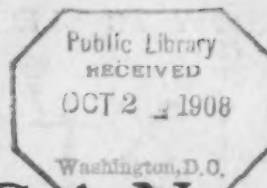


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Regular Edition

VOL. XCIV.

SEPTEMBER 30, 1908

No. 1710

PRIMITIVE HOMES, BY CHARLES DE KAY	105
RECENT LEGAL DECISIONS	111
CHELSEA'S BUILDING LAWS RIGIDLY ENFORCED	111
EDITORIAL COMMENT	112

General Tendency of Foreigners to Censure Our Architecture.
A Gratifying Exception. Disastrous Fires in Paris.

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Two School Houses, by Messrs. Brockie & Hastings, Architects.
(7 pages). East End School, Cleveland, O., Messrs. Hubbell &
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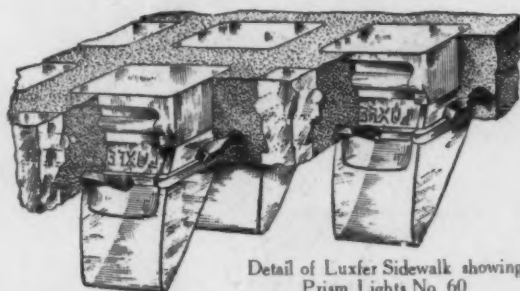
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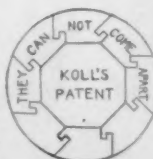
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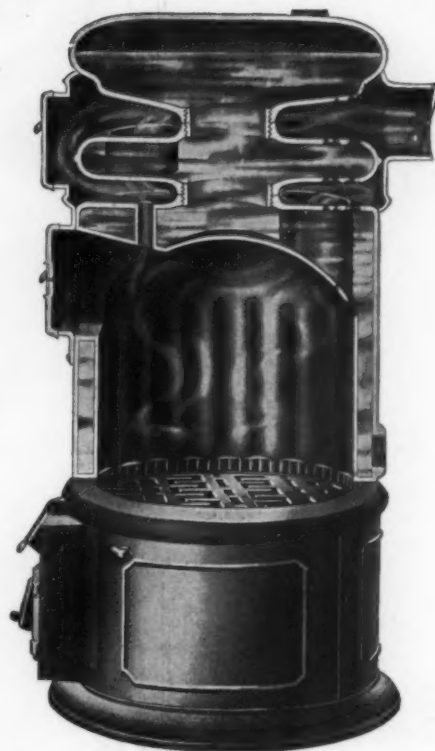
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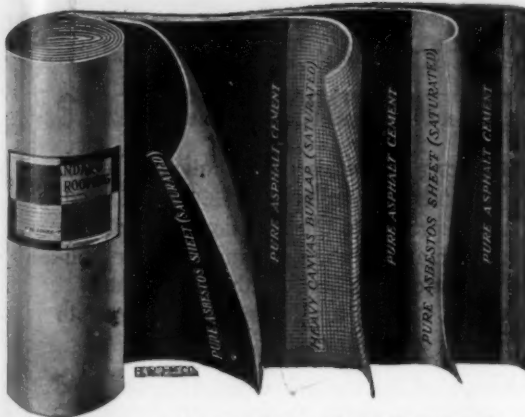
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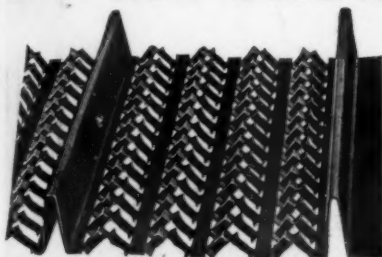
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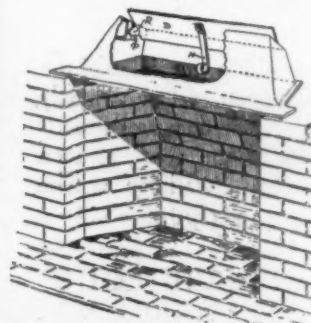
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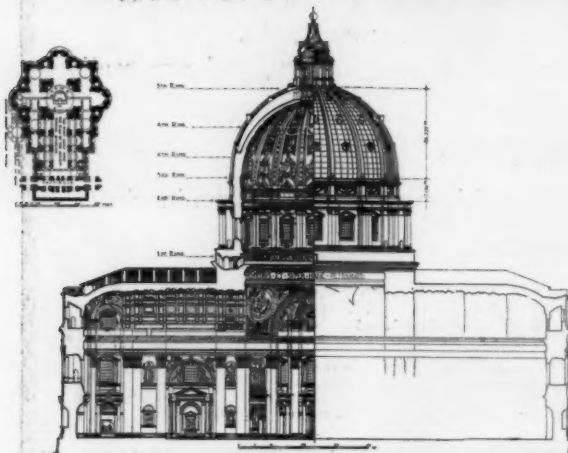


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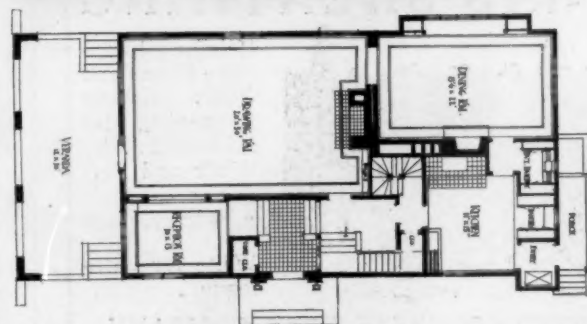
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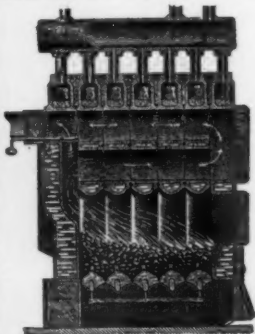
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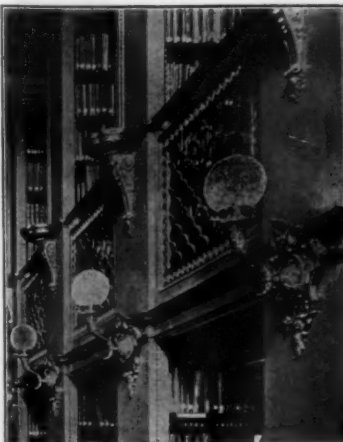
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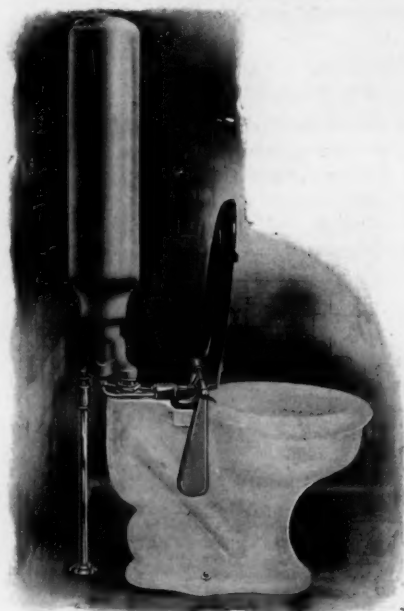
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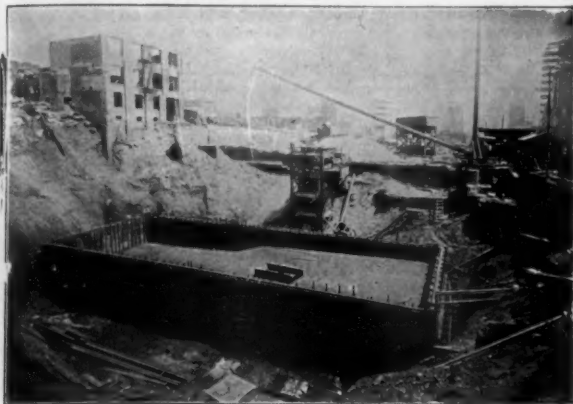




