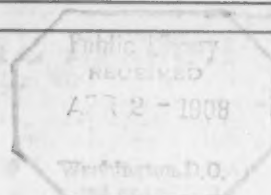


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Regular Edition

Vol. XCIII.

APRIL 1, 1908.

No 1684.

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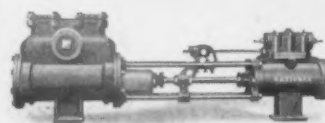
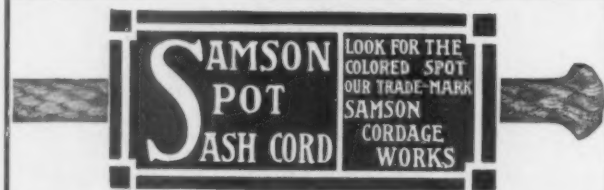
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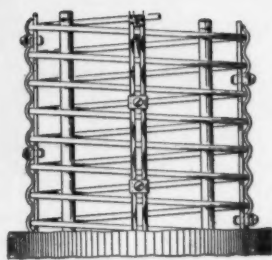
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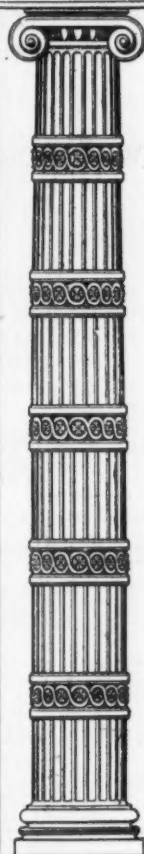
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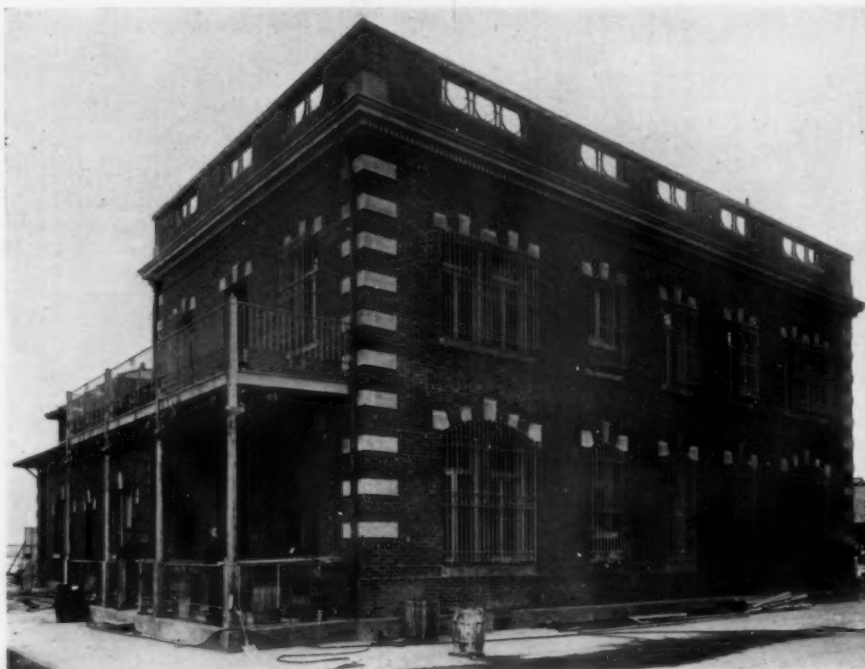
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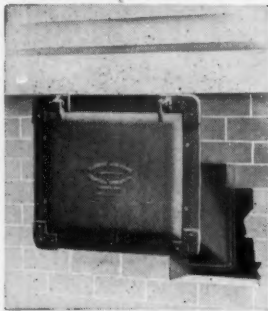
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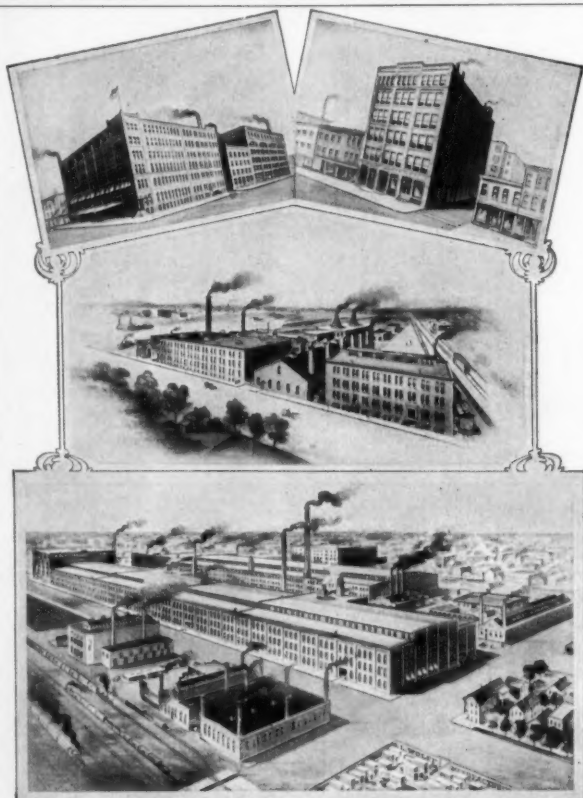
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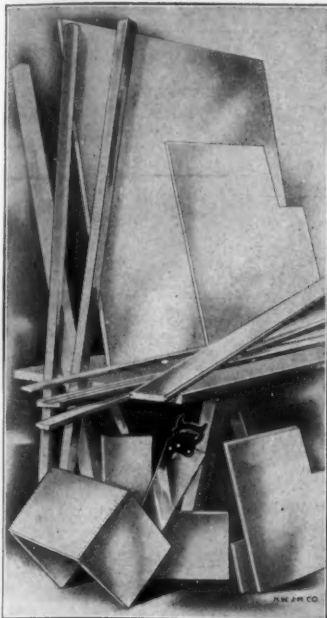


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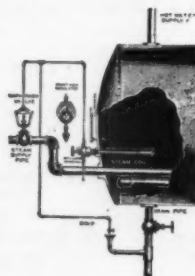
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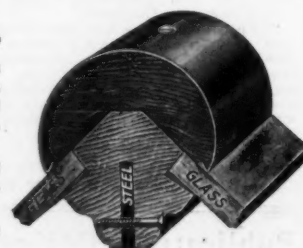
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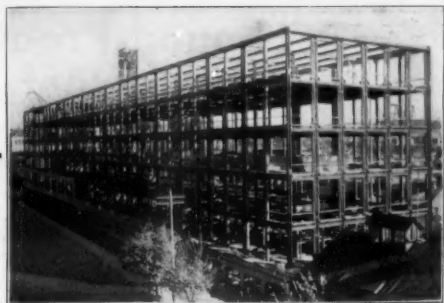
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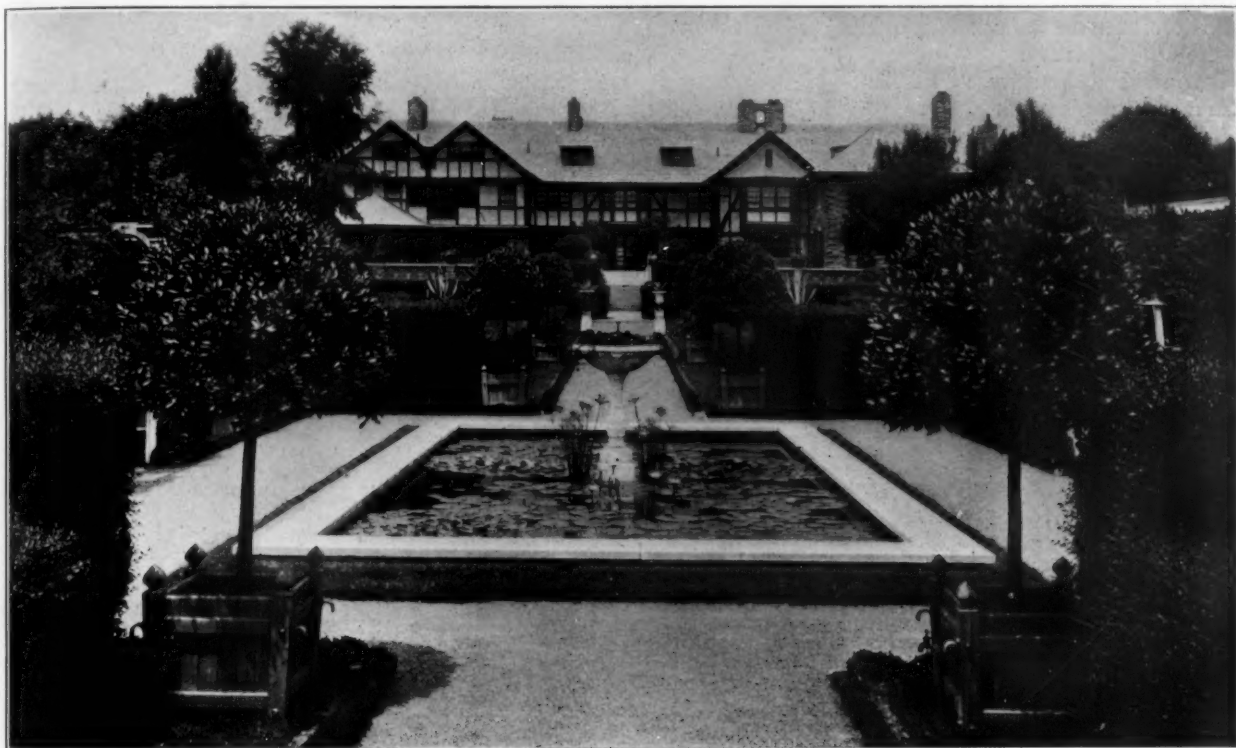
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BUILDING NEWS

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WEDNESDAY, APRIL 1, 1908.

No. 1684



SOUTH FAÇADE FROM GARDEN, "FAIRACRES," JENKINTOWN, PA.

The Planning of Country Houses

By WILSON EYRE

IN this article we will eliminate the very small country house, as this type of house belongs rather to the suburban or the bungalow class—it is usually built on a small piece of ground and has little or no scope for considerations such as apply to a real country house.

We will, therefore, begin with the house of moderate size, situated on a piece of ground comprising several acres. The first step to be considered is the situation and orientation; the latter should be the chief consideration, the outlook and views should be secondary unless very unusual conditions exist regarding the outlook—a mistake in placing the various rooms toward the proper points of the compass will undoubtedly destroy the living comfort of the house; the house should have its greatest exposure to the south, and a plan with wings on either end and pointing to the north will result in the greatest amount of sun and air, giving the most exposed part of the house the south, east and west outlook, at the same time giving a court effect on the entrance drive; the wings will serve to protect the north exposure of the house.

The entrance vestibule and as much as possible of the service portion of the house should be to the north, thus

giving the living part the better exposures and the privacy of the garden. The dining room and kitchen quarter should be to the east, because the morning sun is most desirable at breakfast, especially in autumn and winter, and in the summer it is not objectionable, being the coolest part of the day. This places the dining room on the shady side of the house in the later afternoon and thus avoids the sun at the dinner or supper hour, when it is hotter and being low slants into the room and becomes an annoyance. Another advantage of this arrangement is the fact that it throws the living rooms to the south and west sides, which are the best exposures for both winter and summer; also it places the kitchen apartments where they belong. These should not be placed to the southwest, because the prevailing winds are from this direction in most parts of the country, and they drive the odors of cooking through the house.

A living hall, with the stairway leading from it, is a picturesque feature, but not very practical, because the stairway, unless much enclosed, is a source of draughts and makes a traffic way of your living place. If your means are limited and you cannot afford a large stairway

hall, it is far better to have a small one and make a large comfortable living room. If the living room is a library as well, there should be a small parlor or reception room, but the better arrangement (in my judgment) is to have a small study for writing and books, and keep the large room for general use. In the country one does not usually have formal guests or need a reception room.

The service quarters should be ample and should consist of the pantry, kitchen, servants' dining room or living room, a cold room or pantry, with a built-in refrigerator. This pantry should be so situated that it can be supplied with ice from the outside and conveniently near to the tradesmen's approach.

There should be a large coat closet on the first floor; also a small wash room.

The bedroom plan should be so arranged that the owners' quarters are somewhat separated from the guests' quarters. They should, of course, have their own bathrooms, and if the appropriation for the house warrants it, it is well to have a bathroom for each room—at any rate, not more than two rooms should be dependent on one bath; the first expense is more than counterbalanced by the saving in services in the chambermaid's department.

A large linen closet, with light and air, is a necessity; in addition to this it is well to have a slop closet and a broom closet. In every closet that has no window there should be an automatic burner which lights with the opening of the closet door.

House telephones connecting the various rooms with the servants' quarters on the ground floor are a great convenience.

The servants' sleeping quarters are most convenient when placed in a wing of their own, or at any rate, separated from the main body of the house, closed off by doors and reached only by the back stairs. Each servant should have a separate sleeping room—about eight by ten feet is sufficient if cost is a consideration; putting two or three servants together is not advisable. There should be a bathroom for these servants' quarters.

The kitchen chimney should be placed on the outside wall whenever possible; if it is unavoidable to place it in some central location, the kitchen and laundry flues should be insulated, otherwise these flues will make the servants' bedrooms almost unbearable in the hot weather.

In the next number I will take up the question of large country houses.

Eastern Long Island—Its Architecture and Art Settlements

By CHARLES DeKAY

LONG ISLAND'S eastern end has waited long for that kind of recognition which consists in the building of small frame dwellings by the square mile, far enough apart to permit of a kitchen garden and some flowering plants, yet near enough to hear everything that is going on next door—north, south, east and west. It still waits for that recognition which creates communities like Asbury Park and Belmar and Atlantic City with their depressing monotony of scroll-saw villas and board walks—and long may it wait!

