sanitarium in Ardmore, L. I., has formulated plans for the erection of a sanitarium

in this city, to cost \$150,000. Dr. Hendrick is here looking up a suitable tract.

COLUMBIA, S. C.—Reports state that Winthrop College, M. R. Johnson, president, will petition Legislature for an additional appropriation of \$60,000 for new dormitory to accommodate about 300.

COLUMBUS, Mo.—It is said that plans have been accepted by the university authorities for a new agricultural building. The building will be 264 feet long and 100 feet wide.

DAYTON, O.—Bids will be received until December 30 by C. V. Kettelman, superintendent, Broadway, West Dayton, for the erection of a church, 50x70 feet, for the Grace Reformed congregation. Cost, \$50,000.

DEFIANCE, O.—Architect George S. Mills, Ohio Building, has just been selected architect for the First Presbyterian Church, at Defiance, O., which will be built out of common brick and cut stone at a cost of \$40,000.

DELHI, O.—It is reported that plans are being prepared by Architect A. Kunz, Jr., 955 North Court Street, Cincinnati, for the erection of a church here for the congregation of Our Lady of Victory. Cost, \$35,000.

DENVER, COLO.—It is reported that plans have been prepared by Architect Frank S. Snell, 1517 Tremont Street, for the erection of an apartment-building at Washington and Pearl Streets and Thirteenth and Fourteenth Avenues. Cost, \$400,000.

The German-American Indemnity Association, according to reports, is having plans prepared for a \$100,000 office-building which it is proposed erecting, but no definite location has yet been decided upon.

It is stated that plans are being prepared for a nine-story building which is to be erected next spring at Fifteenth and Champa Streets by a company in which H. M. Porter and Chas. Boettcher are interested. Cost, \$500,000.

Press reports state that the Theatrical Mechanical Association intends to construct a National Home, to cost about \$250,000, under the supervision of Lodge No. 22, of Denver.

DULUTH, MINN.—Plans have been filed, according to report, for the eight-story Sellwood Building which is to be erected on Superior Street, at a cost of about \$200,000.

EASTON, PA.—Bids are asked until January 3, by A. A. Ritcher, architect, Lebanon, Pa., for constructing one fireproof bank and office building of granite, concrete brick, 32 x158 feet. Banking vault and fixtures are required. Estimated cost, \$180,000.

EL RENO, OKLA.—J. J. Greer, of Kansas City, Kan., is said to be contemplating the erection of a hotel at El Reno, to cost \$250,000.

ENID, OKLA.—The Santa Fe Railroad, J. E. Hurley, general manager, Topeka, Kan., it is said, plans the erection of a two-story depot at Enid, Okla., to cost about \$50,000.

FARGO, N. D.—The J. I. Case Co., of Racine, Wis., it is reported, proposes rebuilding the offices and warehouses in this city which were recently destroyed by fire.

FOND DU LAC, WIS.—It is said that plans are being prepared for the erection of an addition to the county insane asylum, to cost \$60,000. Address Mr. Conover.

FORT LEE, N. J.—It is reported that revised estimates will be taken shortly by Edward F. Durang, architect, Philadelphia, for the convent building to be erected at Fort Lee, opposite 130th Street, New York, for the Sisters of Notre Dame. The building is to be three stories, 350x80 feet.

FORT SMITH, ARK.—W. H. Blakely, it is said, has prepared plans and specifications for improvements for the Main Hotel, Fort Smith, Ark., estimated to cost \$50,000.

Reports state that bids will be opened on January 11 for the erection of a school to cost about \$65,000. Architect, A. Klingensmith, of Fort Smith.

FORT WAYNE, IND.—Bids are asked by Weatherhogg & Crocker, architects, Hamilton Bank Building, until December 27, for erecting a nine-story hotel, 120x150 feet, for the Fort Wayne Hotel Company. The building will be constructed of hard brick, Bedford stone, terra-cotta and reinforced concrete. Estimated cost, including equipment, \$300,000.

FORT WORTH, TEX.—Buchanan & Gilder, it is said, will erect a four-story brick hotel at Fort Worth, Tex., at a cost of \$82,000.

FRANKLIN, MASS.—It is said that plans are ready for a dormitory to be erected at Franklin for Dean Academy. The proposed structure will be built of brick and stone; will be two stories high, and 40x72 feet in size.

GALVESTON, TEX.—Press reports announce that the St. Mary's Infirmary, Galveston, will erect a four-story addition, to cost between \$60,000 and \$80,000.

GENEVA, N. Y.—Arthur E. Nash, architect, 27 East Twenty-second Street, New York, according to report, has completed plans for a three-story city hall for the city of Geneva. Estimated cost, \$125,000.

GERMANTOWN, PA.—According to report plans are being drawn by Wilson, Harris & Richards, Drexel Building, Philadelphia, for the erection of a Methodist Episcopal church at Wayne Avenue and Queen Street at a cost of \$150,000. The structure will include a church to seat 600 people, a Sunday school for 250 and a lecture hall to seat 650. Work will be started in the spring. Plans have been approved by the Building Committee.

GRAND FORKS, N. D.—The Trustees of the Presbyterian Church, it is stated, have decided to erect an edifice costing about \$50,000 to replace present church.