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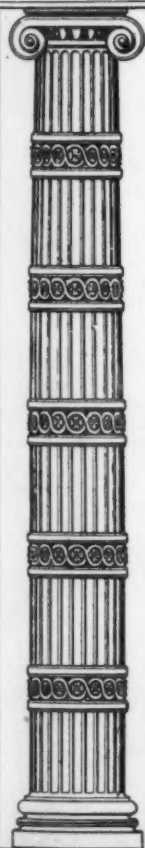
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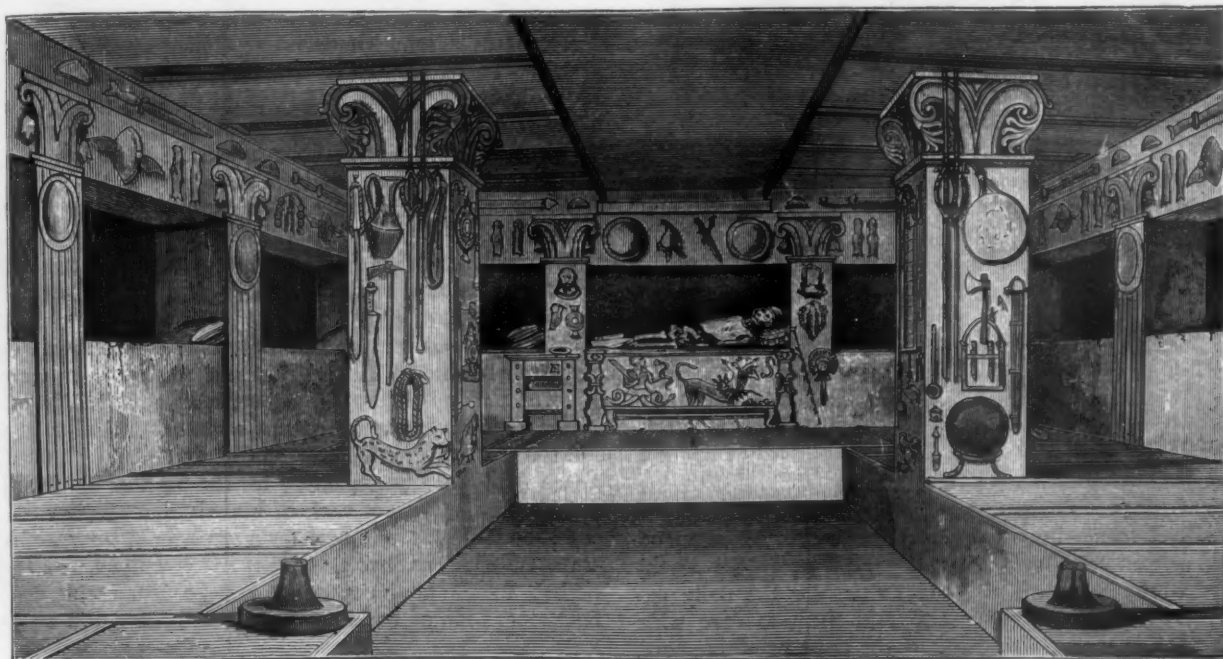
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ETRUSCAN ARCHITECTURE. ROCKHEWN TOMB OF A PRINCELY FAMILY

AT CERVETRI, ITALY

The four pillars and couches, the shields, battle axes, etc., carved in relief on walls and piers are similar to the interior of a chief's hall in Ireland and other parts of West Europe as described by Irish bards in extant Gaelic literature.

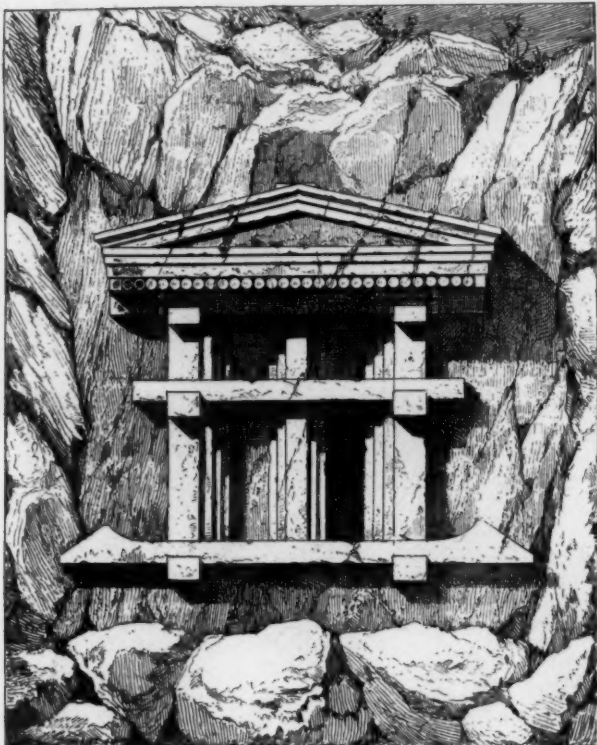
Primitive Homes

By CHARLES DE KAY

THOUGH homes in trees are not exactly unknown in Europe, one cannot imagine any climate north of the Mediterranean mild enough to permit of human beings passing the winter in such elevated spheres. Tribes of Southeastern Asia, however, and of South America have been discovered who reside permanently in cabins reared on platforms constructed among the treetops. In the Northern lands it could only be a hermit or a solitary fugitive from the rest of mankind who would revert to an arboreal life. The earliest homes in such latitudes of which we have any evidence imitate the hibernating animals by seeking cover in the earth. Cave dwellers still exist here and there in France and travelers through the high plateaus of Asia tell us of extensive ranges of dwellings excavated in cliffs which have been inhabited during comparatively recent times by immigrants from Western China.

So far as we can see through the mists of the ages before Rome opened up the book of Northern Europe, that land, with its larger and more accessible islands, was once sparsely occupied by tribes akin to the inhabitants of Siberia and central northern Asia, who lived on wild beasts, birds and fish, domesticated and ate the dog, reindeer and goat, and, while in the stone age, so far as weapons, implements and tools are concerned, had begun to use gold, silver and amber for decorations.