Nature lovers and artists, however, discovered its charms more than three decades ago. Artist colonies rose on the Shinnecock Hills, at Amagansett and East Hampton, round Georgica Lake and along the northern rim of Peconic Bay, colonies which were so far from demanding modern improvements like express trains, trolleys and summer hotels, that the members gladly broiled and swallowed dust in painful village coaches on country roads, hugging themselves with the reflection that farms were not being cut up into building lots, dunes leveled for "board walks," and pretentious hotels placed where they would do most harm to the shorescape. But then artists never have had any decent respect for the pockets of real estate men and architects, even of such as buy pictures!

The giant city a hundred miles to the westward having burst its bonds of rivers and estuaries, thrown stupendous bridges over and burrowed tunnels under them, dismay has invaded the artistic camps; for they see the writing on the wall. How long will Montauk preserve its savage loneliness and grandeur? East Hampton its noble village street? The north woods their shady, sandy solitudes? Sag Harbor its air of an old whaling port?

Suffolk County—as a mere county—groans over scanty and slow trains, but the exuberant life that makes Manhattan the centre for business and pleasure will not brook

control and the sleepy old farms with their weatherbeaten barns and outhouses will have to go. The only thing that can be done is to persuade the local authorities and architects and prospective builders to manage so that the new order of things shall not kill the goose with the golden eggs by doing outrage to the natural beauty of the region; if railways and trolleys are introduced, that they shall conform to the lay of the land, and while affording glimpses of ocean, bays and lakes to give enjoyment to the



BOYHOOD HOME OF JOHN HOWARD PAYNE, AUTHOR OF "HOME, SWEET HOME," EASTHAMPTON.

tourist, shall not cut gashes and draw ugly straight lines on the few hills of the island; when public and private buildings are erected, that these shall not interfere with the view or spoil the landscape; that all new dwellings and shops in closely settled neighborhoods or thickly planted about with trees shall be fireproof and resist rather than aid the conflagrations which must be expected to increase with close settlement and a larger winter as well as summer population.

East Hampton and Sag Harbor settlers used to find it convenient to pasture cattle and horses on the Montauk end of the island, which could be fenced off where the Sound, the swamp and the ocean narrow the land. More

house, owned by Thomas L. Manson, Esq., and the ancient cottage where the actor Payne found his "home, sweet home," were spared. The broad street retains its ancient quiet beauty. A venerable lady who visited East



HOUSE OF JAMES L. BREESE, ESQ., SOUTHAMPTON, MESSRS. M'KIM, MEAD & WHITE, ARCHITECTS.

than two decades ago the wildness and magnificent views of the Point induced the building of several scattered villas not far from the lighthouse and an inn has been established halfway between that modern settlement and the terminus of the railway. Hither come lovers of the grand in scenery and hither also fishermen who sally out from the little bay on the north side to haul in bluefish, mackerel and sea bass. It is not only a comfortable but a comely inn. Standing on the veranda it is hard to realize that in the course of time the hundred and twenty miles of island between us and the East River must, and perhaps in the near future will, become a continuous chain of towns, villages and country seats. Now it is the haunt of foxes and eagles, wild geese and seahawks in their several seasons, not to speak of the great white day-owl of the Arctic, which pays its visits in winter.

Amagansett, where they still pursue the whale as a side issue to the fisheries, has its suburb toward the sea for city folk with many recent cottages, while Sag Harbor has had few late additions to the country seats erected long ago in its vicinity by summer residents. Lately a colonial house has been remodeled by Mrs. Russell Sage for a beneficent purpose. There are few changes in the old whaling town hidden away from "northers" and easterly storms behind Shelter and Gardiner's Island.

All this part of eastern Long Island is a complex of peninsulas, islands and intersecting channels, bays and lakes, wonderfully well suited to country places having frontage on the water.

East Hampton, called Maidstone up to 1664 by the original settlers, has shown of late years a livelier tendency to expand than even Southampton; but fortunately this expansion has been effected without detriment to the looks of the village street. At one point a fire which swept away the postoffice and some shops destroyed at the same time a number of the trees which form the main beauty of East Hampton. The old Gardiner houses, the de Rose

Hampton some years ago for the second time, told the writer that her first visit was late in the forties, that she always remembered the charm of the place, and this had not diminished during the six decades between. Two or three windmills on or near the thoroughfare are by no means unimportant parts of the scene.

John Howard Payne's father was a teacher in the East Hampton Academy, now the Town Hall, and the "Old Home," shown in the illustration, looks across the village green at that former home of learning, past a stately liberty pole erected on the two hundred and fiftieth anni-



COTTAGE IN ART VILLAGE, SOUTHAMPTON.

versary of the foundation of the settlement. For many years the Academy formed the life of the village and many are the people famous in Congress and the pulpit who received their education there. One of the singular village characters of that period was an Englishman named Candee, a teacher who possessed all the traditional obstinacy of the Briton. A pet idiosyncrasy of his was never to turn out of the way for another vehicle when he was driving. Having a masterful way with him, encouraged doubtless by years of wielding the rod, and a notable flow of strong language at command, he used to come in conflict with the farmers, who learned to enjoy

going to sleep on top of their hay wagons in order to see whether Old Candee would or would not turn aside for a heavy load of salt hay. The old inhabitants have a fund of funny stories regarding this man; he seemed to have

Georgica is a romantic body of water shaped somewhat like a left hand with palm upward, a long thumb running eastward in the direction of East Hampton. The sandy tract that keeps the ocean from the lake for the better



VIEW IN VILLAGE OF EASTHAMPTON.

stepped out of a novel by Dickens. Candee's farm, two miles to the westward of the village, is now in the hands of many owners, most of whom have built villas and bungalows between Lake Georgica and the sea.

The wainscoting of the parlor and dining-room of the Howard Payne cottage is a joy to lovers of colonial architecture. Its present owner is said to feel the importance of keeping this old cottage in its original condition, so that for the present at any rate it will be cared for and preserved.

Southeast of the village on the heights which end abruptly in seaward-looking sand slopes, the Norman villa



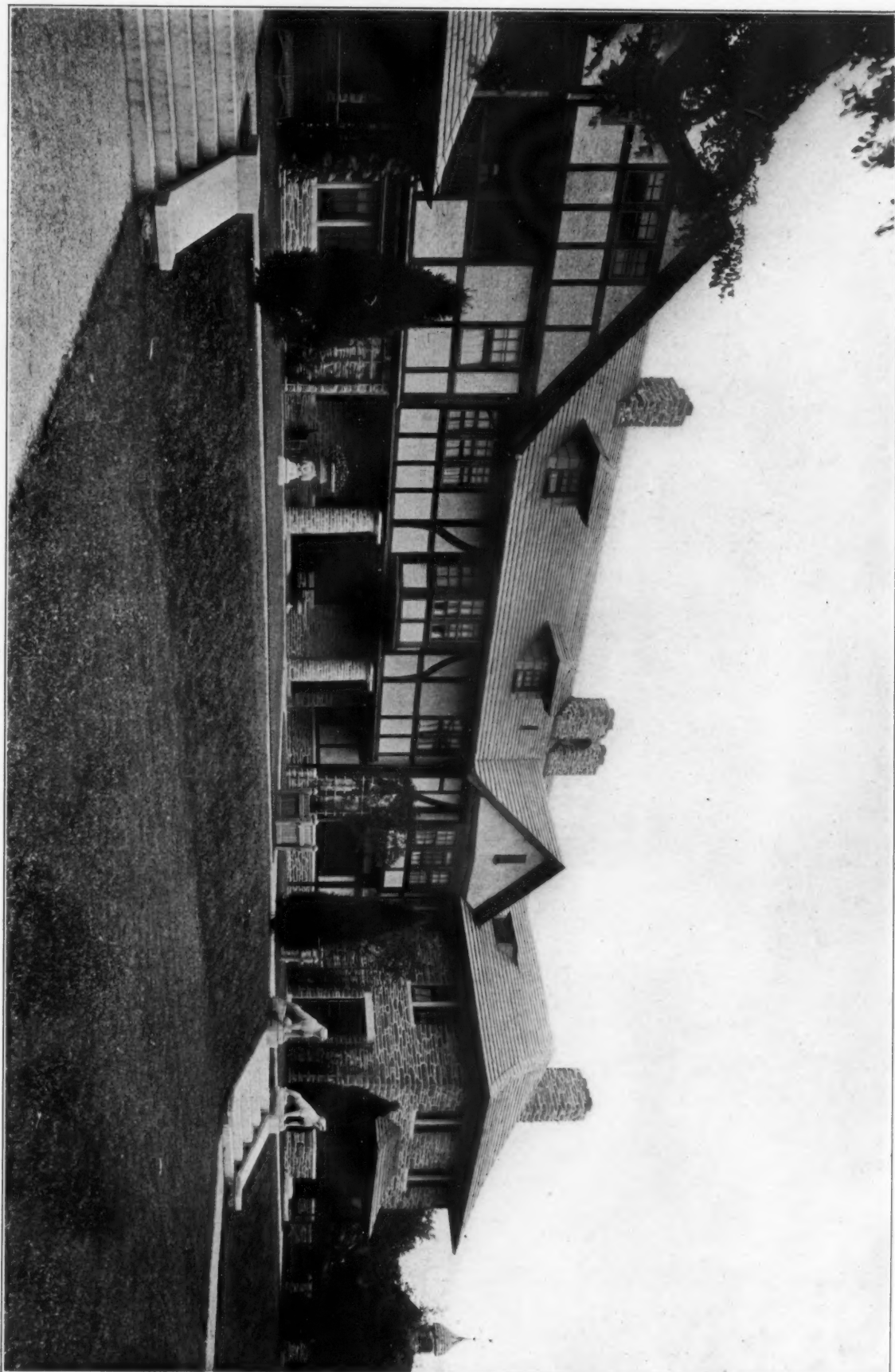
COTTAGE IN ART VILLAGE, SOUTHAMPTON.

of Dr. Clarence C. Rice dominates the valley with its red roofs. It is after designs by Grosvenor Atterbury. From this upland a beautiful view lies spread out before one, with Hook Pond gleaming silvery between the range of dunes, on the one side, which separate it from the ocean, and the heavy mass of foliage that marks the village street on the other. Far out of sight and away to the west is another of Mr. Atterbury's attractive creations, the villa of the two painters, Mr. and Mrs. Albert Herter, which looks southward toward the ocean down the longest axis of Georgica Lake.

part of the year is so low that when one looks that way from the Herter house the lake seems to be an inlet with nothing to hinder one from sailing out to sea. The house occupies a low promontory between two of the "fingers" of Georgica and is approached from the lakeside by a terrace reached by flights of stairs. It is Italian in general aspect, has bronze roofing tiles and an open loggia over the stables. Two studios are arranged in the eastern wing. The Rice and Herter villas have two of the finest views in Suffolk County.

Many are the recent summer homes of East Hampton. Among them we may note Mr. Cockcroft's villa, out Georgica way, designed by Albro and Lindeberg, with its peculiar shingle roof, the shingles curving over the eaves, with its piazza a wing by itself, having bedrooms above, its pergola and its lattices of a soft green tint for the support of rose vines. The Rice and Cockcroft houses have large living rooms on the ground floor with dining-rooms adjacent on a slightly higher level, affording convenient arrangements for musical or theatrical entertainments and showing the instinct for hospitality in their owners as expressed by the original plans.

East Hampton dates from about 1650 and seems to have been peopled, at first at least, by Massachusetts and Connecticut settlers who discovered that the Pilgrim and the Puritan groaned under the tyranny of pastors and bigots. That they could not long escape appears from a petition to Governor Dongan in 1683 on the part of an East Hamptonian, who had to pay £9. 3/3 because he drove home a strayed ox on Sunday. It is true that he was accused also of kicking his wife, but this he attributes to the desire of his enemies to extract £20 from him on a side issue. Later come petitions from taxpayers of four years' standing, who declare that the first settlers refuse to allot them lands. Capt. Josiah Hobart, High Sheriff of



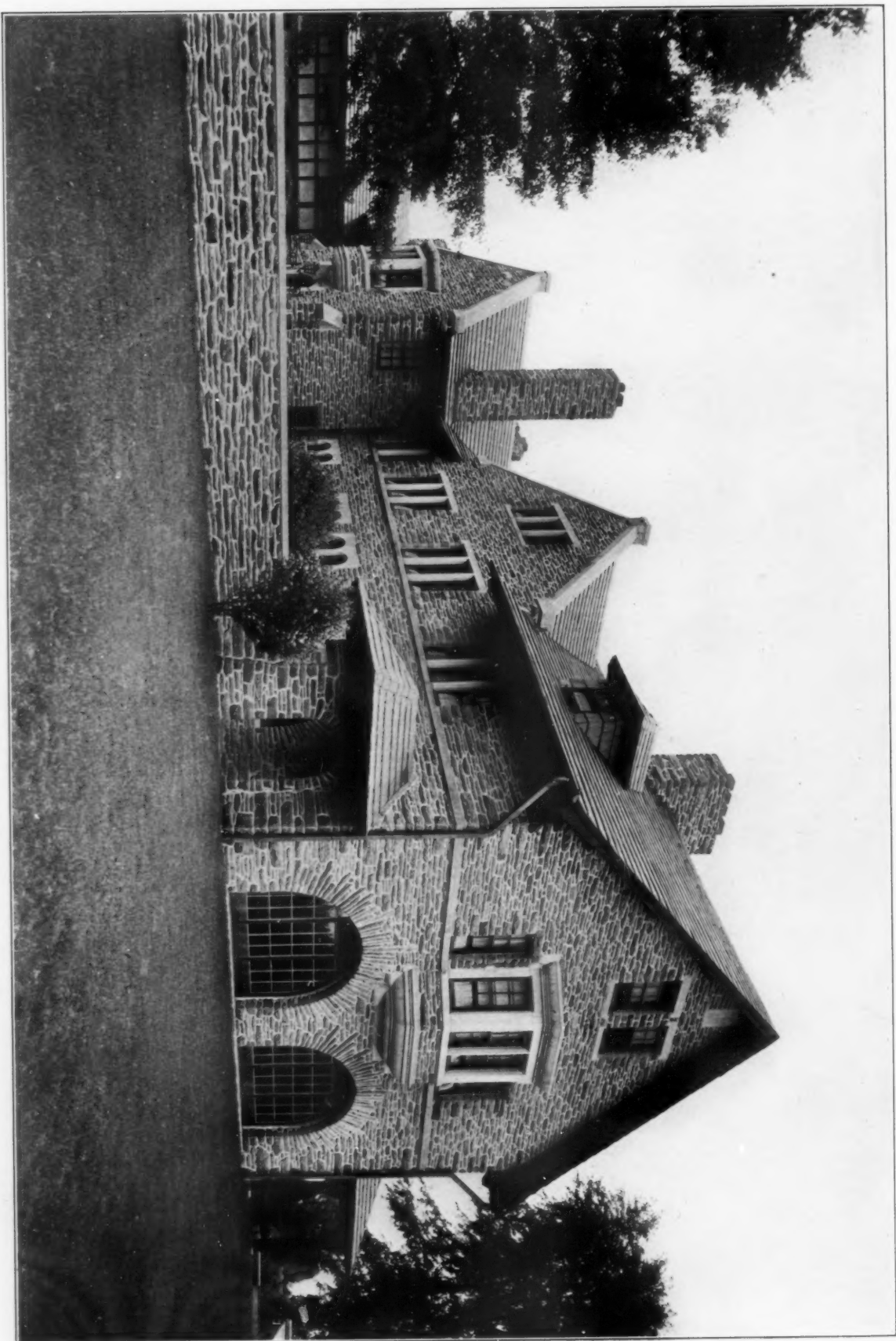
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FACADE OVERLOOKING GARDEN, "FAIRACRES," JENKINTOWN, PA.