GREENSBORO, N. C.—Reports state that the Executive Committee of State Normal and Industrial College has employed Hook & Rogers, Charlotte, N. C., to prepare plans and specifications for a science building to be erected at cost of \$100,000; contract to be awarded as soon as plans are completed. Address architects or J. I. Foust, president.

GUTHRIE, OKLA.—The erection of a stone church, Guthrie, Okla., to cost \$40,000, is reported contemplated by the First Methodist Episcopal congregation.

HACKENSACK, N. J.—It is reported that J. Reilly Gordon, architect, will prepare plans and specifications in the spring for the new Court-house to be erected at Hackensack, Bergen County, N. J. Size of building to be four stories, 200x200.

HALLOCK, MINN.—Bids will be received by the Board of Education of Independent School District No. 1, of Hallock, Kittson

County, Minn., until December 27, for the construction of a two-story brick and concrete school building, 70x36 feet, according to plans and specifications of the same on file in the office of the Builders' Exchange, St. Paul, Minn., and in the office of N. P. Lundgren, clerk of said district, Hallock, Minn. A certified check for \$500 required. N. P. Lundgren, clerk.

HANOVER, N. H.—The Board of Trustees of Dartmouth College, it is stated, has decided to erect a new dormitory between Hallgarten Hall and Wilson Library.

HARTFORD, CONN.—Donn Barber, New York, and E. T. Hapgood, Hartford (associate architect), are preparing the plans for the new Supreme Court and Library Building, three stories, 330x90, to be erected at Hartford, Conn.

HAZLETON, PA.—Milligan & Webber, 520 Walnut Street, Philadelphia, it is stated, are preparing plans for a granite building to be erected for the First National Bank of Hazleton, at a cost of \$100,000. Bids for the construction will probably be asked in about three weeks.

HOLLIS, N. Y.—Wm. A. Finn, Jamaica, L. I., according to report, is preparing plans and will receive bids for a one-story church, 36x85 feet, at Hollis, for the St. Gerard Majella Catholic congregation, Rev. John S. Gresser, pastor.

JACKSONVILLE, FLA.—It is said that bids are being received on the large new lodge building which will be erected at Jacksonville, Fla., for the various Masonic fraternities. It will be a seven-story building, measuring 80x104 feet. It will be built of brick, stone and iron, fireproof, with steam heat, electric light, elevators, and the latest improvements and appliances. Approximate cost, \$500,000.

KANSAS CITY, MO.—It is reported that the Wells-Fargo Express Co., 910 Main Street, has purchased a site with frontage of 200 feet on which to erect stables and warehouse to cost \$150,000. R. A. Wells is General Manager.

John A. Eaton is reported to be having plans prepared for a \$125,000 residence by Howe & Hoyt, 315 East Tenth Street.

The New St. George's Episcopal Church which, it is reported, will be erected at Thirty-third Street and Paseo, is to be a stone structure, Gothic, with the square tower instead of the steeple, and will cost a little over \$40,000.

Taylor & Winn, 121 W. Eighth Street, it is reported, have the contract for the erection of a 75x84 foot stone synagogue for the Buia Jehudah Congregation, cost \$105,000. Howe & Hoyt, 315 East Tenth Street, are the architects.

Reports state that plans are being prepared by Architects Shepard & Farrar, Long Building, for the erection of a church, 86x139 feet, at Linwood Boulevard and Park Avenue, for the First Baptist congregation. Rev. Benjamin Otto, pastor, 3129 Forest Avenue. Cost, \$60,000.

KENWOOD, MO.—A. F. Haeussler, architect, 510 Pine Street, St. Louis, is reported to be preparing plans for a three-story club building, 140x280 feet, to contain swimming pool, bowling alleys, billiard rooms and gymnasium, at Kenwood Springs. Brick, stone, hard plaster, architectural iron, and steel will be used in construction. Cost, \$150,000.

LAWTON, OKLA.—It is said that the congregation of the Methodist Episcopal Church, South, Lawton, Okla., contemplate erecting a building at a cost of \$50,000. Address the pastor.

LITTLE ROCK, ARK.—Press reports state that George F. Tilton, of New York, N. Y., will prepare plans for the Carnegie Library to be erected at Seventh and Louisiana Streets.

LONG ISLAND CITY, N. Y.—Plans and specifications have been prepared, according to report, by Architect P. C. Hunter, 17 Broadway, for a new factory to be erected at Long Island City for J. F. Blanchard, at a cost of about \$200,000. It will be a five-story building, measuring 175x180 feet. It will be built of brick and stone, with composition roof, steam heat, electric light, elevators, etc.

LOS ANGELES, CAL.—Otto N. Neher and C. F. Skilling are reported to be the architects for the building to be erected by Miss Myra Hershey at Fourth and Grand Avenue, of reinforced concrete at cost of \$300,000.

LOUISVILLE, KY.—Kenneth McDonald and W. J. Dodd, Lincoln Bank Building, have prepared plans for a three-story summer hotel at Grayson Springs for the Grayson Springs Co., Leitchfield, Ky. Brick and stone. Cost, \$125,000.