Very likely they spread from Central and Northern Asia before that arm of the Polar Sea which once ran south into the Caspian was closed. Very likely other swarms followed more easily after that separation between Asia and Europe was gone, when only broad rivers flowed northward and northwestward into the icy sea and the Baltic. Those rivers have shown the way to greater and more powerful nations of the same stock within his-



ROCKHEWN TOMB AT KEUIBASHI, ASIA MINOR, IN ANCIENT PHRYGIA
The front copies in stone the façade of a magnate's house in timber construction.

torical times. There is no reason to suppose that the "earliest" men who passed over into Great Britain and Ireland could not have navigated the Caspian, its northward-stretching strait and the Baltic, for the daily necessities of fish-eating savages train them to dare wide expanses of water with boats of the most primitive sort. In Great Britain and Ireland there is in the coracle a survival of the primeval canoe which is found pretty much everywhere where men have hunted or kept animals which have skins suitable as coverings to frames, fitted to the purposes of shelter and of navigation.

On the southern shores of Great Britain ancient dwellings are discovered carved out of the chalk. They are more or less circular pits which must have been entered by a ladder or by a pole furnished with cross-pieces or mere notches to keep the foot from slipping. That they were not merely granaries for storing acorns or barley, smoked fish or flesh, is evident from the presence of tools and implements. Their size and shape suggest that a circular hut or cabin above gave the pattern. Indeed, if an adventurous boy should build himself of osiers and leather a round coracle like those still found in English and Irish villages for use on ponds and streams, and then camp out on land with the overturned coracle for a shelter, he would be merely doing again what the primitive inhabitants of Europe did. To dig down beneath the coracle for warmth in winter would be only natural. So we perceive, and by no means for the last time, the intimate connection between house and ship, between man's first habitation on land and his floating home on water.

Frank Stockton's "Rudder Grange" and the home of Peggotty on the strand in "David Copperfield" are indeed picturesque and startling habitations, full of the pleasure of the unexpected, yet they are so because we

have got very far away from the primitive methods of our remote ancestors, so far, indeed, that they have all the charm of novelty.

Without speaking at length regarding the ship-formed stone graves of Phrygia which were noted by traveling Greeks five centuries before Christ, or the boat-shaped graves on the island of Majorca, or the boats used for tombs of great men within their grave-mounds by the Norse and Swedes, it is enough to recall the fact that tombs very generally imitate the dwellings of the living. This fact is particularly obvious when one sees the rock-tombs in Asia Minor, where the living rock is so cut as to exactly imitate the house-front, or such examples carved on four sides as the Harpy tomb in the British Museum, where one finds all the beams and uprights and roof of a solid frame house copied in stone, or by certain minor examples of tombs in the rock with decorative house-façades left by Etruscan settlers in Italy. Thus it is in Egypt also: from the rock-cut or stone-built tomb we gather what the houses of the living were like, and in some cases at least can guess at the general appearance of their boats. The cabins of the North American Indians, as we see them portrayed by Dutch and French travelers in the sixteenth and seventeenth centuries, are not unlike the big canoes they found on the Hudson and St. Lawrence.

Like these red men and like the blacks of Africa, the early inhabitants of Europe did not add room to room to form a many-chambered house, but added hut to hut within a stockade or ring-wall of earth reinforced by logs and sometimes, for additional safety, defended by a moat. There would be a larger house for the head of the family and his men, a hut for each of his wives, a granary separate from the rest and perhaps a stronghold for portable property such as arms, clothes and valuables. The kitchen would be independent of the banqueting hall. This separation of buildings is still to be found in farms



RESTORATION FROM TOMBS OF STONE
of a typical house of hewn timber in ancient Lycia, Asia Minor.

in Europe and America to some degree, but it is on the Baltic that the old ways are clung to with the greatest persistence. Among the Finns, Esthonians and Lithuanians, among the Russian peasants of Aryan and non-Aryan stocks the bath-house and the kitchen are separate from the farmhouse or may be side by side under one

roof. For cleanliness these people rely on steam, not on water. They heat stones in a corner of the bath-house and pour water on the hot stones, then the bather enters and is massaged in the vapor. This primitive method, which we find among the American Indians, is still practised in Iceland, an island peopled by Scandinavians a thousand years ago. Thorvaldsen when a boy in Iceland

hordes of intrusive and conquering Kelts to use stone. In walled settlements on western promontories we find the "beehive" huts which represent the several rooms of a modern house. They are like the cup-shaped tents of the Mongols, and still more like the igloo which the Eskimo builds quickly and with art from slabs of solidified snow for his winter lair. The raths and lis defended by



FRAGMENT FROM RELIEFS ON COLUMN OF ANTONINUS, ROME,
Round room and wattle huts like the famous buildings once common in ancient Europe, described in extant Gaelic literature of Ireland.

took his weekly vapor bath with the rest of the family in such primeval surroundings, as unconscious of the wickedness of nudity as any Japanese or Greek.

So in Ireland during the heroic period represented by the old legends and ballads which survive in Gaelic the honored guest was conducted to the bath by the ladies of the family. We find traces of these simple rules of hospitality in the French romances at the time of the Crusades, romances that caught their inspiration from lost Welsh and Breton originals. And it is in Ireland that we find curious survivals of human habitations which owe their preservation to the fact that they were built of stone.



STONE REMAINS OF ANCIENT "BEEHIVE" HUTS IN THE FORT OF THE WOLVES,

West coast of Ireland, showing the rooms of later architecture divided into separate huts for eating, sleeping, prisons, guard-houses, etc., before the Norman Conquest.

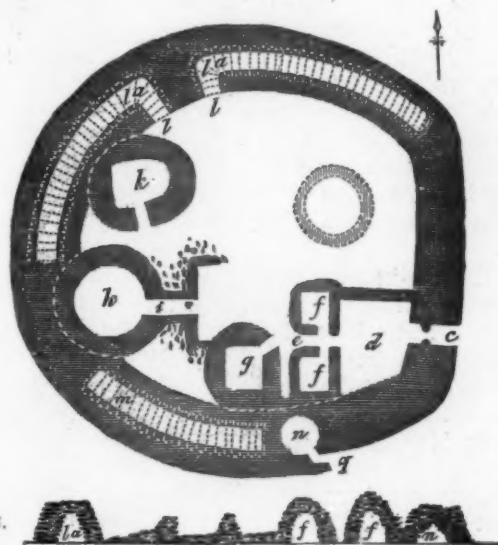
Ireland was a heavily wooded country for the most part. Wood and wattle supplied farmhouses, hostleries and the residences of kings, as well as churches, chapels and oratories. On the west coast, however, a natural lack of timber forced the earliest nomadic tribes and the



BUILDING ON A FARM AT PÜHHALEP, ESTHONIA
on the Baltic, showing combination of kitchen and bath houses under one thatch. Bathhouse of stone, kitchen of timber.

walls and moats of earth on many a hill throughout Ireland must have contained similar huts on a larger scale to meet the requirements of families and clans, but the wood and wattle have perished, while the "beehive" huts of stone are still visible.