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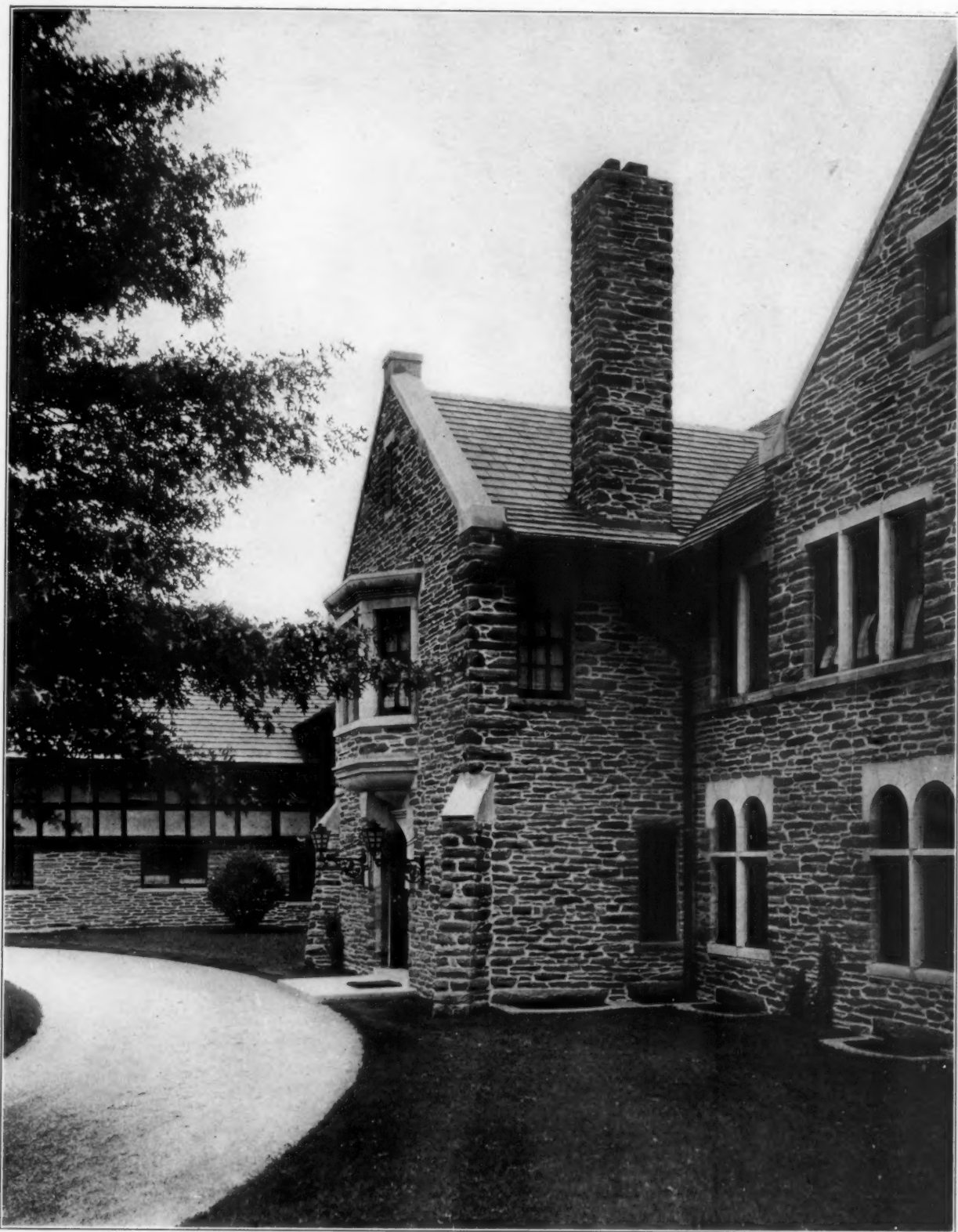
WEST END, SHOWING ENTRANCE FRONT, "FAIRACRES," JENKINTOWN, PA.

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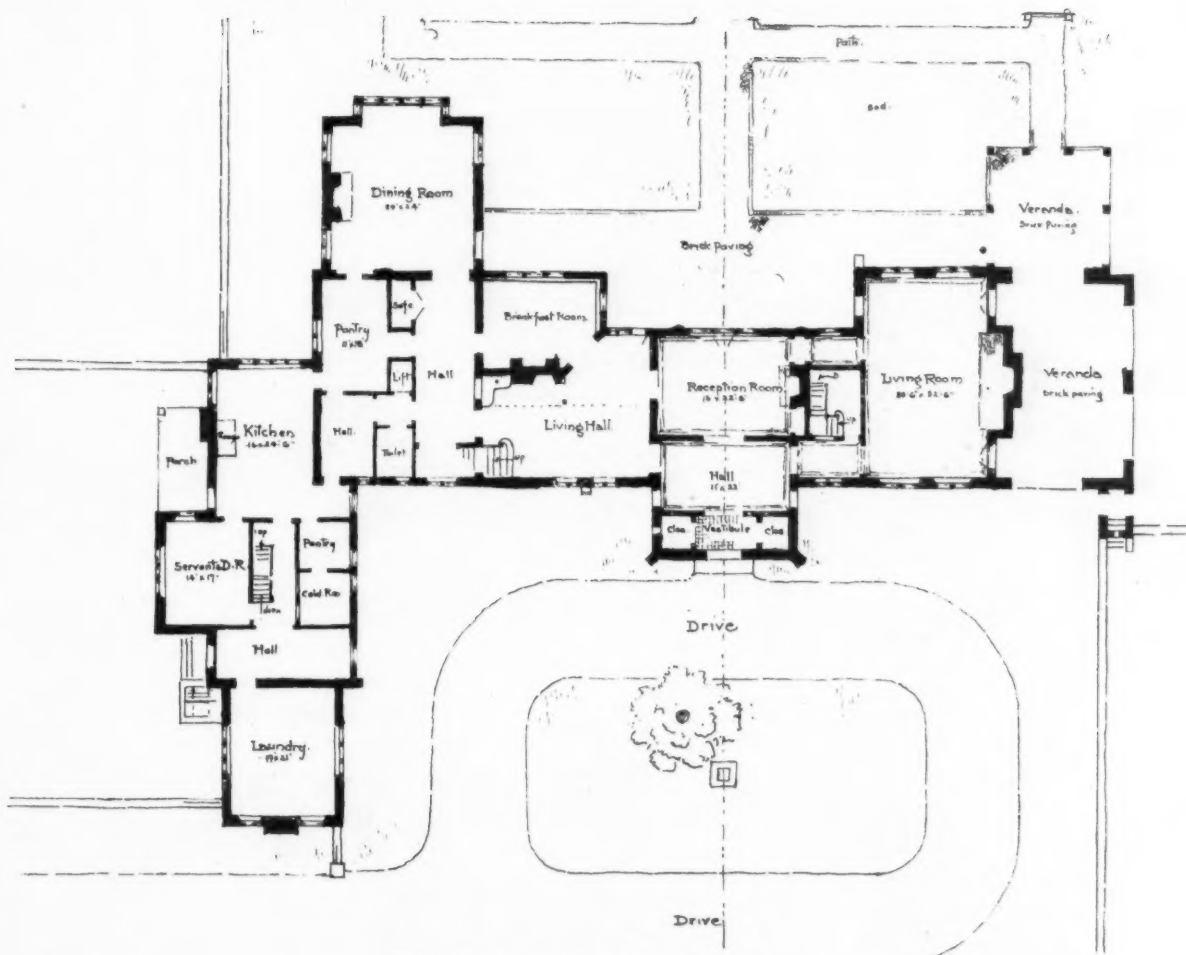
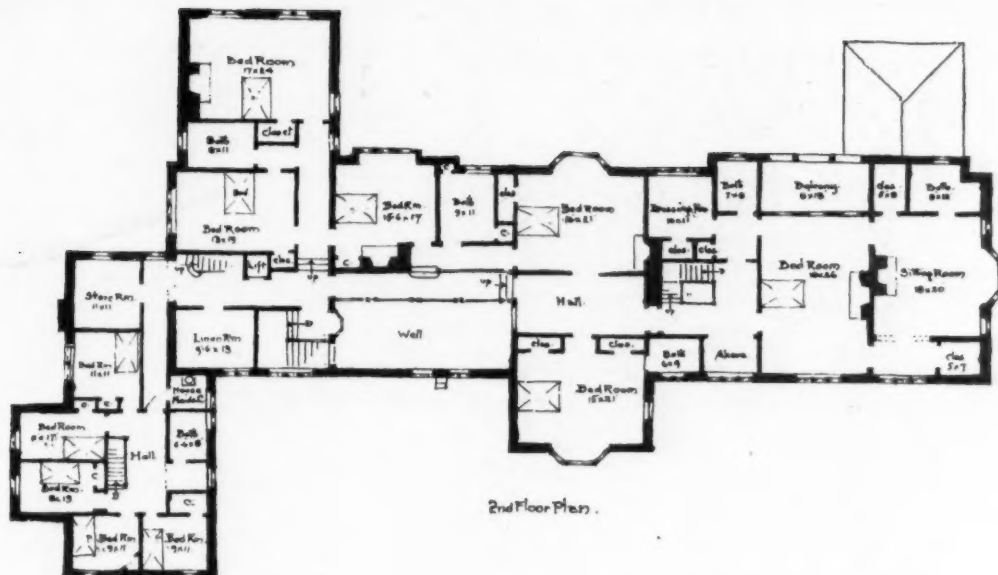
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RECEPTION-ROOM, "FAIRACRES," JENKINTOWN, PA.

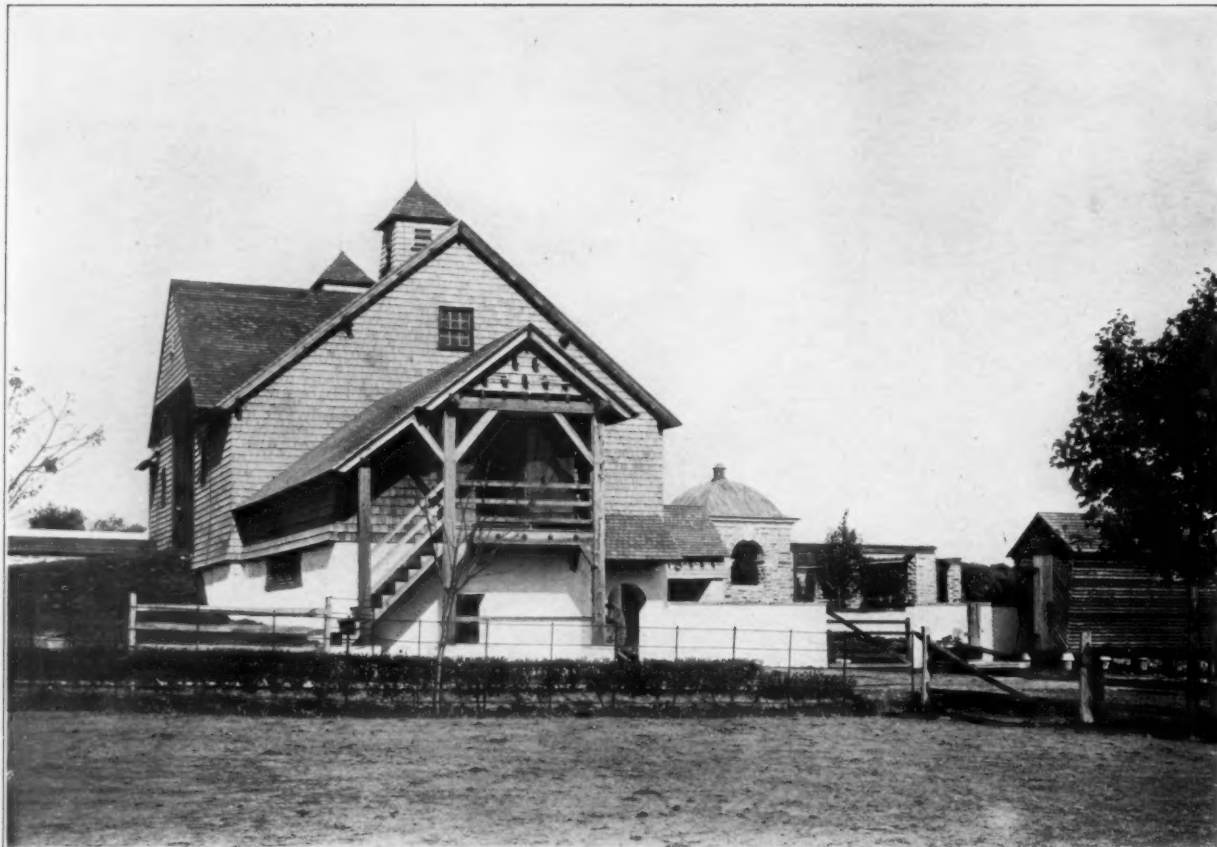
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FLOOR PLANS, "FAIRACRES," JENKINTOWN, PA.