MADISON, WIS.—Bids are asked until noon, December 18, by the Wisconsin Capitol Commission for wrecking the east wing of the present capitol and for building a concrete tunnel between the heating and power plant and the capitol now building. Lew F. Porter is Secretary of Commission.

MALVERN, ARK.—A movement has been started, according to report, by the Little Rock Conference of Methodists to build a \$200,000 hospital building in this State.

MATTOON, ILL.—It is reported that plans have been accepted for a \$100,000 addition to the Odd Fellows Old Folks' Home.

MAYFIELD, KY.—The Presbyterians are said to be preparing to erect a \$40,000 church.

MEMPHIS, TENN.—It is said that plans have been prepared for the Board of Trustees of the Methodist Church, Memphis, for the erection of a hospital, to cost \$200,000. Address John Sherd, chairman.

MIDDLETOWN, N. Y.—Press reports state that Franklin B. Ware, State Architect, Albany, has prepared plans for erection of a brick and stone nurses' home to cost \$100,000.

MILWAUKEE, WIS.—Plans are being prepared by Architect F. W. Andree, Cawker Building, for the erection of a church for the Grace Baptist congregation. It will be 70x22 feet, and cost \$35,000.

It is reported that the Knights of Columbus are preparing to erect a clubhouse at a cost of \$30,000.

MINNEAPOLIS, MINN.—A building permit has been issued, according to report, for the construction of the foundation for the new Church of the Immaculate Conception, Minneapolis, Minn., at Hennepin Avenue and Sixteenth Street. The foundation will cost \$65,000.

MOBILE, ALA.—R. H. Hunt, architect, Chattanooga, Tenn., it is said, has prepared plans for the erection of a church at Mobile, Ala., for the St. Francis congregation, to cost \$80,000.

MUSKEGON, MICH.—Reports state that plans have been prepared for the erection of a mammoth new hotel at a cost of \$100,000.

NASHVILLE, TENN.—George W. Wilson, Cincinnati, O., it is said, has had plans prepared by Werner & Adkins, Cincinnati, O., for the erection of an apartment house in Nashville to be known as Elliston Court; eight stories; triangular in shape; cost, \$250,000.

The Elks of Nashville, Tenn., are reported to be having plans made for a five-story lodge building, to cost about \$100,000.

It is said that plans have been prepared by Warner & Adkins, Cincinnati, O., for the erection of an eight-story apartment house on the corner of West End Avenue, Twenty-fifth and Church Streets. Estimated cost, \$250,000. G. W. Wilson, Cincinnati, is interested.

NEW BEDFORD, MASS.—It is said that Nat. C. Smith, architect, New Bedford, will receive bids until December 16 for remodeling City Hall into a library. Cost, about \$150,000.

NEWTON, MASS.—The General Baptist Association, it is reported, has decided to erect the Clarke Memorial College in Newton. Thirty-five thousand dollars and forty acres of land have been given by the town.

NEW YORK, N. Y.—It is said that Muliken & Moeller, architects, 7 West Thirty-eighth Street, have awarded the carpenter contract to Stephen Ball, 3682 Broadway, for a twelve-story brick and stone office building, 99x105 feet, at Park Avenue and Forty-first Street, for the One Hundred and Three Park Avenue Co. Estimated cost, \$650,000.

Frederick C. Browne, 143 West 125th Street, is said to be receiving estimates for the twelve-story office building, 50x150 feet, for L. M. Jones & Co., 350 Broadway, to be erected at the northeast corner of Franklin Street and Broadway, to cost \$500,000.

Plans have been filed, according to report, for a five-story loft building, with stable, to be erected in 108th Street and Eighth Avenue, at a cost of \$80,000, for Israel Lippman, a real estate operator.

Reports state that the property on the south side of 151st Street, 100 feet west of Morris Avenue, owned by Albert Gunino, 414 East Forty-third Street, will be improved by the erection of a large new flat building, plans for which have been prepared by Architects Moore & Landsiedel, Third Avenue and 148th Street. Plans provide for a six-story building, measuring 50x104 feet. It will have front of light brick with limestone trimmings, iron columns and beams, composition roof, hardwood finish and floors, bathroom and laundry fixtures, tile and mosaic work, electric wiring, etc. Cost, \$50,000.

The American Real Estate Co., Fifth Avenue and Forty-first Street, is said to be having plans prepared by Architect H. H. Morrison, corner Westchester Avenue and Southern Boulevard, for a new business building to be built on Third Avenue, between 149th and 150th Streets. The building will be six stories high, and will be constructed of brick, stone and iron. When completed it will be used as a department store, and the cost will be about \$400,000.

It is said that no contracts have been awarded for the four-story store building, 20x100 feet, which Henry Hesse, 308 Grand Street, is to erect at No. 399 Sixth Avenue, to cost \$50,000. Buchman & Fox, 11 East Fifty-ninth Street, have plans ready.

Press reports state that Messrs. Taylor & Levi, 24 East Twenty-third Street, have been commissioned to prepare plans for the erection of an American basement house on the plot 25x102.2 feet on the south side of Eighty-sixth Street, 150 feet west of Central Park West, for Dr. Herbert Fred Lange Ziegel, No. 218 West Fourteenth Street. No figures have yet been taken or contracts let. Building operations will not be started until March next.