In the actual beehive, in dove cotes and round thatched outhouses for sheep, which we still have with us through-



PLAN AND CROSS SECTION OF ANCIENT FORT OF THE WOLVES, WEST COAST OF IRELAND,

Showing arrangement of hut-rooms of the Rath and Lis in the wooded parts of the island before the Norman Conquest.

out Europe generally, there are survivors of one of the most primitive of human habitations, but relegated now to the sheltering of farm animals and the honey-hording bee.

Here and there in the British islands and on the Baltic are old, single-room cabins that lack even the chimney,



INTERIOR OF A FARM HOUSE AT PUHHALEP, ESTHONIA,
ON THE BALTIC

showing the oven on which the farmers lie for warmth in winter.

the smoke from a central fire finding its way out through the thatch. The stove of unburnable clay, brick or stone is an invention which has added enormously to the comfort of northern races, though perhaps it has not encouraged vigor. It has relieved the home of smoke and saved the people from certain diseases of the eyes, but it has interfered with ventilation, and perhaps lowered vitality thereby. The practice of sleeping on the broad top of such stoves in air exhausted of oxygen, as it obtains in Russia, is certainly bad for the health.

One may see in the Finnish and Russian farmsteads the gradual coalescence of the separate farm buildings and the conversion of the big stove to a fireplace for cooking as well as for warming the main room. In Germany one finds in houses of the last century the big heating stove built into partition walls in order to warm two rooms. And in the United States we have colonial farm-houses with a single chimney stack in which the open hearth for kitchen purposes is backed by an oven approached from outside the house, where the bread was baked. In the not far distant times a German village would have one oven for all, standing separate from all the houses, and each villager had the right to use it in turn.

In Ireland there are curious examples of church architecture that show a similar division. The old oratory, surviving where built of stone, is a very small building indeed. Only the chief personages of the neighborhood could have assisted at the ceremonies; the farmers and peasants must have knelt outside. As a safe place for the valuables of the church a round tower with steeple roof was built near by, at first doubtless of wood and wattle, as its shape indicates, but later, for security against fire, of stone. The clergy were housed near by in huts or stone buildings of slighter workmanship which have disappeared, leaving oratory and round tower in charming simplicity side by side. The round tower not only shows by its shape and banding the original basket-like structure which it copied in stone, but it recalls the military tower raised as an outlook, whence signals could be made by horn, by bell or lantern whenever danger was descried. For most of the famous round towers of Ireland—and beautiful bits of workmanship they are—were built during the centuries that were notable for the raids of the robbers from the Baltic and the no less destructive wars of the Irish clans among themselves.

The legends of the Lapps and the Irish furnish many curious parallels, but none more curious than a tradition among both peoples of a vanished race with whom the earlier inhabitants waged war, not so much by physical means as by magical. The Tshuds, apparently, were an extremely able and civilized race in the eyes of the Lapps, but baleful owing to their powers of sorcery. They assign to them ancient sites of cabins having pits underneath like the pit houses of Great Britain. In general terms the same is found in Irish legend. The Sidhe are a vanished magical race, preeminent as artisans and strong in sorcery, who dwelt in mounds after they had been defeated by intruders from beyond the sea. They are in fact the modern fairies of Ireland—the Farshee or man-fairy, the Banshee or woman-fairy. Evidently the Tschud of the Lapps is the Sidhe (shee) of the Irish, representing an aboriginal race in Europe which was almost exterminated wherever it attempted to keep itself apart, instead of submitting to become the serfs of the conquerors, but in cases of survival very naturally occupying the remotest districts and hiding from the oppressor in cleverly hidden underground runs like the rabbits and foxes of the field.

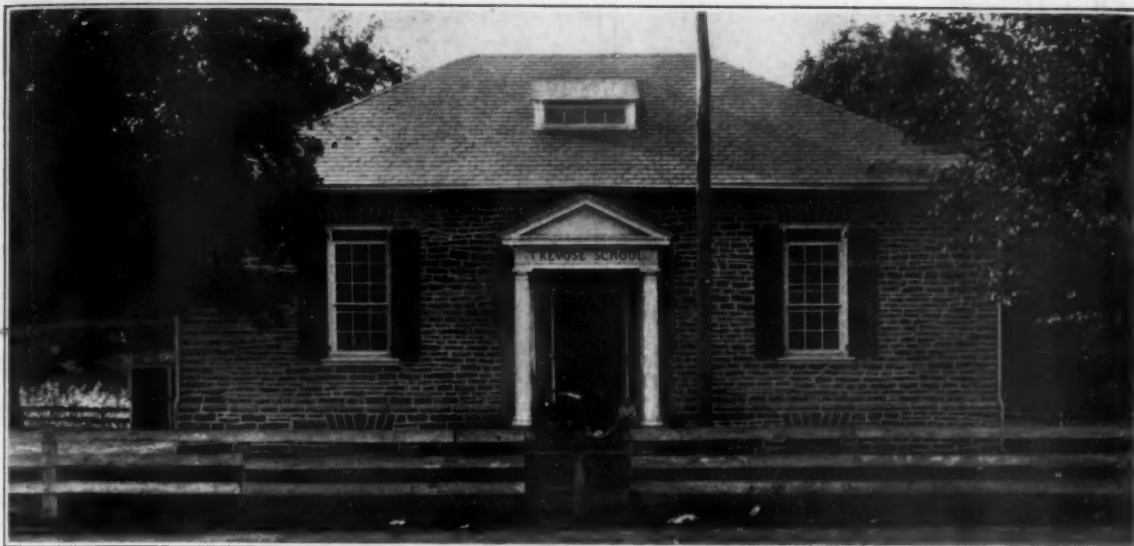
When Shakespeare was putting in the mouth of Mercutio that exquisitely humorous description of the doings and appearance of Queen Mab, in which the fairy folk are seen shrunken to the size of insects, the Irish were listening to tales of Queen Meave, a real woman although a magician, closely allied to and indeed descended from the Sidhe but human in her feelings, a woman full of ambition and strategy, amorous and vindictive, who finally



FRAGMENT FROM THE RELIEFS ON THE COLUMN OF ANTONINUS,
AT ROME,

showing heads of Roman and barbarian soldiers. In background an example of round wood-and-wattle house common to Great Britain, Ireland, Gaul and Dacia.

dies in old age of a well-directed stone from the sling of an enemy. Mab is immortal as fairies go; Meave is a mortal who does not pass the natural limit of age. The Irish kept a clearer hold of tradition which handed down the story of an ancient race that lived under ground in a realistic way, somewhat as the Norse and Danes consid-



PENN'S VALLEY SCHOOL

TREVOSE, PA.