Mr. Wilson Eyre, Architect.



THE BARN, "FAIRACRES," JENKINTOWN, PA.



THE BARN, "FAIRACRES," JENKINTOWN, PA.

Mr. Wilson Eyre, Architect.

the County of Suffolk, is ordered to see that the Surveyor lay out for each of the complainants thirty acres of arable land that is not yet fenced or entered and appropriated by any person. Some of these petitioners are still represented among the citizens.

As early as 1657 one Goodwife Garlick was sent over to Connecticut "to be delivered upon unto the authorities there for the trial of the cause of Witchcraft, which she is suspected for."

At first the English immigrants preferred the Dutch settlements to their own, as Father Jogues noticed in 1646. "The English, however, come very near to them, preferring to hold lands under the Dutch, who ask nothing from them, rather than to be dependent on the English Lords." But as the English increased in number and Holland did nothing to enlarge her emigration the tide turned and by 1657 East Hampton was following Southampton in turning to Connecticut.

Artists and clergymen have found out East Hampton these many years lang syne, just as naval and military folk first explored and summer-settled Amagansett. Mr. Thomas Moran has a studio dwelling overlooking the village pond, opposite the cemetery and windmill. Messrs. Wm. J. Whittemore and St. John Harper live "deown Amagansett way." Down Egypt Lane Mr. Ruger Donoho inhabits a roomy, rambling cottage, a place famous for its flower garden. Bishop Greer, the Rev. Dr. John R. Paxton and Dr. Heber Newton choose the neighborhood of the dunes and the shores of Georgica.

East Hampton's post-office which burned last year has been replaced by a much more ornate building designed by Mr. Joseph Greenleaf Thorp, an architect who has erected over thirty villas and cottages for summer residents in and about the village. For the first time the old street sees marble. Keystones, lintels, sills and bands are white marble relieved against "Harvard" brick. The por-ticos are of wood, painted white. The building of this and the adjacent East Hampton Bank will tend to keep the business part of the village anchored in the old place instead of tending northward toward the railway station, as it bade fair to do.

These Long Island towns and villages will in the end have to come to the point of forbidding any further build-

ing of frame shops, banks, barns, garages and hotels on main streets or elsewhere in the too close vicinity of other buildings. At present when a fire occurs it is merely a piece of good luck that the wind does not carry the fire from house to house, shop to shop, and throw entire rows of cottages to the ground like a stack of cards. Land has become so costly in all favorable spots of Long Island that people cannot afford to keep their neighbors at a distance. Buildings must be erected side by side in rows. The only escape from the dilemma is a law forbidding burnable structures. Luckily the destruction of our forests has made wood so dear and the demand for concrete

has kept down the cost of Portland cement to such a reasonable figure, that simple structures can be built absolutely fireproof as cheaply as they can of wood, and cheaper than they can be of brick and wooden floors and roof. Some small buildings for shops in East Hampton have been raised of concrete blocks so far as walls are concerned, but as these are neither ornaments to the village nor completely fireproof inside, they have not helped the cause of safety from fire by encouraging others to imitate them.

East Hampton by no means monopolizes the old-fashioned windmills, whose vanes form the most conspicuous object on the coat-of-arms of New York. Bridgehampton, Watermills and other places retain these picturesque structures, once hailed as a relief to the hard labor at hand mill and grinding stone, over which the settlers in the seventeenth century had to slave. They are found as far east as Block Island and Rhode Island, still blithely defying Don Quixote with the measured sweep of their sails and shadows, as they

grind corn for farm animals rather than for men.

Southampton has many large and imposing villas, among which the residence of James L. Breese, Esq., designed by McKim, Mead & White, is conspicuous for a handsome use of the colonial style. On Shinnecock Hills the art village has bungalows and cottages worthy of note, not to speak of the much bigger country houses nearby which have been figured and described before in these columns. Hidden away from the railroad is a windmill that gives a charming touch to the beauty of the Hills, as one looks at them from the narrow strip of dunes that hedge the bay from the ocean.



"HERCULES," FORMERLY THE FIGUREHEAD OF THE U.S.S. "OHIO,"
NOW SET UP AT CANOE PLACE.

At Canoe Place, the old portage of the Indians between Peconic and Shinnecock Bays, where now there is a small canal spanned by railroad and carriage bridges, lies a hostelry famous for its suppers of eels and scallops. Here

the figurehead of the Hercules frigate has been established like an idol of ancient heathendom. It stands on a pedestal opposite the inn and shows an inscription highly interesting to those who as yet decline to acknowledge the tender passion, but secretly are not averse to find the way.

"This is the strong
god Hercules,
His mighty tasks he
did with ease,
Yet one remains,
womankind to
please.

The maid who kisses
his mighty cheek,

Will meet her fate within a week;
The one who presses his broad forehead,
In less than a year will surely wed.
No maid, nor matron ever taunted
Him with refusing what she wanted.
Though hewn of wood, and patched with tin,
To all the gods he is akin,
And the spirits of them all
Hover over this pedestal.
So whisper what you wish the most
Fair maid, 'tis yours, and — the cost."

This figurehead some unknown sculptor in wood carved for the United States many, many years ago, when Henry Eckford was building men-of-war at the present Brooklyn Navy Yard, not only for his own land, but for Brazil, Venezuela and Turkey. He died about 1832, so that even in the tens and twenties America was renowned for her naval architects. The Eckford Club and Eckford Street in Brooklyn, bear his name, and in the New York Historical Society you may find a picture of his country house, which stood among the fields where Sixth and Seventh avenues cross Twenty-fifth and Twenty-sixth street. One reached this ample villa, a building like the old plantation houses down South, by Love Lane, a road

that turned toward the Hudson from Broadway a little above the site of the Fifth Avenue, that famous hotel for politicians, which is said to be doomed to make way for a skyscraper.



OLD MILL ON SHINNECOCK HILLS.

Many notable buildings in Suffolk County have been omitted from this brief sketch, lest it become a dry chronicle.

These harsh but racy names left by the Indians are pleasant to the taste — Quogue, Speonk, Sagaponnock, Apoquogue — since they have a flavor of salt meadows, a sound of wildness and the booming of the surf. Some, however, are sonorous, like Ronkonkoma, others sweet like Syosset, and yet

others crisp with a sharp ending like Montauk, Peconic, Shinnecock and Patchogue. Doubtless the settlers were unable to pronounce the grunts and coughs of the Indians and so they softened many words when they took them over, dropping nasals and even slipping in consonants, as when they thrust an intrusive R into "Abigado," the shelter, and called it Abrigada.

The eastern end of Long Island from Canoe Place to Montauk is a favored region not only geographically but as regards climate. Storms that come eastward down the Sound are apt to swing round between Montauk and Block Island, and so out to sea; they do little more than refresh the land with a shower. In winter the surrounding waters make for soft high temperature. Permanent and summer residents ought to form a protective organization in order to keep some control of roads and bicycle paths and wayside trees, of trolley and steam lines, of the sea beaches and dunes, an organization which might step in and have a word to say when property owners through greed or mere lack of sense start in to destroy the natural beauty of the county.

George Washington's Plan for the Capitol City

Mr. Henry B. F. MacFarland, president, Commissioners of the District of Columbia, in the course of an address before the Municipal Art Society of New York, at the Arts Club, 15 Gramercy Park, March 3, said:

"George Washington's last task was the establishment of the National Capital. Through the Presidency and until his untimely death he showed the greatest interest in it. So did Jefferson, with his personal knowledge of foreign capitals and the maps and plans he had

brought back from Paris, and so did Madison, L'Enfant, the French engineer, and Ellicott, the American engineer, were technical assistants. But the idea, the plan, of the Federal City, was George Washington's, and is his prediction written as in his own clear writing that the then new and feeble nation would live and grow to need a capital city of such magnificent proportions. Washington, himself a surveyor and engineer, knew how to plan a city, just as he knew how to choose the site, the most perfect in all the range of the Potomac, the river on which the capital was to be set under the bargain between Alexander Hamilton and Thomas Jefferson. But even

Washington's reputation for common sense did not save his plan from ridicule while the nation seemed to most home and foreign statesmen simply another experimental confederation likely to fail like the rope of sand which went before it. It took a hundred years to fully justify George Washington's plan for the Federal City, which inevitably Congress called by his name. It took three-quarters of that time to bring the national government to the point of doing anything like its duty to the National Capital which for seventy-eight years it required the Washington tax-payers to maintain. It was not until the Civil War had ended all the long effort to move the capital westward, that the national government felt that its seat in Washington was permanent. Then Alexander R. Shepherd, a remarkable native Washingtonian, backed by President Grant and the Congress, took up Washington's plans, brushed the dust off them, and began to execute them, driving the plowshare of progress literally through all the principal streets and avenues. The unique advantage of Washington, in being planned before it was started, then appeared. From that day it has become more and more apparent as steady, and latterly rapid, progress has been made in the physical development. All that has been done in streets, boulevards, parks, bridges, buildings, has been under George Washington's plans. When in 1900, as an outgrowth of the National Capital Centennial Celebration, the Senate Park Commission, composed of Burnham, McKim, Olmstead and St. Gaudens, was appointed to prepare a comprehensive plan for the park system of the District of Columbia, it commended its report to all judicious minds by saying in effect that George Washington's plan could not be improved upon and that nothing remained but to apply its principles throughout the entire District of Columbia. And this after two years' fresh study of all the plans in the world and of all the capitals of Europe.

"The genius of George Washington is the very spirit of the National Capital. It is fortunate that all its Municipal Art in every form is the expression of the will. It has not the force of law as to details or the application of its principles to modern conditions. Congress has not enacted it in statutes, but it has the authority of reason and the force of merit. Much has already been done to make Washington the City beautiful, much remains to be done. But with every year it is clearer that it will all be according to the idea of the great seer who planned it. To his mighty faith we owe the magnificent boulevards and streets arranged so as to give vistas and provide small parks everywhere, dressed with more trees than Paris and leading to large parks which when complete will encircle the city in magnificent splendor. We expect to go right on. All the park-lands necessary ought to be bought at once, but they will be bought eventually. The Anacostia River on the east and Rock Creek on the west will be given beauty for ugliness. We shall add more statues to the thirty, one-third equestrian. But we shall with the increase of the water-supply, add fountains also. The public buildings will be more perfect architecturally and better placed and the private buildings will be more in harmony with them. In the last seven years of municipal progress we have not only gained a filtration plant and a new sewage disposal system, the abolition of railway grade crossings, but we have gained a District Government Building, a bridge and a Union station, which we are justly proud to have our visitors see. Best of all, we feel that what

has been done has formed a habit of thought which insures that what is to be done will be better still. The civic awakening everywhere to the meaning and importance of Municipal Art naturally had greater effect in the city which George Washington planned and which had his plans to execute, than anywhere else."

A Geographical Index of Measured Drawings

During the past quarter century there has appeared in the architectural papers of this country illustrations consisting of photographs of completed buildings and reproductions of scale drawings of every building of consequence erected.

These publications, too bulky to form a part of the architect's library, are to be found in the larger public libraries throughout the country, but owing to the lack of a comprehensive index arranged geographically, it is too time-taking a process for the architect to avail of the information contained.

The following clipping from the London (England) *Builder* is of much interest, and it is to be hoped that some of the larger libraries in America will follow so excellent an example:

"The Victoria and Albert Museum has issued what seems likely to be an exceedingly useful pamphlet, consisting of a topographical index to measured drawings of architecture which have appeared in the principal British architectural publications. By the word "topographical" is meant that the subjects are alphabetically catalogued under the names of the towns in which the buildings are situated. The publications indexed are not only the architectural journals sold to the general public, but the Sketch-books of architectural societies which have only a limited circulation among members, and are therefore less easy to come at and make acquaintance with. To architects or writers on architecture in want of illustrations of a special subject or of the architecture of a special district, such a catalogue may be of the greatest service. It is published at the nominal price of three-halfpence."

Recent Court Decisions

DISPUTED BILL FOR PLANS.

BERNSTEIN v. BERNSTEIN & GOODMAN, SUPREME COURT, NEW YORK, APPELLATE TERM.

102 *New York Supplement*, 751.

The plaintiffs, as architects, furnished by contract, four plans for the defendant. They claimed an agreement to pay \$150 for each plan, or \$600 in all. Defendant claimed that the agreed on price was \$125 for each of two plans and \$100 for each of the other two, or \$450 in all. The plaintiff admitted receiving \$375 in cash and that they were to allow defendant a deduction of \$75, leaving due \$150. The trial judge gave plaintiffs judgment for \$75, evidently believing the defendants' evidence as to the terms of the agreement and allowing the deduction of \$75 from the amount of their bill. On appeal the court held that the plaintiffs were either entitled to the entire amount of their claim, viz., \$150, or that the defendant was entitled to a judgment in his favor, and that, therefore, the plaintiffs were entitled upon their appeal to a new trial, which was granted.

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AND

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Acoustics as Applied to Large Interiors—Major George B. McClellan, of New York, an Appreciation.	