St. Leo's Roman Catholic Church, according to report, has purchased the plot, 25x98.9 feet, at No. 9 East Twenty-eighth Street. The church adjoins it on the east, and it is said that it will be used as a site for a new building to be used for church purposes. Rev. Thomas J. Ducey is rector.

It is reported that Architect William L. Rouse, 11 East Forty-third Street, has been commissioned to prepare plans for the construction of two six-story high-class elevator apartment houses to be situated at one of the most picturesque points of Riverside Drive overlooking the Hudson River. They will cover a plot 100x160 feet on Riverside Drive, the north and south side of 161st Street, and will cost in the neighborhood of \$400,000. The exteriors will be of Indiana limestone, light brick and terra cotta; apartments will be of seven, eight and nine rooms each, with six apartments on each floor. Operations will be started immediately. The owners, Messrs. Klein & Jackson, 49 Wall Street, will receive all estimates and award the contracts.

It is reported that Mr. V. Hugo Koehler, 489 Fifth Avenue, has been selected as the architect for the theater and office building to be erected on the southeast corner of Broadway and Forty-third Street. The office building will be sixteen stories, 100x80, occupying the corner, and the theater, which will occupy the rear portion on Forty-third Street, will be three stories, 100x100. It is a leasehold operation, involving about \$1,000,000 for the erection of the buildings, \$600,000 of which is advanced by Mrs. Mary Fitzgerald, the owner of the property.

It is reported that estimates will be taken early in the spring by Clinton & Russell and Tracy & Swartwout, associate architects, for the twenty-two-story hotel, 200x400, to be erected for the McAdoo Terminal Co., Sixth Avenue and Thirty-second to Thirty-third Streets.

W. B. Tubby, architect, 81 Fulton Street, has prepared plans for U. S. Leather Co. for a warehouse to be erected at Gold and Front Streets. It is to be ten stories high and cover 18,000 square feet.

Warren & Wetmore will prepare the plans for the new pier shed to be erected at Pier 53, Chelsea, North River.

R. F. Almira, architect, is preparing plans for the training school, five stories, 100x125, to be built at the Harlem Hospital.

Trowbridge & Livingston, architects, will prepare the plans and specifications for the new penitentiary to be erected at Rikers

Island. The building will be erected in three sections, each section costing \$2,000,000.

It is reported that McKim, Mead & White, architects, are preparing plans for a loft building for E. F. Caldwell, West Fifteenth Street; twelve stories; 50x100.

It is reported that McKim, Mead & White are preparing plans for the Fernald Memorial Dormitory to be erected at Columbia College at a cost of \$300,000.

It is stated that estimates will be taken in the early spring for the Sea Breeze Hospital at Long Island, for which McKim, Mead & White are the architects, and W. H. Allen, 105 East Twenty-second Street, is agent for the institution.

It is reported that the New York Hospital will establish a branch hospital in Westchester County.

The receivers for the Metropolitan Street R. R. Co., A. V. Porter, architect, will take estimates, in spring, for new car barns to be erected at Eleventh Avenue, northwest corner Twenty-third street, covering an area of 240 feet on Twenty-third Street and 100 feet on Eleventh Avenue.

Parish & Schroeder, architects, are preparing plans for the Teachers' College to be erected at Columbia College, said building to be five stories, 100x200.

Same architects are preparing plans for the Geological Laboratory to be erected at Princeton College, Princeton, N. J., at a cost of \$600,000.

Renwick, Aspinwall & Tucker, architects, 320 Fifth Avenue, have been commissioned to draw plans for an office building, 39x75 feet, for the Provident Loan Society, to be erected at northwest corner of Fourth Avenue and Twenty-fifth Street.

Hoppin, Koen & Huntington, architects, 244 Fifth Avenue, are preparing plans for the new police station to be erected at Varick and Beach Streets; five stories; 107x100.

Hunt & Hunt, architects, are preparing the plans and specifications for the police station to be erected at Old Slip, covering an area of 35x150.

Snelling & Potter, architects, are revising the plans for the ferry terminal, Stapleton, S. I., the former bids having been rejected by the commission. The buildings will be two stories, 573x60, and one story, 108x186. The foundations have been put in by the Phoenix Construction Co., 41 Park Row. Charles H. Peckworth was the lowest bidder on the rejected estimates.

The commission appointed by the Governor for the selection of the new States Prison to replace the one at Sing Sing have selected 500 acres at Stony Point, N. Y.; \$25,000 has been appropriated by the State for drawing the plans, which are to be decided by competition, and has appropriated \$1,700,000 for the erection of the building.

Francis H. Kimball, architect, 71 Broadway, is drawing plans for an office building for the Potter Trust to be erected at Broadway and Astor Place. It is to be from twelve to twenty stories in height, covering a frontage on Broadway 92 feet and Astor Place 295 feet.

It is understood that the Russell Sage Institute of Pathology, recently incorporated, will not build on a Manhattan site, but will erect a large building on Black-

wells Island to be used for research in medicine and the maintenance of laboratories for that purpose.