CHELtenham HIGH SCHOOL

FRONT VIEW.

ELKINS PARK, PA.



CHELtenham HIGH SCHOOL

REAR VIEW.

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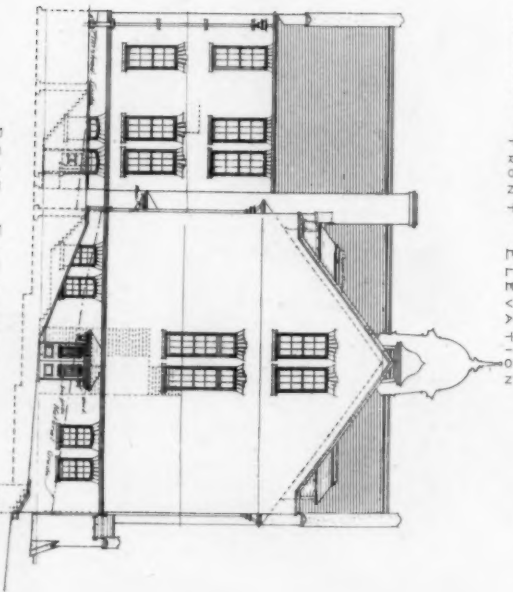
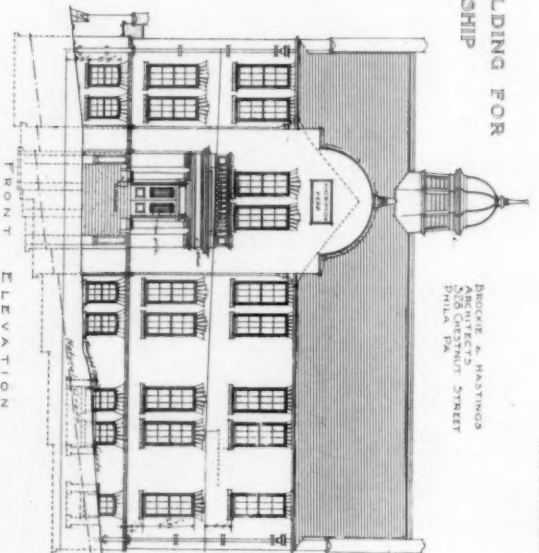
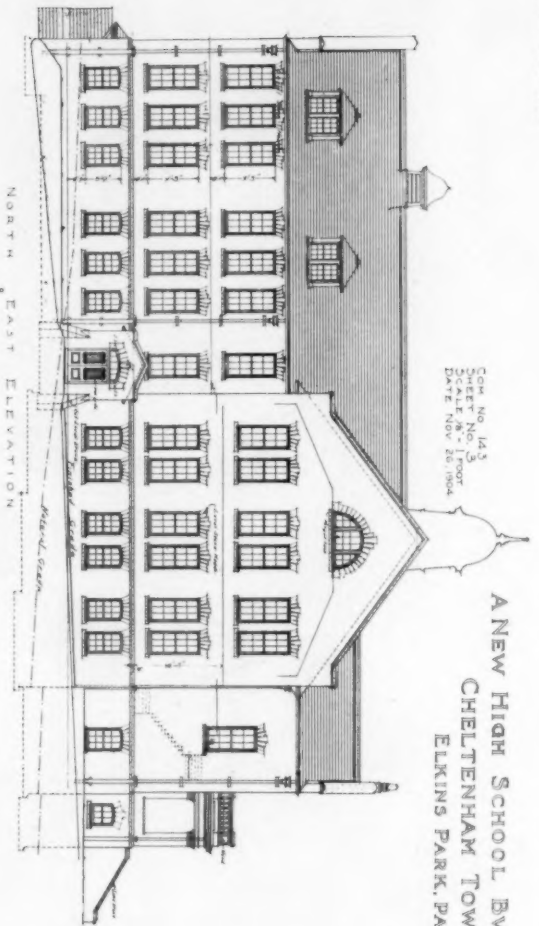
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SEPTEMBER 30, 1908

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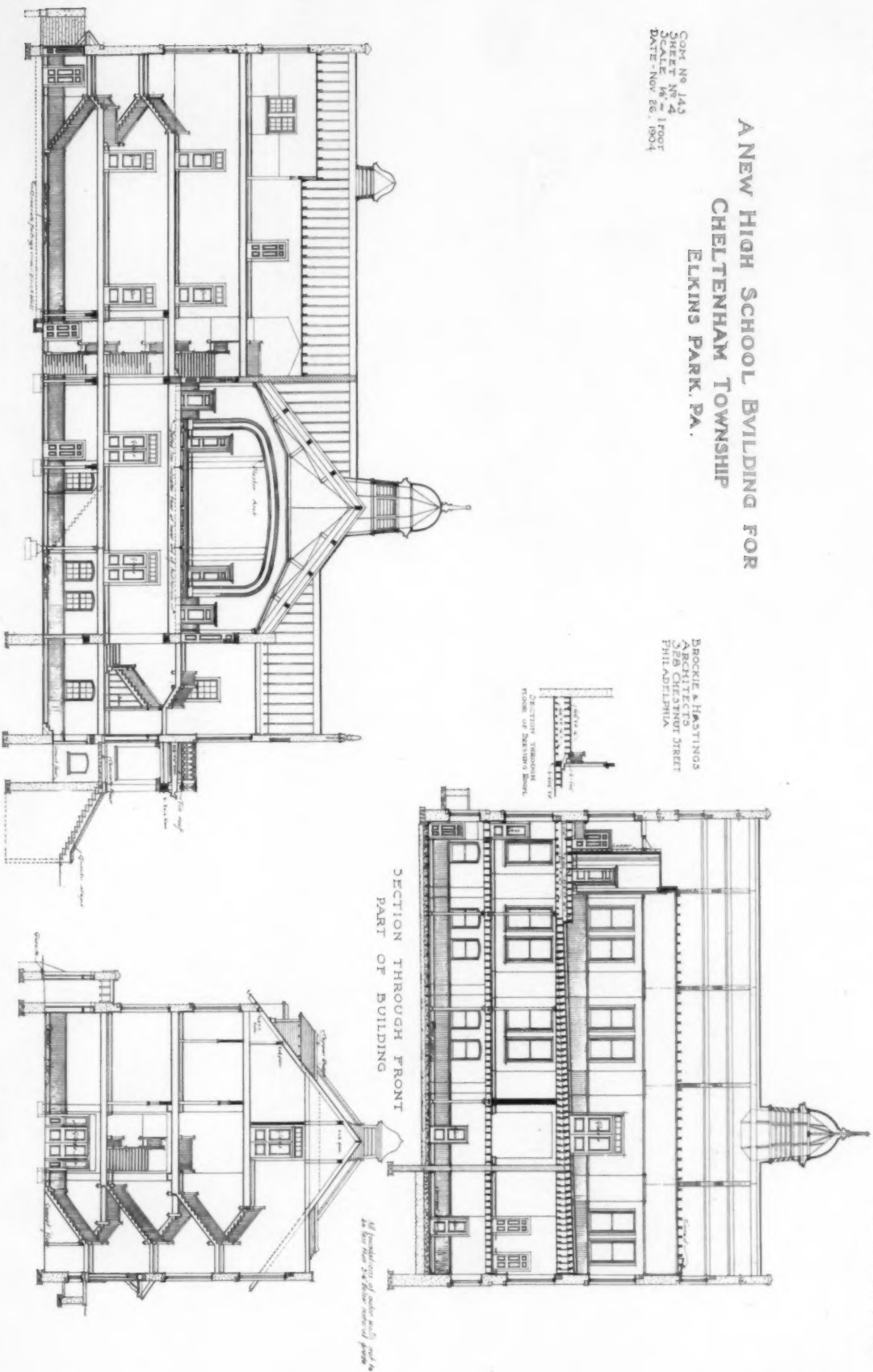
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TRANVERSE SECTION