WHILE very apparent progress has been made by architects during the past twenty years toward overcoming the numerous and complex problems which developed as a consequence of the adoption of the steel-frame type of building with its ever-increasing height and requirements, there is one problem much older than the steel-frame building which, barring the investigation and research of certain teachers and scientists, remains practically in the same half-understood experimental stage that characterized it a quarter of a century ago. It is the problem of acoustics applied to large halls or assembly rooms. Probably there are few architects who have not at some point in their professional careers, perhaps when employed with a commission which included a large hall or auditorium, searched long and diligently for some work or treatise, promising a practical yet absolute and definite solution of the problem. That these quests have been in the majority of cases unsuccessful is probably due to the fact that works presenting anything like workable formulæ, methods or even theories by which the acoustic properties of a proposed hall can be predetermined, or a hall designed which will surely possess satisfactory acoustic properties, are not so far as we are aware of frequent occurrence in technical literature.

OF course much has been written concerning the general theory and it will be at once observed that there are certain well-known principles regarding reflected sounds or echoes which must be given consideration, and

also it is recognized that the choice of materials and surfaces, even furnishings, as well as form and proportion of the room, has much to do with results.

That the problem is entirely soluble as applied to an isolated hall was demonstrated by Professor Sabine in a series of articles contributed to the AMERICAN ARCHITECT several years ago, but considerable inquiry among architects elicited the information that the formulæ deduced by Professor Sabine, where their existence was known, were considered unwieldy, complex, and of difficult application to the ordinary problems confronting the practitioner. It was also pointed out that the study of the problem in practice in order to be entirely effective must extend to and include the environment as well as the work in hand. Of course it is possible, if windows and openings could always be kept closed, that the hall might be studied quite independent of the surroundings, but this would be practically an impossible condition, particularly in summer.

BUT even if architects were able to accurately foretell the effect of neighboring buildings, rocks or trees upon the acoustic properties of a proposed hall, would they be justified in taking them into account to the extent of altering any intended or desired treatment or dimension? For might not the environment change by the demolition or addition of buildings at any time, thus rendering the provisions made ineffective?

While the work of Professor Sabine has unquestionably been of great value in clearing up the air of mystery that has from time immemorial seemed to envelop the subject of architectural acoustics, at least in the minds of many practitioners, it seems quite apparent that the entire subject will require much further study and research before it can be considered as approaching anything like an exact science susceptible of simple and ready application to the designing of auditoriums or places of assembly under the severely limiting conditions ordinarily encountered, and in the meantime failures of halls in this respect are just frequent enough to cause architects who are employed on work of this character much anxiety which at present it would seem could only be entirely relieved when the hall is completed and actual tests made.

IN striking contrast with the actions and utterances of other prominent public men, Mayor McClellan, of New York City, has, during his administration, consistently embraced every opportunity to further, both by word and deed, any effort or movement which has taken form looking toward the beautifying of the city or the advancement of art. Not only has his appreciation of architecture, an evidence of which was furnished by his humorous but hardly exaggerated portrayal, in a recent speech, of the emotions which might reasonably be aroused in even the ignorant by an unexpected view of the City Hall on the one hand or the Federal Building on the other, indubitably been of very real value to this city during the past few years, but the education, culture and polish which enabled the chief magistrate of the city to deliver an oration such as that delivered at the recent Saint Gaudens Memorial meeting, disclosing the highest artistic appreciation, has added a long missing dignity and quality to the office and distinguishes New York's Mayor among public men of the present day.

Current News Section

ABBEY'S WORK DONE.

A cablegram from London announces that Edwin A. Abbey's four paintings for the dome of Pennsylvania's new Capitol have finally been completed, and that after they have been exhibited in the University of London they will be shipped to this country.

The paintings depict the spirit of Vulcan, Science Revealing the Treasures of the Earth, the Spirit of Religious Liberty and the Spirit of Light. The Spirit of Light is represented by a throng of genii swarming upward from a maze of derricks carrying light to the sun. The others are equally striking and typical.

Everyday figures of miners and mechanics are idealized into what are declared to be the greatest productions of the artist, excelling, it is declared, the grail panels in Boston's public library.

Besides the lunettes, Mr. Abbey has executed four circular medallions for pendentives, representing Science, Law, Religion and Art.

LIGHT VERSUS DARK SYMBOLS IN PRINTING.

From the earliest times it has been the custom to use some dark fluid, commonly spoken of as ink, in making symbols in printing. This use of dark printed symbols on light surfaces was doubtlessly owing to the fact that it was easier to make a marking fluid of a dark hue than of a light tint. When the printing press was introduced, the natural course was to continue to use the familiar black ink, and light or white surfaces.

The eye "sees" an object when light rays are reflected from the object to the eye. It is not the amount of light rays falling on an object that produces vision, but the amount of light rays that are reflected to the retina of the eye. In view of this law of vision, are we not "seeing" in an indirect manner, rather than a direct, if we consider the present method of printing? In reading a newspaper, for instance, or other printed matter which has black letters on a white surface the eye "sees" by the amount of light rays which are reflected from the page as a whole, and not the amount of light rays which may be reflected from the print.

We are accustomed, when speaking of a student, to consider him as a man who requires the use of glasses. Some people maintain that this is caused by the wrong use of artificial light; others that it is brought about by the constant strain of the eye in reading fine print. There is undoubtedly much truth in both of these views; but the writer feels that one of the principal causes for such conditions of weak eyesight is the eye having to receive the reflected rays from the entire surface, less the space taken up by symbols, instead of receiving the fewer light rays which would be reflected from the letters themselves. In other words, the eye is compelled, in order to read a printed word in dark ink on a light surface, to receive the reflected rays from everything other than that it desires to see, and by so doing is tired and strained.

It is rather amusing to note that oculists, to whom we expect to look to for advice in such matters are numbered among such offenders in that the cards that they use in "testing" the eye have these same old black letters and numbers on white backgrounds.

It is not the writer's desire in this paper to specify the proper combination of shades or colors for symbols and backgrounds, but rather to draw to the public's attention the possible value of considering the use of light characters on dark backgrounds, instead of dark characters on light backgrounds, as are now in vogue. By the use of the former combination the eye is not compelled to receive the reflected illumination from a comparatively large surface in order to "see" the print, but to "see" the object itself, i.e., the printed characters, by having them reflect the light to the eye, the background being of some soft, restful hue or shade, which will serve to rest rather than to strain the eye.

One of the most efficient signs that has been used in recent years is that of the Postal Telegraph Company, which consists of a dark blue background with white lettering. It can be seen with great distinctness from a considerable distance, and, when read at short distances, is exceedingly easy and agreeable to the eye. This arrangement of colors is far easier to the eye, to say nothing of the artistic side, than one with a white background and blue lettering would be.

The reader will doubtless have observed the general tendency to use dark backgrounds and light lettering on large display signs. Such signs are now being used with great success for night as well as day display, the lettering being illuminated by concealed trough or reflector lights. This type of sign is far more effective, and can be seen at greater distances, than the old-style of black-on-white sign.

The idea of printing newspapers, books, etc., with white or light inks on black or dark paper may seem to be very far-fetched; but it is the writer's firm conviction that, while the time may not yet be ripe for such a change, within the next few years there will be a decided tendency to carry out this idea.—ALBERT J. MARSHALL, in *Illuminating Engineer* for January.

HEATING THE LOUVRE.

At the present time the palace of the Louvre is heated by no less than fifty calorifers, in addition to the movable stoves, of which the number is hardly known. Like other buildings in Paris, a great many large chimneys are to be seen above the roof, and few if any of them are useless. The fire which lately broke out in Pavillon de Flore, although it was quickly suppressed, was a demonstration of the danger which the palace may be said to have contained. M. Dujardin Beaumetz, the under-secretary or sub-minister, is an artist, and at once acted with the energy of which he had given already many proofs in connection with public buildings and works of art. He quickly summoned a commission to inquire into

the subject. Among the members were M. Nenot, the Inspector General of National Palaces; M. Redon, the architect in charge of the Louvre, besides several civil and mechanical engineers, with other officials. No time was required to demonstrate the necessity of having the principal source of heat outside the building. There were so many suitable sites it was difficult to make a selection. Eventually it was decided to fix on the garden or court near the Rue de Rivoli, between the building now used by the Minister of Finance and the Porte Marengo. There an apparatus on a sufficient scale will be placed beneath the ground. It will be covered with soil, and the aspect of the place will be as pleasing as it is at present. Conduits will lead from it to the palace, and the fosse of the ancient Louvre which was recently revealed will be turned to account. There must eventually be a chimney, but care will be taken to impart to it architectural value. All the galleries can be treated at low pressure. The work will occupy five or six years, but eventually the Louvre will be safer than at any former time.—*Architect and Contract Reporter*, London.

PERSONAL

We are advised that W. R. B. Wilcox and W. J. Sayward, architects, have opened an office in the new Arcade Building, Seattle, Wash. Mr. Wilcox, it is stated, has been in practice for a number of years, while Mr. Sayward severs his connection with McKim, Mead & White to enter this new field.

Huntington & DeSabra, architects, of Chattanooga, Tenn., we learn from press reports, have dissolved partnership, Mr. DeSabra retiring on account of ill health. Mr. Huntington will continue the business.

Messrs Potter & Lundberg, architects, have opened an office at Tacoma, Wash.

We are advised that Mr. J. F. Sheblessy, architect, formerly of Louisville, Ky., has closed his office in that city and is now established in the Fourth National Bank Building, Cincinnati, O.

Messrs. Hedman & Schoen have moved their offices in the Borough of Manhattan, New York, N. Y., to 25 West Forty-second Street. Their offices in the Borough of Brooklyn remain located at 367 Fulton Street.

Leopold Eidlitz, the architect, died March 22, at his home, at 309 West Eighty-ninth street. He was eighty-four years old.

Mr. Eidlitz was held in the highest esteem for his personal qualities. He was a member of the firm of Eidlitz & Ross, of 1123 Broadway. Mr. Eidlitz was born in Prague, Bohemia, and, after spending several years of his early youth studying architecture in Vienna and at Prague Polytechnic School, came to this city.

He was Special Supervising Commissioner on the remodeling of the State Capitol at Albany in 1875, and designed Christ Church at St. Louis, St. George's Church in this city, the Brooklyn Academy of Music, the Dry Dock Bank and the Continental Bank. In 1881, he wrote "The Nature and Function of Art," which was received with favorable comment.

Cyrus L. W. Eidlitz, the architect of the Times Building, is his son, and Charles L. and Otto Eidlitz, the builders, are nephews.

George W. Orth, architect, formerly of Minneapolis, Minn., died at Boston, Mass., on March 14. Mr. Orth was seventy-two years old.

Kemp & Wendell, formerly of Columbia, S. C., have recently opened offices in Augusta, Ga.

Edward Irwin Nickerson, an architect, sixty-two years old, died at his home in Providence, R. I., on March 17. Mr. Nickerson was a native of Rhode Island, and had been in practice for more than forty years.

COMPETITIONS

A prize competition for cottage house plans is announced by the Chamber of Commerce of Rochester, N. Y., to close July 1.

The prizes aggregate \$600, and in making the awards the chief considerations will be convenient arrangement, economical construction and tasteful appearance. The prizes are divided as follows:

\$1,500 house.—1st prize, \$135; 2nd prize, \$70; 3rd prize, \$35.

\$1250 house.—1st prize, \$115; 2nd prize, \$55; 3rd prize, \$30.

\$1,000 house.—1st prize, \$90; 2nd prize, \$45; 3rd prize, \$25.

The competition is open to any one desiring to enter, and further information may be obtained by dropping a post-card to the Secretary of the Chamber of Commerce, Rochester, N. Y.

INDUSTRIAL INFORMATION

INTERLOCKING RUBBER TILING.

The possibilities of this method of floor covering are well illustrated in a pamphlet of fifty pages, 6x9 inches, issued by the New York Belting & Packing Co., Ltd., of 91 Chambers street, New York City.

These illustrations are shown in colored photographs, and present numerous large buildings where interlocking tiles have been applied.

It would appear that the possibilities of color combination and the changing of pattern are only limited by the artistic taste and ingenuity of the architect and designer, and the various classes of buildings, as well as steamships, excursion steamers and ferryboats, where this covering can be satisfactorily used, are unlimited.

Some of the advantages claimed for the interlocking rubber tiling are that it is non-slippery, waterproof, thoroughly sanitary and durable.

It may be laid on any existing surface, whether of wood, cement, stone or iron, provided only that it is reasonably smooth and level.

The management of the Weber Steel Concrete Chimney Company, of Chicago, announces it has been decided to change the name of the company, so that hereafter it will be known as The Weber Company, general offices, as before, 929-934 Marquette Building, Chicago.

We are advised that the Turner Construction Co., of 11 Broadway, New York, has been awarded the contract for the reinforced concrete floors and interior columns in the warehouse to be constructed for W. S. Everson & Son, at Communipaw Avenue, Jersey City. Work will be commenced immediately.

CUT STONE.

Two splendidly illustrated books, one devoted to cut stone work, the other to marble, issued by the New York Cut Stone Co., Sixty-eighth Street and Avenue A, New York City, Messrs. B. A. & G. N. Williams, proprietors, are a record of the architectural advancement from 1851 to the present time.

These books present in the most artistic manner a few of the elaborate structures for which this company was the cut stone contractors. The illustrations are unusually large, the pages measuring 12x18 inches, and the books are veritable catalogues de luxe.

The subjects illustrated are not confined to New York, but show important buildings in other cities. They cover the period from 1851, when the Fifth Avenue Hotel was erected in New York, to the House of Representatives office building at Washington, D. C., now nearing completion. There are excellent illustrations of the new Times building, Knickerbocker Trust Co., the Waldorf-Astoria Hotel, Hall of Fame, Royal Insurance Co.'s building and the beautiful façade of St. Bartholomew's Church, together with many stately residences in New York City. Illustrations of structures in many cities south and west show the wide field of activity covered by this company.

NOTES AND COMMENTS

It is reported that an effort will be made during the present session of Congress to secure the enactment of a law providing a municipal architect for Washington, D. C.