NEWTONVILLE, MASS.—Announcement is made that a brick building, three stories high, and to cost \$300,000, will be erected at Walnut Street and Elm Road, Newtonville, for technical high school purposes. Proposals for the contract have been received, but not made public.

OGONTZ, PA.—Reports state that plans and specifications have been completed by Horace Trumbauer, of Philadelphia, Pa., and work is about to be started on the new squash court and swimming pool to be erected at Ogontz for the P. A. B. Widener estate. The building will be one story high, measuring 57x62 feet. It will be constructed of stone and the interior will be finished in enameled brick and marble. Cost of the building to be \$50,000.

ORANGE, N. J.—Wilbur S. Knowles, architect, 1 West Thirty-fourth Street, New York, it is said, has prepared preliminary plans for an addition to the St. Mary's Hospital, Orange. Estimated cost, \$250,000.

PASADENA, CAL.—Franklin P. Burnham, Pacific Electric Building, it is stated, has been appointed architect for the proposed new Christian Science church to be built in Pasadena at a cost of \$100,000.

PATERSON, N. J.—Charles E. White, Paterson, according to report, will prepare plans for an addition to the Park Avenue Baptist Church, of which Rev. Kenyon is pastor.

PEORIA, ILL.—It is said that plans are being prepared by Architects Reeves & Baillie, Young Men's Christian Association Building, for the erection of a hotel at the corner of Fulton and South Jefferson Streets by the Leisy Brewing Company. Cost, \$300,000.

PHILADELPHIA, PA.—Press reports announce that a site has been secured by Abel Bottoms, of West Philadelphia, at Walnut and Thirty-sixth Streets, on which to erect an apartment building, to cost \$100,000.

Watson & Huckel, 1211 Walnut Street, it is stated, have completed plans for a three-story, 122x120-foot garage, which is to be erected at 229 North Broad Street by Henry G. Lea, of brick and terra-cotta, and cost, including ground, \$400,000.

Plans and detailed specifications are being prepared, according to report, by Henry L. Reinhold, Jr., architect, for a large new building to be erected for the Northwestern Hospital. Designs show a four-story building, measuring 45x130 feet. It will be built of brick, stone and iron, fire-proof, and will have the latest improvements and appliances in all lines. Approximate cost, \$80,000.

Stearns & Castor, architects and engineers, it is said, have been commissioned to prepare plans for a large church and Sunday-school building, which will be erected at a cost of about \$50,000. The church will have a seating capacity of 800 and the Sunday-school 900. The buildings will be constructed of brick and stone, to be finished in hardwood, and have all modern appliances.

Plans have been prepared, according to report, by Edgar W. Seeler, architect, 1510 Real Estate Trust Building, and Frank C.

Roberts, engineer, and estimates will be invited about the first of the year for the new eight-story, fireproof publishing house to be erected at Sixth and Sansom Streets. Estimated cost, \$1,000,000. The building will cover the entire block from Sixth to Seventh Streets and from Walnut to Sansom Streets. Previously reported.

It is stated that Lynch Bros., Lippincott Building, have been granted a permit to build the new Chandler Public School, at the southwest corner of Willey Street and Montgomery Avenue, for the Board of Education. Estimated cost, \$124,116. The plans call for a two-story and basement building of stone and brick, measuring 152.2 x 83.10 feet. J. Horace Cook, architect, of the Board of Education, prepared the plans.

The Philadelphia Turngemeinde, 429 North Sixth Street, has appointed a committee to select a site for its proposed new clubhouse. Estimated cost, including site, \$250,000. Robert Dockel is chairman of committee.

Reports state that a permit was issued on December 3 to the Richardson estate to erect an apartment house at 1722 Walnut Street. The building will be 42 feet wide and 169 feet deep, and of fireproof construction, with the exterior walls of white marble up to the second story, and above this of light brick with terra-cotta trimmings. Estimated cost, about \$200,000.

PITTSBURG, KAN. Architects J. C. Holland & Squire, 734 Kansas Avenue, Topeka, are reported to be preparing plans for a two-story and basement Y. M. C. A. building at Pittsburg, to cost \$50,000.

PITTSBURGH, PA.—Controller John B. Larkin has submitted to Mayor Guthrie estimates for work proposed for Pittsburgh as follows: Preliminary filtration plant, \$600,000; free bridges, \$3,000,000; subway tunnel for traction purposes, with two spurs, \$8,000,000; new City Hall, \$3,000,000, and new market house, \$3,000,000.

PLEASANTVILLE, N. Y.—Jacobs & Heidelberg, architects, are preparing plans and specifications for the new orphan asylum buildings for the Hebrew Sheltering and Guardian Society, Mr. A. Lowinson, president. The buildings, some thirty in number, consisting of administration building and cottages, are to be built at Pleasantville, N. Y.

PLATTSBURGH, N. Y.—Messrs. Jackson & Rosencrans, 31 Union Square, Manhattan, are reported to have completed plans for a new Y. M. C. A. building to be erected at Plattsburgh, to cost about \$60,000. The general secretary at Plattsburgh will receive estimates about January 1.