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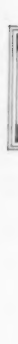
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SECOND FLOOR PLAN



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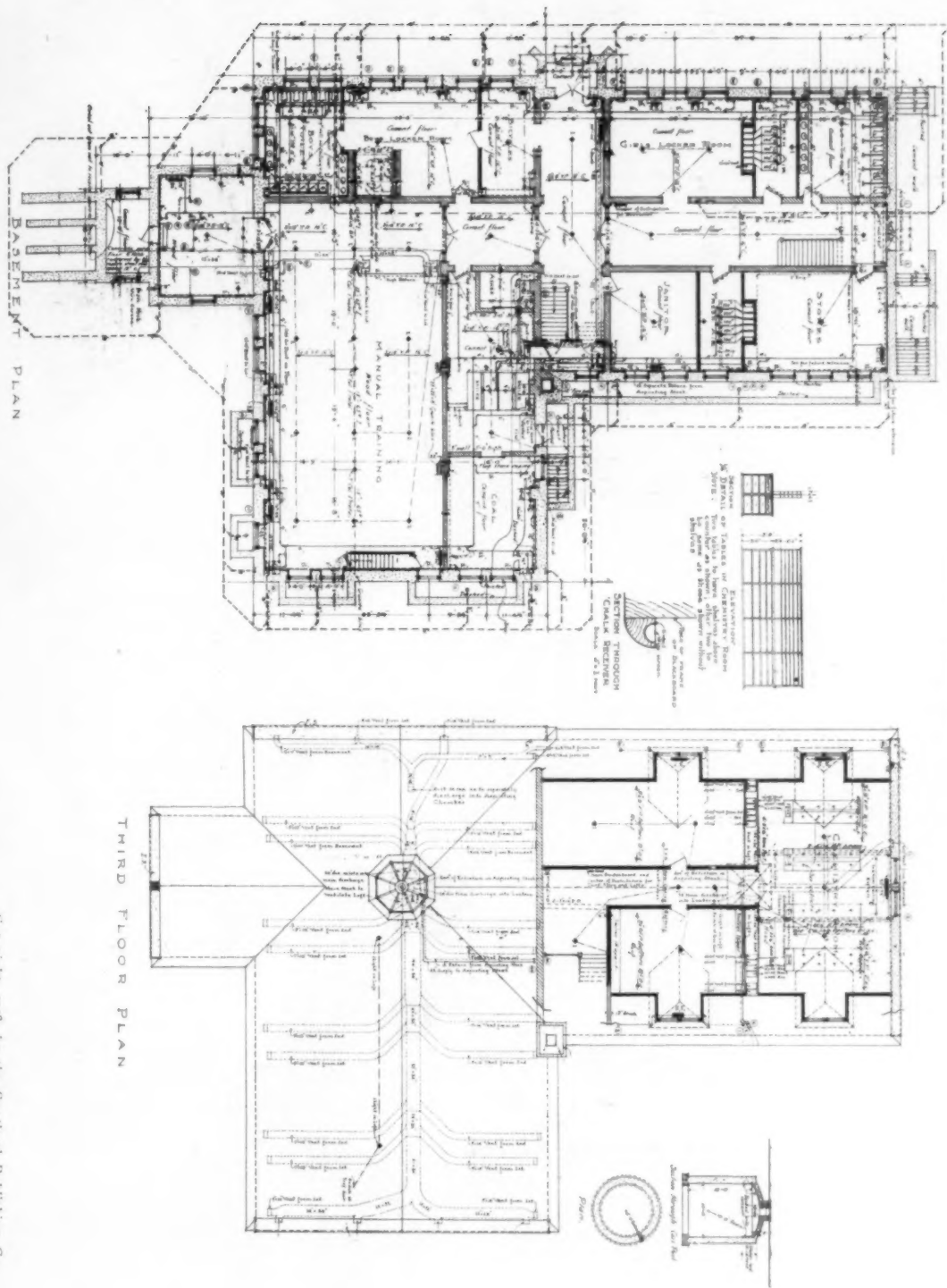
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INNOVATIONS OF SIDES OF CLASS ROOM