At present the Inspector of Buildings acts as Supervising Architect for the District, but the combined duties of his office have been so great it is hoped Congress will provide the necessary legislation to secure the services of a municipal architect.

Mayor Reyburn, of Philadelphia, Pa., suggests the appointment of a Municipal Commission to formulate plans looking to the further improvement of Fairmount Park.

The proposed Commission would have sole charge of improvements of every description, including buildings, and would

be asked to present a general plan for adoption.

This action on the part of the Mayor of Philadelphia only excites comment as instancing the awakening that is going on all over the country in the interest of civic art. Starting with the modest village improvement societies, this realization of the artistic shortcomings of our towns and cities is becoming more and more apparent. The middle-aged of the present day may not live to see the result of all that has been up to the present time said and written on this subject, but the prediction is ventured that the civic life of the next generation will be on a higher and more artistic plane.

Buildings have personalities. Some fascinate as beautiful women fascinate; some charm as a child may charm, naively, simply, but irresistibly. Some, like conquerors, strike awe to the soul, mingled with the almost gasping admiration that power wakes in man. Some bring a sense of heavenly peace to the heart. Some, like certain temples of the Greeks, by their immense dignity, speak to the nature almost as music speaks, and change anxiety to trust. Some tug at the hidden chords of romance and rouse a trembling response. Some seem to be mingling their tears with the tears of the dead; some their laughter with the laughter of the living. The traveler sailing up the Nile, holds intercourse with many of these different personalities. He is sad, perhaps, as I was with Denderah; dreams in the sun with Abydos; muses with Luxor beneath the little, tapering minaret whence the call to prayer drops down to be answered by the angelus bell; falls into a reverie in the "thinking place" of Rameses II., near to the giant that was once the mightiest of all Egyptian statues; eagerly wakes to the fascination of record at Dier-el-Bahari; worships in Edfu; by Philae is carried into a realm of delicate magic, where engineers are not. Each prompts him to a different mood; each wakes in his nature a different response. And at Karnak what is he? What mood enfolds him there? Is he sad, thoughtful, awed, or gay?

An old lady remarked in my hearing, with a Scotch accent and an air of summing up, that Karnak was "very nice indeed." There she was wrong. Karnak is not nice. No temple that I have seen upon the banks of the Nile is nice. And Karnak cannot be summed up in a phrase or in many phrases; cannot even be adequately described in few or many words.

Long ago I saw it lighted up with colored fires one night for the khedive, its ravaged magnificence tinted with rose and livid green and blue, its pylons glittering with artificial gold, its population of statues, its obelisks, and columns, changing from things of dream to things of day, from twilight marvels to shadowy specters, and from these to hard and piercing realities at the cruel will of pigmies crouching by its walls. Now, after many years, I saw it first quietly by moonlight after watching the sunset from the summit of the great pylon. That was a pageant worth more than the khedive's.—From Robert Hichens's "The Spell of Egypt," in the April Century.

Building News

MASSACHUSETTS

BOSTON.—The Boston Opera Company has been incorporated, with Eben E. Jordan, George R. Fearing and Charles Hayden as directors, and the erection of an opera-house will soon be put under way.

J. M. Foley is reported as having acquired the property at the corner of Blue Hill avenue and Morton street, where he will erect a residence.

BROCKTON.—J. Lewis Ellis, architect, is reported to have plans for a residence for Harry N. Swabsky, on Crescent street; a three-story apartment house for Bernard Smith, Walnut and Wyman streets, and for an office for the Hurley Shoe Co., of Rockland.

GREENFIELD.—It is stated that the east and west wings of the Hovey House are to be retained and the building remodeled, at an estimated outlay of \$25,000.

LENOX.—It is stated that plans are being prepared for a \$150,000 residence, to be erected at Highlawn, the William D. Sloane property, for his daughter, Mrs. William B. O. Field.

LOWELL.—It is currently reported that the plans prepared by Edwin R. Clark, architect, for the new schoolhouse on the Lang land, in the highlands, have been accepted.

The plans of Harry Prescott Graves, for the proposed fire station in West Sixth street, it is reported, have been accepted.

WINTHROP.—Harry R. Loomis, of Springfield, reports state, has acquired the property on the north side of Cliff avenue, Winthrop Highlands, and will erect a handsome residence on the site.

RHODE ISLAND

PAWTUCKET.—The erection of an addition to the Grove Street School, to cost \$25,000, is reported under consideration.

WOONSOCKET.—The School Board, it is stated, has petitioned the City Council for an appropriation of \$38,000, for the erection of a three-story, eight-room school, probably on Rathbun street.

CONNECTICUT

BRIDGEPORT.—The Connecticut Railway & Lighting Co. (Charles H. Chapman, Superintendent, Bridgeport), it is reported, is planning the erection of headquarter car barns here, to cost about \$500,000.

HARTFORD.—The voters of the Northeast School District voted to buy land and erect a new school building, at a cost of about \$500,000, and a building committee was named, consisting of the following: Marshall L. Hill, Walter G. Camp and Francis Coles, of the school committee, and Henry C. Storrs, John Hendron, Henry E. Bradley and Frank Washburn.

NEW HAVEN.—Yale is reported as contemplating the erection of a new boathouse this year, to cost about \$80,000.

MERIDEN.—The plans of C. S. Palmer, of Meriden, for the armory, are reported to have been accepted. An appropriation of \$90,000 is available, of which about \$80,000 will be used in the erection of the building.

NEW YORK

BUFFALO.—We learn from reports that Warner & Batcheller, real estate men, will erect seven houses in the Central Park section the coming summer.

CATSKILL.—The Greene County Board of Supervisors has voted to erect a courthouse and jail here, buildings and site to cost \$150,000.

HORNELL.—Congressman J. Sloat Fassett, it is stated, has introduced a bill in Congress, providing for an appropriation of \$75,000, for the erection of a Federal building in Hornell.

NEW YORK.—It is stated that Samuel Sass, architect, 21 Park Row, is preparing plans for five five-story tenements, 38 by 100 feet, to be built on Pacific street, near Boerum place, Borough of Brooklyn, for the Realty Associates, 176 Remsen street, Brooklyn. Cost, \$150,000.

Parfitt Bros., architects, 26 Court street, Brooklyn, we are advised, are preparing plans for the construction of two additional stories to the Kings County Court-house, Brooklyn. It is expected that bids will soon be advertised for. Estimated cost, \$500,000. Bird S. Coler is President of the Borough of Brooklyn.

C. H. Cullen, 20 West Thirty-fourth street, reports state, will prepare plans for remodeling a hotel building on Broadway, between Forty-third and Forty-fourth streets, into store, office and studio building, for J. J. Astor, 23 West Twenty-sixth street. Cost, from \$150,000 to \$200,000.

We are informed that Edward Pearce Casey, 1 Nassau street, is preparing plans for a five-story brick and stone police station, 100 by 100 feet, to be built on Delancey street, for the Police Department, 300 Mulberry street. Cost, \$175,000. Theodore A. Bingham is Commissioner.

The Board of Education is stated to have included in its estimates \$100,000, for additional rooms to the Girls' High School in Brooklyn.

We are advised that estimates are being received for the erection of a five-story brick and stone tenement, 50 by 90 feet, which will be built at St. Nicholas avenue and One Hundred and Eightieth street, by Stephen J. Egan, 561 West One Hundred and Eighty-sixth street. Neville & Bagge, 217 West One Hundred and Twenty-fifth street, are the architects.

Estimates are being received by Wade & Willauer, the local press states, for alterations to the Earlington Hotel for the Seventy-second Street Co. The changes will cost \$100,000.

ROCHESTER.—Citizens of the Eighteenth Ward, we learn from press reports, are promoting the erection of a clubhouse and recreation hall, and have secured an option on property at Hayward avenue and Chamberlain street. Estimated cost, \$25,000.

SYRACUSE.—Architect Albert L. Brockway, it is reported, has been commissioned by Frank A. Munsey, of New York, to prepare plans and specifications for more than fifty stores, that are to be established this year.

Merrick & Randall, reports state, have been commissioned by the Mowry Realty Company to prepare plans and specifications for the new apartment house which is to occupy the site of the Mowry Hotel.

UTICA.—The Knights of Columbus, we learn from press reports, are contemplating the erection of a new building, to cost from \$20,000 to \$30,000.

According to press reports, the Utica Cycle Company announces the purchase of the property, Nos. 11 and 13 Columbia street, where they will erect a four-story structure.

It is reported that a bequest of \$40,000 has been made to the St. Elizabeth's Home and Hospital by the late Joseph F. Barton, of Marshall, and it is reported that it is now proposed to erect a new building.

WALDEN.—A. S. Embler, Secretary of the Board of Education, writes that the A. G. Lindley Co., of Schenectady, are preparing plans for a High School, to cost about \$17,000.

NEW JERSEY

CARMEL.—Architects Sauer & Hahn, of Philadelphia, are preparing plans for a three-story brick structure, containing offices and an auditorium.

ELIZABETH.—A. Hughes, Secretary of the Board of Education, writes that plans will be received until April 4 for a school. Cost reported to be \$75,000.

HOBOKEN.—Architect Thomas W. Lamb, of 224 Fifth avenue, New York, it is stated, has completed plans for remodeling the Colonial Theatre, on Washington street, Hoboken.

JERSEY CITY.—Plans have been completed, it is reported, by Architect William Higginson, of 13 Park Row, New York, for the erection of a factory building for H. Wolff, of 92 Centre street, New York. Bids are being received.

PERTH AMBOY.—Plans for the rebuilding of the Perth Amboy Gas Light Company, recently destroyed by fire, it is stated, are in the hands of Superintendent A. F. Reitemeyer, and work of construction will soon be begun.

RAHWAY.—The Board of Education is said to be considering the erection of a High School, costing about \$100,000 and containing 20 rooms.

UNION HILL.—Plans are being prepared by Architects Eidlitz & McKenzie, of 1123 Broadway, New York, for the erection of an exchange building for the New York and New Jersey Telephone Company. Estimated cost, \$35,000.

PENNSYLVANIA

BELLEVUE.—Press reports state that Architects Irwin Brothers are taking bids on the erection of a stone and half timber residence on Quail avenue. John M. Wendt is the owner.

BIRDSBORO.—It is reported that the members of the Methodist Church are preparing to erect a \$30,000 edifice. Rev. A. I. Collon, pastor.

HONESDALE.—The Directors of the Honesdale School District have decided to issue bonds to the amount of \$40,000 for the pro-

posed new school buildings. Architect Weaver is reported as having submitted plans.

JOHNSTOWN.—The Johnstown Trust Company, according to reports, has commissioned Architect Henry M. Rodgers to complete plans for their new \$150,000 building.

PHILADELPHIA.—According to current reports, the permanent home of the Phipps Institute will be located at the northeast corner of Seventh and Lombard streets. The building will be five or six stories high, and will cost about \$400,000.

The members of the building committee of the Philadelphia Consistory, Scottish Rite Masons, are considering plans for altering the Muhr Building into a cathedral.

The Spruce Street Baptist Church has bought a plot, 90 by 100 feet, at the northwest corner of Fiftieth and Spruce streets, on which will be erected a \$50,000 edifice, it is stated.

Pilcher & Tachau, architects, of New York, will have the plans for the new Mickve Israel Synagogue and school, to be built at the southeast corner of Broad and York streets, finished early this month, and it is expected that estimates may be invited about April 10.

PITTSBURGH.—Architect Charles Bickel, it is currently reported, is receiving estimates on the construction of a four-story brick and stone warehouse, on Penn avenue, corner of Thirteenth street, for Max Blum, of Kaufmann Bros.

Rev. T. N. Dunkle, pastor of the Claysville Methodist Episcopal Church, has announced, it is reported, that plans have been completed for the erection of a new edifice for his congregation. The building is to cost \$15,000.

R. C. Loos has been commissioned to prepare plans for rebuilding the Eagles' Clubhouse, at 1334 Spring Garden street, which was destroyed by fire a few months ago. The cost will be about \$50,000.

SCRANTON.—According to reports, the building of a large hotel is under consideration, to be erected at the corner of Adams and Lackawanna avenues.

Harvey Blackwood, architect, we understand, has plans prepared for an apartment house, to be erected on Mulberry street and Quincy avenue.

WEST CHESTER.—We gather from local press that the bids for the proposed new Y. M. C. A. building have all been rejected by the Board of Directors, the lowest being \$5,000 in excess of the \$20,000 subscribed.

WILKES-BARRE.—The Denniston-Callahan Realty Company, of this city, are reported as having purchased the plot of ground located at North River and West Union streets. Mr. Denniston has announced that a nine-story apartment will be built on the site to cost about \$200,000.

According to reports, the Public Property Committee has engaged Architect Thomas Podmore to prepare plans and specifications by which the building occupied by the B. I. A. will be remodeled to answer the requirements of an up-to-date station-house.

OHIO

BELLEFONTAINE.—It is stated that plans have been approved for a building for the new County Children's Home, which is to replace the structure destroyed by fire last year.

CINCINNATI.—Plans are being prepared, reports state, by Architects Crapsey & Lamm, Seventh and Race streets, for the erection of a church for the Hyde Park Methodist Protestant congregation. Rev. F. C. Beninger, pastor. Cost, \$35,000.

Architects Joseph G. Steinkamp & Brothers, 414 Walnut street, are preparing plans, according to local press, and will receive bids in about thirty days for remodeling a five-story store building, 90 by 145 feet, at Twelfth and Main streets, for William Winshorst Company, Court and Main streets. Estimated cost, \$25,000.

DAYTON.—At the site of the present Kramer Buildings, the Dayton Country Club will erect a new structure, according to local press.

EAST CLEVELAND.—Plans are being prepared, it is reported, by Architect J. C. Fulton, Uniontown, Pa., for the erection of a church, 100 by 130 feet, on Euclid avenue, for the Windermere Methodist Episcopal congregation. Cost, \$50,000.