PORTSMOUTH, VA.—Naval Hospital.—Wood, Donn & Deming, architects, 808 Seventeenth Street N. W., Washington, D. C. (temporary offices at Portsmouth), are supervising remodeling of United States Naval Hospital at Portsmouth, for which \$200,000 is now available. Improvements include new interior, floors, ceilings, partitions, etc.; steel beams and terra-cotta arches; operating pavilion reached by two electric elevators; plumbing; sewerage system; electric lighting; heating system and new power house, containing laundry. Building will be fireproof and have capacity of 500 patients. It is expected that an additional \$75,000 will be available later with which to erect two wings.

POTTSTOWN, PA.—It is said that a handsome new church and Sunday-school will be erected at Pottstown for the First Baptist congregation of that place. Plans by Architect George E. Savage of this city provide for a one-story building, of brick and stone, with slate roof, hardwood finish, steam heat, electric light, tile and marble work, etc. Approximate cost, \$30,000.

READING, PA.—Plans are being prepared by Architects Milligan & Webber, 521 Walnut Street, Philadelphia, Pa., for a four-story apartment building to be erected in this city at a cost of \$75,000.

Reports state that plans are on foot looking towards the erection of a nine-story hotel to cost approximately \$300,000.

RED BLUFF, CAL.—The Methodist Church people are reported to be planning to have work started on their new building. It is reported the Baptist congregation here have decided on a new church building also.

RICHMOND HILL, N. Y.—Reports state that Architect C. B. J. Snyder, of New York, N. Y., will prepare plans for a three-story brick school, 130x46 feet, to be erected on Johnson Avenue, West Side, between Jamaica and Stewart Avenues. Cost, \$182,000.

RICHMOND, VA.—Bids will be received until 3 P. M., December 26, by C. P. Walford, Clerk and Supervisor, City Hall, for construction of a high school building. Charles K. Bryant, architect.

ROCHESTER, N. Y.—It is reported that J. Foster Warner, architect, Granite Building, has plans for No. 26 Public School for the city. Brick will be used in construction. Cost, \$250,000.

ST. JOSEPH, Mo.—Press reports announce that the executive committee of the board of curators of the Missouri State University convened here and approved plans for an agricultural building to be erected on Horticultural Grounds at a cost of \$100,000.

ST. LOUIS, Mo.—Architect A. F. Haeusler, 510 Pine Street, is reported to be preparing plans for a three-story club building at Kenwood Springs, to cost \$150,000.

Helmuth & Spiering, 721 Olive Street, have prepared plans for a five-story warehouse for W. W. Candy. Cost, \$100,000.

Bids will be received for the new six-story building, 85x63 feet, for the Aberdeen Investment Company, at the southwest corner of Broadway and St. Charles Street. Estimated cost, \$100,000.

Press reports state that the German Theatre Realty Co. has had plans prepared by Wiedman & Walsh, Wainwright Building, for a theatre, three stories, 150x90 feet. Cost, \$100,000.

Church of the Ascension has not announced date of opening bids for erection of church edifice recently noted; plans by Mariner & LeBeaume, Chemical Building; 50x125 feet; steam heat; electric lighting; cost, \$55,000.

The Aberdeen Investment Co., it is said, has commissioned Architect Isaac S. Taylor to prepare plans for a mercantile building, six stories; 100x90 feet; gas and electricity; cost, \$150,000.

Architect Will Levy, Odd Fellows' Building, is preparing plans for remodeling the five-story mercantile building, 50x150 feet, at 610 Washington Avenue, for the Sonne-

feld Millinery Company, Broadway and St. Charles Street. Estimated cost, \$50,000.

ST. MARYS, KAN.—According to reports, a chapel costing about \$40,000 is to be erected at St. Mary's College.

SALT LAKE CITY, UTAH.—Press reports state that Jacob Moritz has purchased property extending 95 1-2 feet on Second South Street, 166 feet on Plum Alley and 60 feet on Commercial Street. It is intended to tear down the three and four-story buildings which now occupy the property and to erect there an eight or ten-story building for office purposes. Building is to cost about \$400,000.

SAN ANTONIO, TEXAS.—Mrs. T. C. Frost, San Antonio, Tex., according to report, will erect a five-story office building, to cost \$100,000.

SAN DIEGO, CAL.—It is reported that the La Jolla Hotel Co. has incorporated and as soon as plans are prepared by Architect Henry Lord Gay, of San Diego, the construction of a \$50,000 hotel will be begun at La Jolla.

Architect B. W. S. Clark, it is said, has prepared plans for a new eighty-room modern hotel, to be built by Mrs. A. H. Baxter, on Fourth Street and University Place. The building will be in Mission style, 66x125 feet, and will be fitted up with all the latest improvements.

SAN FRANCISCO, CAL.—Sarah Rosenstock and H. B. Nutal, it is stated, have applied for a permit to erect a seven-story office building on Geary and Kearny Streets, at a cost of \$160,000, and A. Roullier an eight-story office building on Kearny and Post Streets, at a cost of \$56,000.

It is reported that plans for the free public market on the city front have been adopted by the State Board of Harbor Commissioners. Specifications and estimates for the buildings will be ready soon and the Commissioners will advertise for bids for construction. Sixty days will be the limit of time given the contractor, so the Commissioners expect that the market will be open to the public early in January. The floors will be of concrete, the walls covered with iron, and the roof of fireproof composition. The market will cover the triangular block bounded by Drumm, Pacific and East Streets. It will have seventeen stalls, most of them being 10x10 feet, an office and three selling corridors running across the building from East to Drumm Streets.