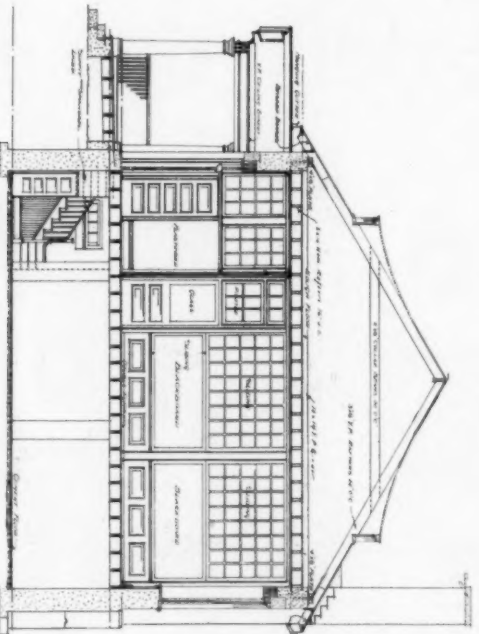
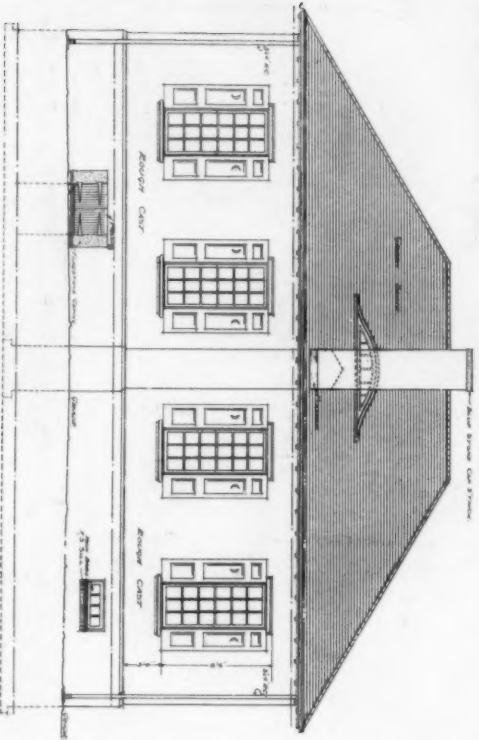
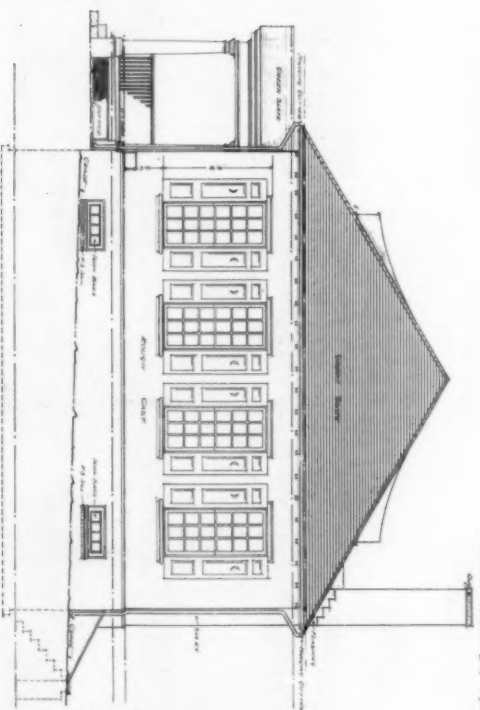
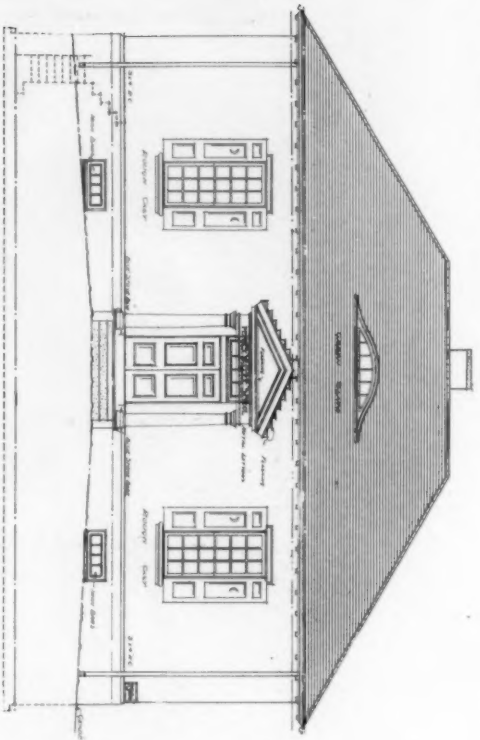
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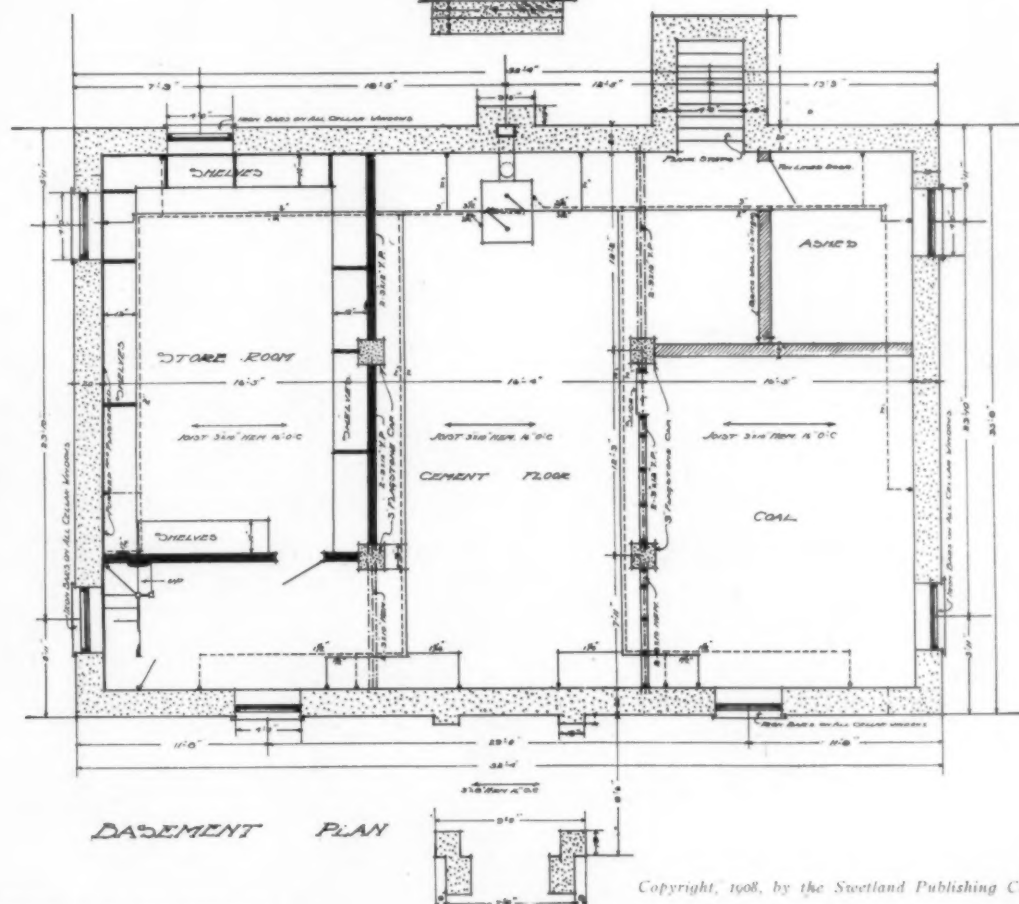
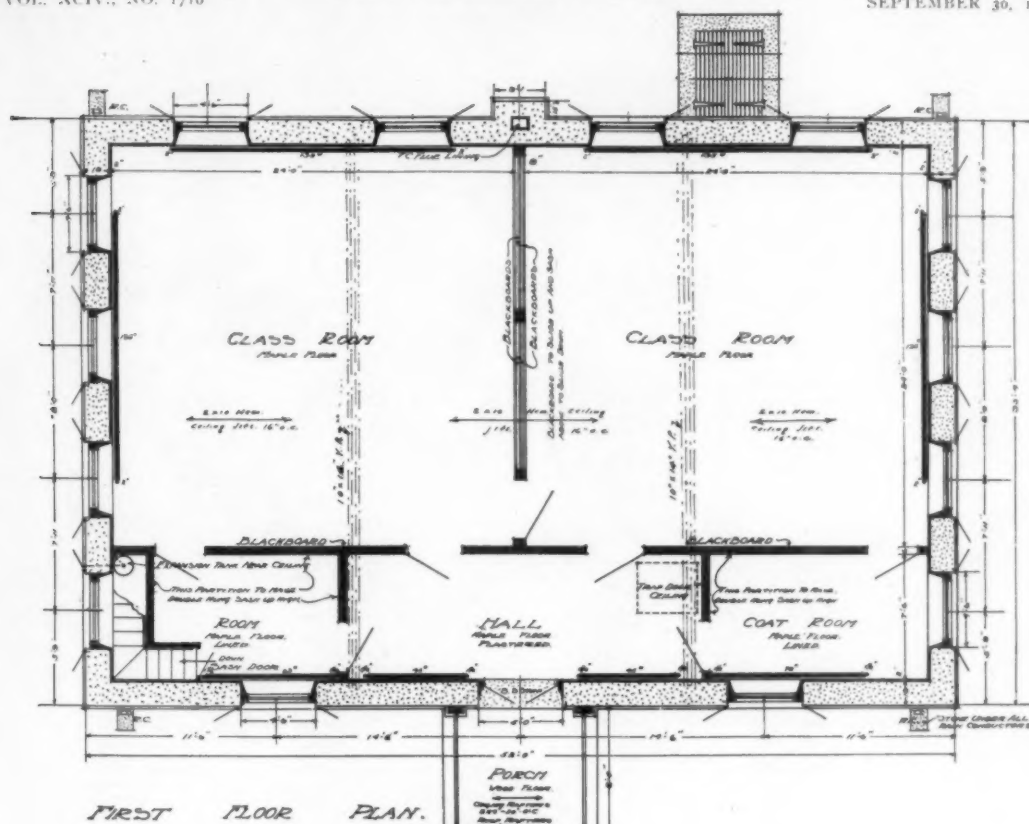