KING'S CREEK.—On April 7, Mr. Miller will open bids for a \$20,000 High School building, which will be constructed at this point, it is reported.

SPRINGFIELD.—Negotiations are pending regarding the erection of a three-story flat building in the vicinity of the site of the new Big Four passenger station.

Mr. Shilling has made plans and specifications, we learn from current reports, for a large building at Antioch College, which will be used as a home for the Rev. S. F. Weston, dean of the institution.

TOLEDO.—The congregation of the B'nai Israel, it is reported, is having plans prepared by Architect Sidney E. Aftel for a new synagogue, to be erected here, and to cost about \$50,000.

YOUNGSTOWN.—According to reports, the public library trustees have directed the building committee to have plans prepared for a \$150,000 library, and have accepted the offer of Andrew Carnegie to donate toward the structure.

INDIANA

EAST CHICAGO.—The directors of the First National Bank (J. G. Allen, cashier), it is reported, have decided to erect a \$100,000 bank and office building.

EVANSVILLE.—All bids recently received for erecting a congregate dining-room at the Southern Hospital for the Insane are reported rejected, and new bids are to be asked. Appropriation, \$40,000.

It is reported that the Carpenter Street School has been condemned, and a \$50,000 school is to be erected in its place.

INDIANAPOLIS.—According to reports, bids will soon be asked for the construction of the Y. M. C. A. building in this city. Estimated cost, \$250,000.

Herbert L. Bass is reported as having prepared plans for a large garage, to be erected by Carl Fisher at the northwest corner of Capitol avenue and North street, to cost about \$30,000.

According to press reports, P. H. Fitzgerald is planning the erection of a new flat building on the triangular piece of ground bounded by Pennsylvania and Merrill streets, and Madison avenue. Charles H. Byfield is the architect, and the estimated expenditure is \$70,000.

We are advised that the City Council has ordered a bond issue of \$60,000, for the

construction of contagious disease pavilions near this city.

LOREE.—The members of the United Brethren Church, according to reports, are planning the erection of a \$60,000 edifice.

MUNCIE.—We understand that plans are being considered by the City Council for the erection of a City Hall, to cost \$120,000. John O. Potter is City Engineer.

SOUTH BEND.—The trustees of the First United Brethren in Christ will soon ask for bids for the construction of a brick and stone church at 522 South Michigan street. Estimated cost, \$25,000. R. A. Bradley, Indianapolis, architect.

YORKTOWN.—Architect Charles Houck, of Bluffton, has been appointed to prepare plans for a church edifice to be erected in this city. Estimated cost, \$12,000.

ILLINOIS

CHICAGO.—W. J. Chalmers, according to reports, is considering the erection of a building at Union and Lake streets, to cost \$150,000.

We understand that plans have been finished by Nimmons & Fellows, 208 Dearborn street, for a ten-story mercantile building, 50 by 100 feet, to be erected at Fifth avenue and Van Buren street, for Arthur Dixon, 299 Fifth avenue. Cost, \$200,000.

According to reports, Siegel, Cooper & Co., State and Van Buren streets, are having plans prepared by C. A. Eckstorm, Tacoma Building, for a seven-story warehouse. It will cost about \$250,000.

J. E. Pridmore, 164 Dearborn street, who was the architect for Bush Temple, at the northwest corner of North Clark street and Chicago avenue, will probably be the architect for a large addition to the same. Estimated cost, \$250,000 to \$300,000.

It is stated that Architects Bishop & Co., 167 Dearborn street, have prepared plans for an apartment building, to be built on the south side of Sixty-first street, 275 feet west of Stony Island avenue, for Jacob C. Paquet, builder, 6216 Monroe avenue. Estimated cost, \$25,000. Turnquist Brothers, 5403 Fifth avenue, will do the mason work. Other contracts are yet to be let.

GALESBURG.—Plans are now completed by Architect J. Grant Beadle, reports state, for the church structure the United Brethren congregation of this city will soon erect.

The erection of a magnificent clubhouse, according to local press, which will cost between \$35,000 and 40,000, is being contemplated by the Galesburg Club.

MICHIGAN

GRAND RAPIDS.—The Board of Education is said to be considering the erection of a High School, costing about \$250,000.

PORT HURON.—Twenty thousand dollars will be expended by the Board of Education this year in improvements to the Washington and the Pierce Schools, it is reported. A large addition is to be made to the Pierce School.

WISCONSIN

MILWAUKEE.—It is stated that a church and school, costing about \$40,000, is to be erected for the parish of St. Adelbert R. C. Church. Rev. Father Domachowski, pastor.

MISSOURI

MONETT.—Architects Clark, Williams Company, Temple Building, Kansas City, it is said, are preparing plans for the erec-

tion of a church for Rev. Frank Prendergast. Cost, \$25,000.

IOWA

WATERLOO.—It is stated that C. L. and M. H. Kingsley will erect a three-story brick building, to cost \$35,000.

MINNESOTA

AUSTIN.—A bill is said to have been introduced in Congress appropriating the sum of \$50,000 for the erection of a postoffice.

CROOKSTON.—According to reports the City School Board has voted for \$20,000 in bonds to rebuild the Franklin school, recently destroyed by fire.

DULUTH.—Donald B. McDonald, of Cole & McDonald of Virginia, has acquired the property on East Superior street just west of the City Hall and will erect a three-story building on the site.

Announcement was made this week, according to local press, that the Lake Superior conference of the Swedish Lutheran Churches will erect a union hospital in Duluth to cost in the neighborhood of \$100,000.

Dr. David Graham of West Duluth is planning the construction of a sub-post-office building, it is reported. Estimated cost, \$20,000.

Bids on the foundation work of the Y. W. C. A. building will shortly be taken. The structure is to be erected at Second avenue west and Second street.

LITTLE FALLS.—According to press reports plans are being prepared by Architect F. D. Orff, 613 Lumber Exchange, Minneapolis, for the erection of a two-story opera house for Harrison & Peterson. Cost, \$25,000.

MINNEAPOLIS.—The Farmers' and Mechanics' Savings Bank, 115 Fourth street south, according to reports, is having William M. Kenyon, architect, prepare plans for an addition and remodeling of the entire building. Estimated expenditure about \$100,000.

STILLWATER.—It is stated that bids will soon be asked for the erection of a shop building to be erected at the new state prison at a cost of \$100,000, for the state board of control. P. M. Ringdahl, chairman, St. Paul.

NORTH DAKOTA

JAMESTOWN.—Plans are being prepared, it is reported, for the erection of a new building for the insane, to cost \$75,000. M. E. Beebe, of Fargo, N. D., is the architect.

SOUTH DAKOTA

WESSINGTON SPRINGS.—M. Della England, clerk of the School Board, writes that bids will be received on April 11 for the erection of a school, to cost about \$22,000. Architect, J. P. Eisentraub, Sioux City.

NEBRASKA

LINCOLN.—Bids will be received, it is stated, until April 14 by Geo. C. Junkin, State Secretary, Lincoln, for erecting a hospital at Grand Island and an administration building at Milford. Plans may be obtained from A. Berlinghof, State Architect, 602 Burr Block, Lincoln, upon a deposit of \$25.

KANSAS

ELDORADO.—It is stated that the county commissioners will erect a \$60,000 court house and jail here.

WICHITA.—According to reports plans are being prepared by Architect E. L. Masqueray, 312 Dispatch building, St. Paul, Minn., for the erection of a church for the Cathedral of the Immaculate Conception at Wichita. Rev. J. J. Hennessy is the Bishop and Rev. P. Elhen is pastor, Wichita. Cost, \$100,000.

COLORADO

BOULDER.—The erection of a Y. M. C. A. building at the University of Colorado costing about \$100,000 is reported under consideration.

MONTANA

MISSOULA.—A. J. Gibson, of Missoula, is reported to have been engaged to prepare plans for the court house to be erected in this city.

MARYLAND

TOWSON.—A bill, it is said, has passed the House providing for the erection of an addition to the court house.

WEST VIRGINIA

ELM GROVE.—Plans have been prepared for the new building for St. John's home for boys at Elm Grove, it is reported, and work will be pushed to completion. Estimated cost, \$60,000.

MANNINGTON.—Mannington Elks are said to be arranging for the construction of a handsome new home in the near future.

WHEELING.—Architects Geisey & Faris have submitted the plans for the new Y. M. C. A. building, and the board of directors of the association will take steps immediately to ask for bids on the new building. Estimated cost, \$100,000.

VIRGINIA

FREDERICKSBURG.—Bids will be received, it is said, by S. W. Summerville, chairman of the school commission, until April 15 for the erection of a school to cost about \$30,000.

HAMPTON.—It is currently reported that the Y. M. C. A. is contemplating the remodeling of its present building at an expenditure of approximately \$10,000.

PORTSMOUTH.—It is currently reported in the local press that the Southern Bell Telephone & Telegraph Company has purchased a building site from W. C. Corbin and will erect a building, to cost \$100,000.

STAUNTON.—According to reports the Virginia School for the deaf is to have an addition to cost about \$20,000.

KENTUCKY

LOUISVILLE.—It is stated that plans have been prepared for rebuilding the Second Presbyterian Church at Second street and Broadway, which was recently partially destroyed by fire; probable cost, \$80,000.

F. S. Cooke has had plans prepared, according to reports, for a two-story brick apartment house, which he will build at the corner of Fourth avenue and A street. Estimated cost, \$12,000.

Architects McDonald & Dodd, Lincoln building, it is said, are preparing plans for a hotel, seven-story, 80x99 feet. Estimated cost, \$200,000.

TENNESSEE

CHATTANOOGA.—It is currently reported in the local press that the St. James Methodist Episcopal Church at the corner of Rossville and Reid avenues is to make a

substantial addition to its property at an approximate expenditure of \$15,000.

HILL CITY.—The County Board of Education, we learn from the local press, is having plans prepared for the erection of a new grammar school.

MEMPHIS.—Plans have been accepted, it is stated, for an edifice to be erected for the Idlewild Presbyterian Church at McLean Boulevard and Union avenue; estimated cost, \$53,000.

Plans are being prepared, press reports state, for the erection of a church for the Mississippi Avenue Christian congregation. Cost, \$30,000. Address the pastor for information.

SOUTH CAROLINA

SUMTER.—Architects Todd & Benson of Charleston are preparing plans for a new church to cost about \$40,000.

GEORGIA

AUGUSTA.—We learn from reports that the Irish-American Bank has decided to erect a new structure, and that Architect L. F. Goodrich has been engaged to prepare plans. (This was incorrectly reported from Atlanta in our issue of March 18th.)

CORDELE.—D. Bowder, according to reports, intends erecting a \$30,000 hotel.

SAVANNAH.—H. W. Witcover, architect, is preparing plans for a new Masonic temple to cost about \$175,000. Limestone, brick and terra cotta will be used.

FLORIDA

BARTOW.—The county commissioners, it is stated, have accepted the plans of E. C. Horsford & Co. for the county court house. Working plans and specifications will soon be ready for bids.

PENSACOLA.—Active work is being done, it is reported, in raising the money necessary for the erection of a hotel for the Harvey Hotel Company, to cost about \$350,000.

ALABAMA

BIRMINGHAM.—The erection of a new temple is being considered by the Knights of Pythias and the Commercial Club. The proposed structure is to cost approximately \$50,000.

MOBILE.—W. W. Herron is said to be preparing to erect a six-story business building.

OKLAHOMA

ARDMORE.—Dr. Hardy of the Ardmore Sanitarium, according to local press, has announced that a new sanitarium will be erected to cost not less than \$15,000. Architects have not yet been selected.

GRANITE.—Local press reports that the city proposes to issue \$25,000 in bonds for school buildings. Address the mayor.

OKLAHOMA CITY.—A five-story office building, costing approximately \$30,000, 50 feet wide by 100 feet long, will be erected at Hudson and West Grand avenue, according to the present plans of H. C. Keisel and H. D. Oats.

TULSA.—The City Council is said to be considering the holding of an election to issue \$75,000 bonds for erecting a combined convention hall and city hall building.

ARKANSAS

JONESBORO.—It is stated that plans have been accepted for a three-story Elks' building, which is to cost about \$30,000.

TEXAS

EL RENO.—Bids will soon be received, reports state, for the erection of a theater. Philip W. Greenwall, manager. Cost, \$80,000.

FORT WORTH.—J. R. Griffin, of Itasca, Tex., is said to be contemplating enlarging a hotel at Fort Worth to cost between \$30,000 and \$40,000. Architect not yet selected.

It is reported that the School Board is planning the erection of a high school to cost \$50,000.

HOUSTON.—Sanguinet & Staats, First National Bank Building, are reported to be the architects who are preparing the plans for the new edifice which is to be erected for the members of the Shearn Methodist Church at Main street and Clay avenue.

ROSEBUD.—The School Board, it is stated, has accepted the plans prepared by C. H. Page & Bro., of Austin, for the \$25,000 school.

NEW MEXICO

CITY OF MEXICO.—According to reports the proprietors of the Palace Hotel have taken a long lease on the Somerellera property, corner of Coliseo and San Francisco, facing Mosier Bowen and Cook, and propose to erect a new hotel building.

Another hotel, it is reported, is under contemplation, to be erected opposite the St. Francis, corner Bucareli and the Paso. Estimated cost of same is one million and a half pesos.

UTAH

CHAFEE RAPIDS.—We learn from press reports that the Menominee Light and Traction Company will build a \$400,000 power plant at this point.

SALT LAKE CITY.—Dr. Fred Steuffer, we understand, has purchased the property on the south side of Brigham street between State and Second East streets, and will erect an apartment house to cost \$30,000.

Mr. Nathaniel M. Hamilton of the same city is also considering the erection of an

apartment building on the site next to that to be improved by Dr. Steuffer.

According to local press the plans submitted by G. A. Graves, architect for the new North Ogden school, to cost \$12,000, were accepted.

CALIFORNIA

OAKLAND.—Plans have been prepared, according to reports, by Architect Robert Morgeneier, 528 East Twentieth street, Oakland, for the erection of a city hall building to be seven stories high, 200x420 feet and cost \$1,250,000.