Architects H. Paterson Ross and A. W. Bugren are reported to have let contracts for the George Robins Estate for the erection of a four-story hotel, to be erected on Market Street and cost \$65,000. The hotel will have sixty-three rooms and twenty baths, and will be equipped with steam heat, telephones, hot and cold water, etc.

SCRANTON, PA.—L. C. Holden, 1133 Broadway, New York, will prepare plans for a clubhouse for the Scranton Country Club, at Scranton, to cost \$40,000. Previously reported.

SHAWNEE, OKLA.—Plans are being prepared for the erection of a hotel at Shawnee, Okla., by J. B. Forney, of Shreveport, La., to cost \$250,000.

SONORA, KY.—The Methodist congregation, it is said, will erect a concrete edifice here. For particulars address John Brashears, member of building committee.

TACOMA, WASH.—It is announced that plans for the Y. M. C. A. building have been completed and the committee which will have in charge the erection of the six-story building on D Street will call for bids on the work soon.

Plans for the Tacoma Federal building, which will be erected on A Street, between Eleventh and Twelfth Streets, have been completed, and work on the specifications will begin immediately. Construction probably will be commenced on the building in the spring. Estimated cost, \$600,000. James Knox Taylor is Supervising Architect, Treasury Department, Washington, D. C.

TERRE HAUTE, IND.—The City School Board, it is stated, has decided to spend \$54,000 at once in building additions to district schools.

According to report, W. H. Floyd, architect, 656½ Wabash Avenue, has completed plans for a three-story jail building for Vigo County to cost \$125,000. New bids will be received by the County Auditor until December 18.

TOLEDO, O.—We are advised that the L. S. Baumgartner Co., corner St. Clair and Jefferson Streets, has just purchased property on Summit Street, which is to be improved next spring with the erection of a modern concrete and fireproof building. It will be about 100x100 feet square, and the architect has not yet been selected.

TRAVERSE CITY, MICH.—Bids will be received soon for the construction of a plant

for the Main Manistee River Power Company, which will be located on the Manistee River in Wexford County. Estimated cost, \$600,000. Don J. Albertson, Kalamazoo, Mich., is the designing engineer.

TROY, N. Y.—Plans have been completed and contract will soon be let for the new mechanical and electrical laboratory which is to be built at Troy, as previously noted. Lawlor & Haase, 69 Wall Street, this city, are the architects, and plans provide for a fireproof building, of thoroughly modern construction and equipment. Approximate cost, \$350,000.

Cummings & Son, architects, of Albany, N. Y., are preparing plans and specifications for the new building to be erected at the Emma Willard School at Troy, the new building for which Mrs. Russell Sage donated \$500,000. The building is to be four stories, 100x100.

WASHINGTON, D. C.—Architect A. H. Beers, of this city, is reported to be preparing plans for a store and office building to be erected on F Street, extending through to G Street N. W. It will be a three-story building of brick, with stone trimmings, structural iron and steel, tile roofs, marble and mosaic work.

WEST POINT, N. Y.—Reports state that Architects Cram, Goodhue & Ferguson, 170 Fifth Avenue, New York City, will take estimates on a number of buildings to be erected at the Military Academy at West

Point, for which they are reported to have prepared the plans.

WINNEBAGO, NEB.—Bids will be received until January 15 by C. F. Larrabee, Acting Commissioner of Indian Affairs, Washington, D. C., for furnishing material and constructing an employees' mess building at the Winnebago School. For further information apply to Oscar M. Waddell, Superintendent of School.

YONKERS, N. Y.—Press reports state that no plans have yet been prepared or architect selected for the new residence which Mr. Lionel Kremer, of No. 249 West 107th Street, is contemplating erecting on a plot 50x121 feet, on the west side of Fanshawe Avenue, 60 feet north of Amberson Avenue, Van Cortlandt Terrace, Yonkers.

YORK, NEB.—Bids will be received until January 14, at the office of Supervising Architect James Knox Taylor, Washington, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. postoffice.

YORK HARBOR, ME.—It is said that a brick and stone edifice for the St. George Episcopal Church Society, of York Harbor, Me., will be erected in that town next year at a cost of \$25,000.

YORK, PA.—Reports state that plans are on foot looking towards the erection of a large government building in this city. Congressman Lafean, it is said, proposes to introduce a bill carrying an appropriation of \$350,000 for this purpose.

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Architects wishing to enter this competition must signify their intention in writing, and such application must be in the hands of the Commissioner of the Interior on or before January 18, 1908. No others will be considered.

Copies of the program, embracing terms of the competition, will be mailed upon request.

Application for program will be considered as sufficient indication of intention to compete.

L. H. GRAHAME,

(1667-1669) Commissioner of the Interior.