QUINCY.—At a recent meeting of the Board of Supervisors of Plumas County, held in this city, the Board accepted the designs of William H. Weeks, a San Francisco architect, for the new county court house, which will be erected at this point.

SAN DIEGO.—The San Diego Realty Co. (Col. J. T. Richie, Pres.), it is reported, is planning the erection of a \$300,000 hotel.

SAN FRANCISCO.—The site of the proposed State building has been selected and is to be within two blocks of the city hall. \$500,000 has been appropriated towards the erection of the structure.

The Parrott estate is reported to have applied for a permit to erect a four-story brick building at Commercial, Davis and Sacramento streets, to cost \$64,000.

WASHINGTON

ARLINGTON.—Architect W. J. Plouffe is reported as working on plans for a large concrete hospital to be built for Dr. John Harris. Estimated cost, \$35,000.

NORTH YAKIMA.—According to reports, Mrs. Bertha M. Johnson will erect a handsome six-story hotel on land just south of the Hotel Yakimo, to cost about \$200,000.

SEATTLE.—James McFarland, local press reports, has called for bids on a four-story hotel building with basement to be erected at Fourth avenue and Pine street. Estimated cost, \$100,000.

George S. McLaren has taken a ninety-nine year lease on lots 2 and 3, block 17, Maynard's Plot, and will erect a substantial structure on the site, plans for which have not been made.

The Arctic Construction Company, we learn from reports, has acquired the property on Third avenue and Jefferson street and will erect a seven-story building.

SPOKANE.—C. Ferris White, architect, is preparing plans for four residences to cost \$40,000.

W. H. Huston has bought a site at Sprague avenue and Grant street and will erect a three-story brick building. Estimated cost, \$18,000.

P. A. Wilson will spend \$85,000 in the erection of an apartment house at Third avenue and Wall street.

Odd Fellows lodges in Spokane have decided to incorporate as an association to build a temple to cost \$150,000. The site will probably be at Wall street and Main avenue.

W. W. Hyslop, architect, has completed plans for an apartment house to cost \$40,000, to be erected at Second avenue and Elm street.

According to reports a home for the friendless is to be built here to cost approximately \$40,000.

TACOMA.—Architects Woodroffe & Constable are reported as having prepared plans for a new edifice to be erected at Division avenue and J street for the congregation of the Park Universalist Church.

OREGON

BAKER CITY.—Bishop Chas. J. O'Reilly of the Catholic Church of Baker City, it is said, is to have a comfortable home built on the cathedral block. The estimated cost is \$10,000.

PORTLAND.—W. J. Hawkins, it is stated, intends erecting at Second and Main streets a three-story brick store and apartment house to cost \$50,000.

POSITIONS WANTED.

ARCHITECTURAL draughtsman, 30, desires change, any location; good experience in general city and country work; salary, \$65 per month. Address 12-A, care American Architect. (1683-84)

ARCHITECTURAL draughtsman, strictly temperate, desires engagement; good on complete working drawings; five years' experience in general office work; moderate salary. Address C. A. R., care American Architect. (1683-84)

ARCHITECT solicits position where he can do designing, perspective work, specification writing, detail work or practical supervision; well acquainted with building construction. If you are in need of such a man, address 13-A, care American Architect. (1684-85)

ARCHITECTURAL draughtsman, 20 years' experience in best offices, now residing in New York City, seeks position there, Philadelphia or Chicago; practical man on general drawings, construction details, specifications, superintending; also thoroughly competent for contractor's assistant, taking off quantities, sub-contracts, correspondence, experienced surveying and photographing. Address 13-B, care American Architect. (1684-85)

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POSITION OPEN for an architectural draughtsman; must be able to design and work out details. A. W. Leh, South Bethlehem, Pa. (1682-3-4)

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CORPORATION operating largely in wood-work intends installing an interior wood-working department near Chicago, and de-

sires a first-class man, capable of laying out, superintending and operating a plant; must be careful and correct estimator; very desirable position and salary for the right man; state experience, present salary and references. Address C. J. F. K., care American Architect. (1684-5-6-7)

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PROPOSALS.

Treasury Department, Office of the Supervising Architect, Washington, D. C., March 21, 1908.—Sealed proposals will be received at this office until 3 o'clock p.m. on the 4th day of May, 1908, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Bar Harbor, Maine, in accordance with drawings and specifications, copies of which may be had from the Custodian of Site at Bar Harbor, Maine, or at this office, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1683-84)

Treasury Department, Office of the Supervising Architect, Washington, D. C., March 16, 1908.—Sealed proposals will be received at this office until 3 o'clock p.m. on the 28th day of April, 1908, and then opened, for the construction (complete) of the U. S. Post Office building at Crookston, Minnesota, in accordance with drawings and specifications, copies of which may be had at this office or

at the office of the Postmaster at Crookston, Minn., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1683-84)

Treasury Department, Office of the Supervising Architect, Washington, D. C., March 24, 1908.—Sealed proposals will be received at this office until 3 o'clock p.m. on the 5th day of May, 1908, and then opened, for the completion of the tower on the U. S. Post Office, Court House and Custom House, St. Paul, Minn., in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Custodian of the Building, St. Paul, Minn., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1684-85)

Treasury Department, Office of the Supervising Architect, Washington, D. C., March 23, 1908.—Sealed proposals will be received at this office until 3 o'clock p.m. on the 25th day of April, 1908, and then opened, for an electric passenger elevator in the U. S. Post Office and Court House at Green Bay, Wisconsin, in accordance with the drawings and specification, copies of which may be obtained at this office, or at the office of Messrs. German & Lignell, Architects, at Duluth, Minn., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1684-85)

Treasury Department, Office of the Supervising Architect, Washington, D. C., March 28, 1908.—Sealed proposals will be received at this office until 3 o'clock p.m. on the 9th day of May, 1908, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Eugene, Oregon, in accordance with drawings and specifications, copies of which may be had at the office of the Custodian of the Site at Eugene, Oregon, or at this office, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1684-85)

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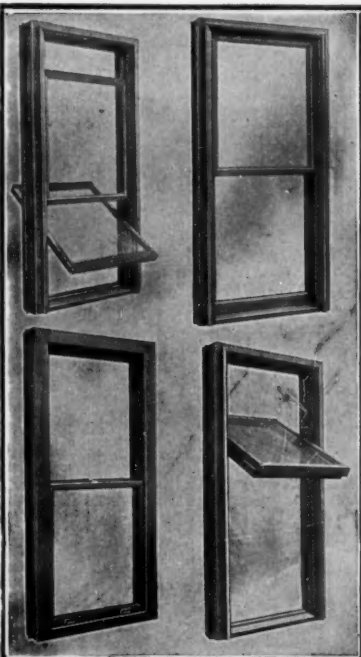
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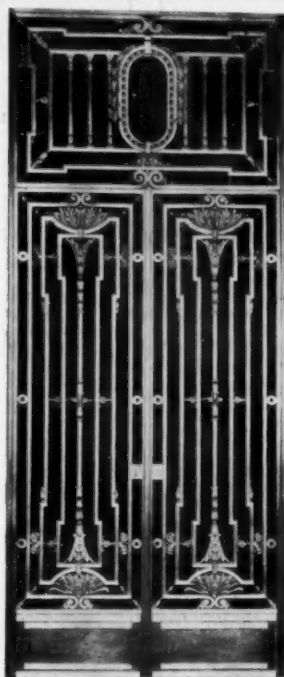
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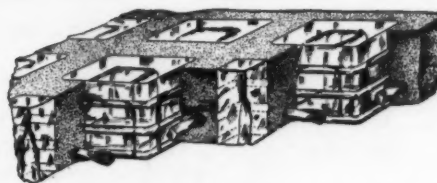
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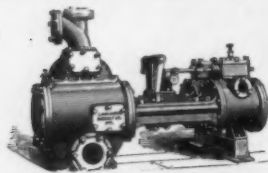
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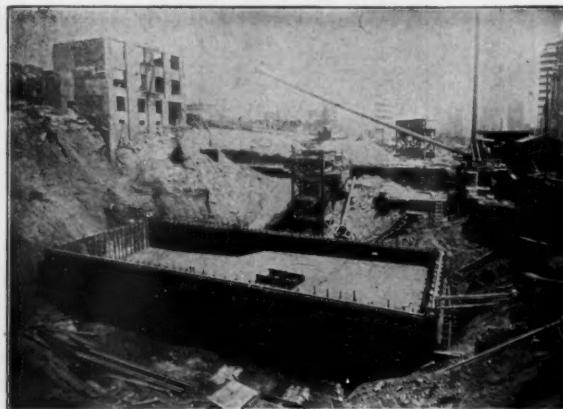
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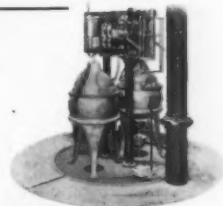
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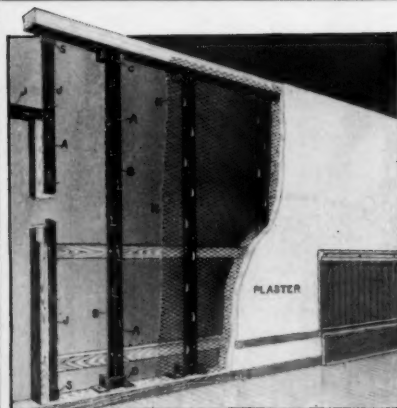


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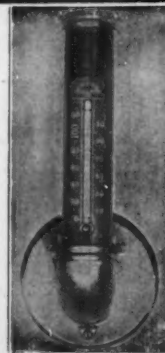
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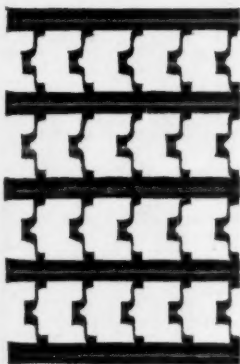
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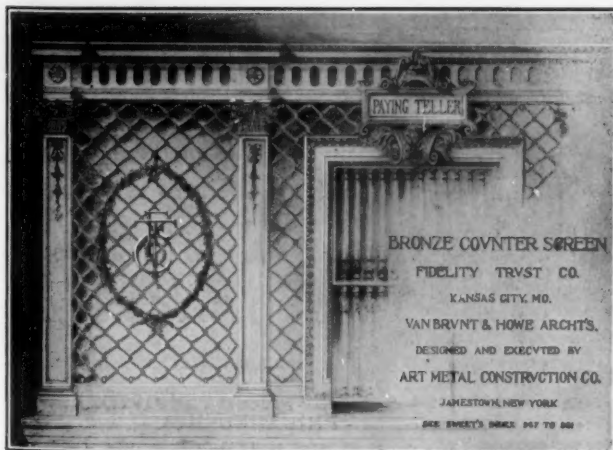
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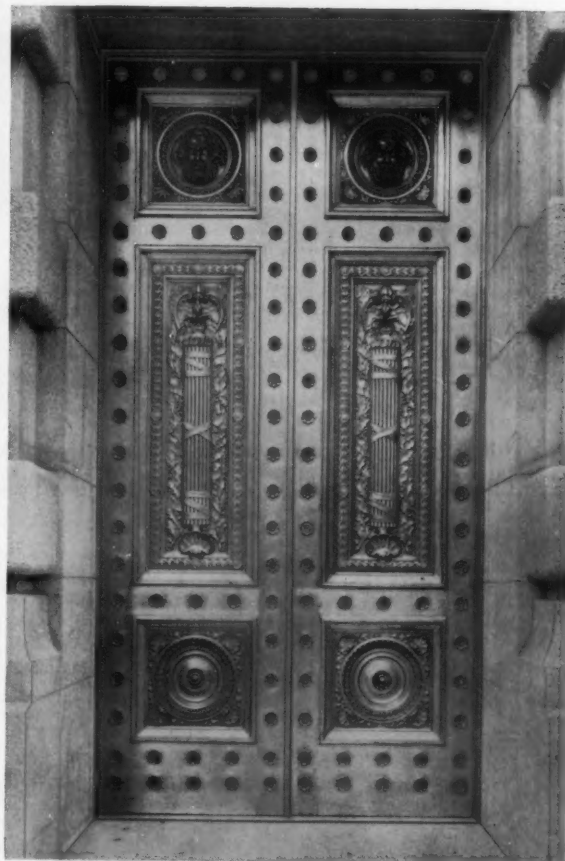
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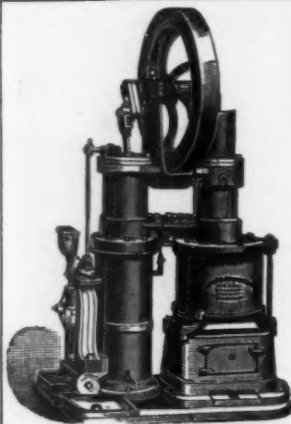
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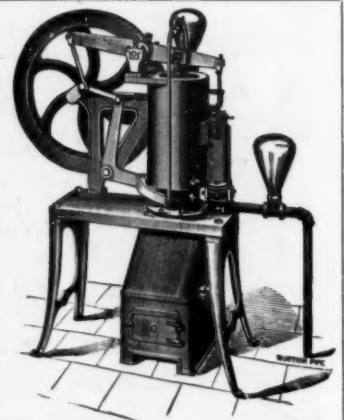
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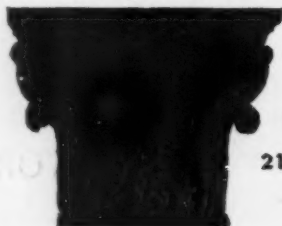
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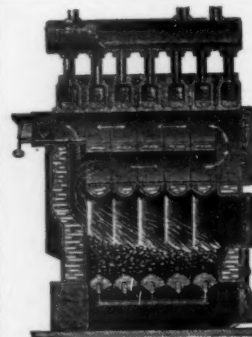
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