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 9, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 8th day of January, 1908, and then opened, for the steam heating apparatus, etc., complete in place, for the U. S. Post Office and Court House and extension thereto at Trenton, New Jersey, in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Superintendent of Construction at Trenton, New Jersey, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 9, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 9th day of January, 1908, and then opened, for the plumbing and marble finish in toilet rooms, etc., for the U. S. Post Office and Court House building and extension thereto at Trenton, N. J., in accordance with the

drawings and specification, copies of which may be had at this office or at the office of the Superintendent of Construction at Trenton, New Jersey, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 4, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 27th day of December, 1907, and then opened, for the installation of a vacuum cleaning system for the U. S. Custom House Building, New York, N. Y., in accordance with drawings and specification, copies of which may be had at this office or at the office of the Architect, No. 11 East Twenty-fourth Street, New York, N. Y., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 5, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 18th day of December, 1907, and then opened, for iron window guards and gates for the U. S. Custom House, Baltimore, Maryland, in accordance with drawings and specification, copies of which may be had at the office of the Custodian of the building or at this office, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 7, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 15th day of January, 1908, and then opened, for the construction (including plumbing, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Court House at Houston, Texas, in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Custodian of site at Houston, Texas, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

Treasury Department, Office of the Supervising Architect, Washington, D. C., December 7, 1907.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 17th day of January, 1908, and then opened, for the construction (complete) of the U. S. Post Office at East Liverpool, Ohio, in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Postmaster at East Liverpool, Ohio, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1668-1669)

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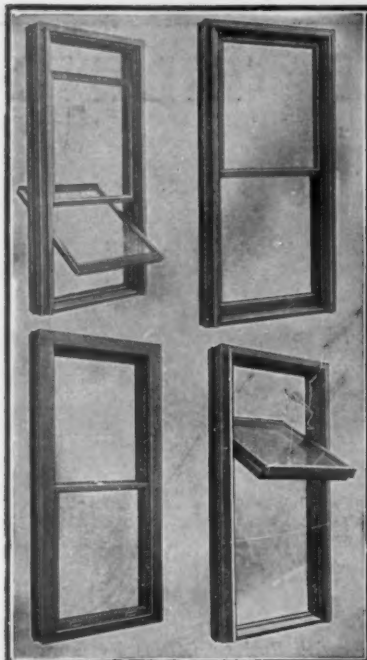
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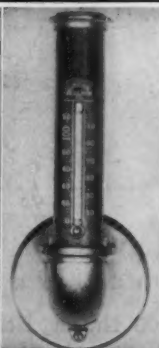
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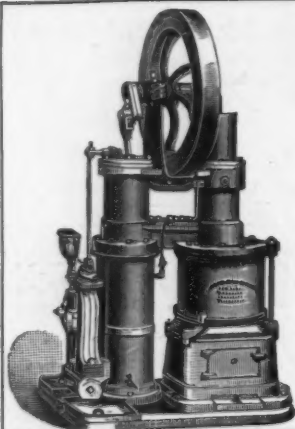
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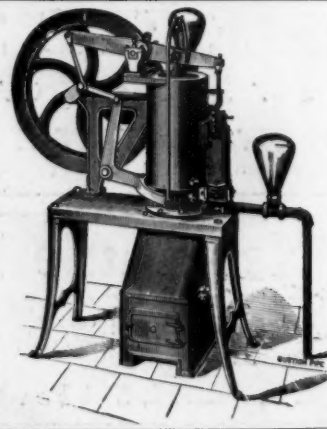
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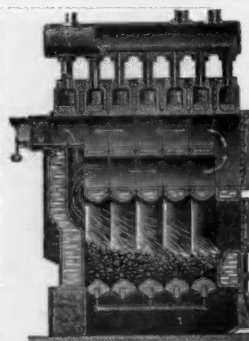
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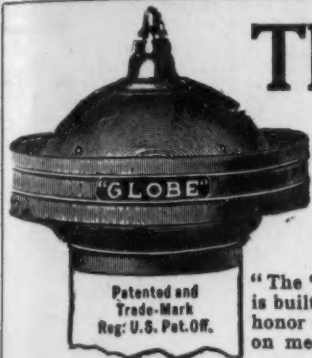
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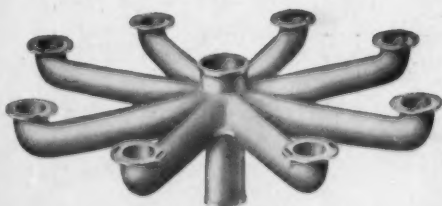
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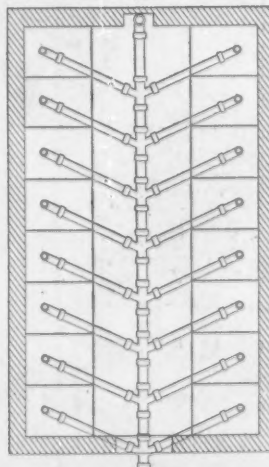
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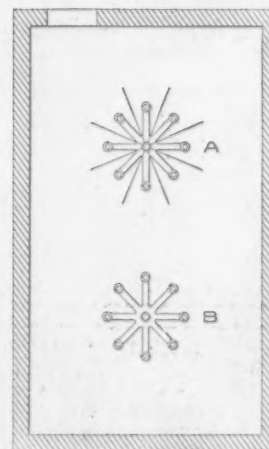
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