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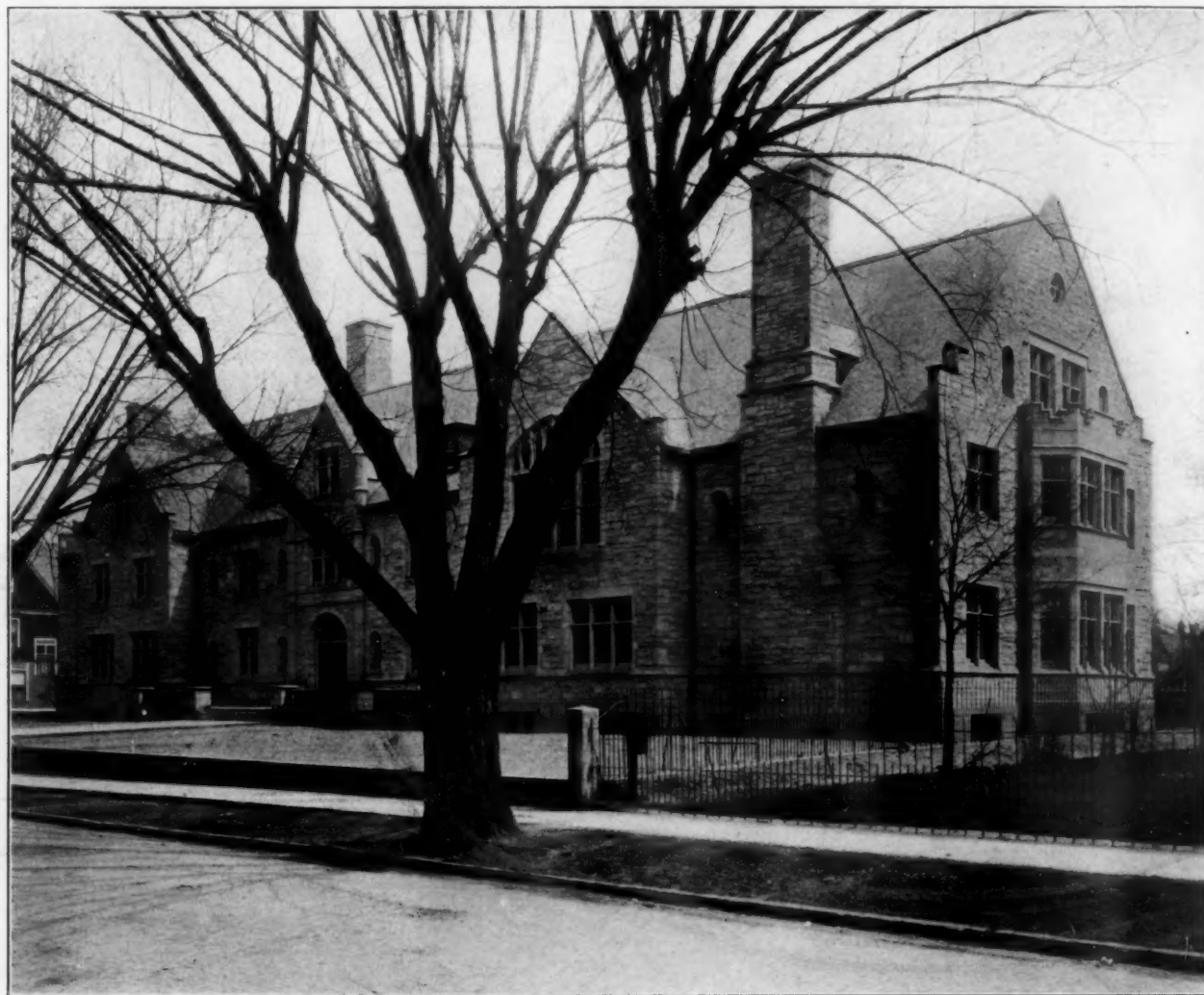
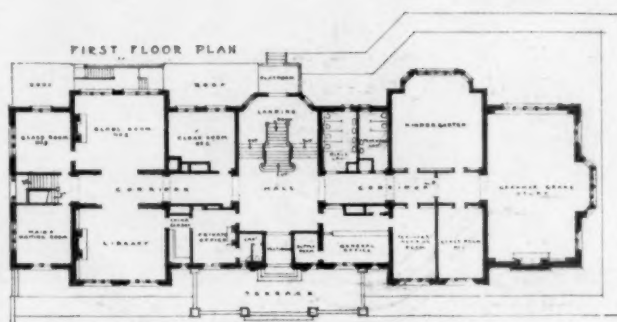
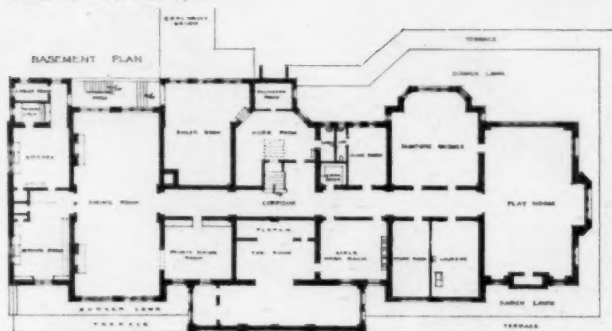
ELEVATION PENN'S VALLEY SCHOOL HOUSE
DICKER & DONALDSON TREVOSE
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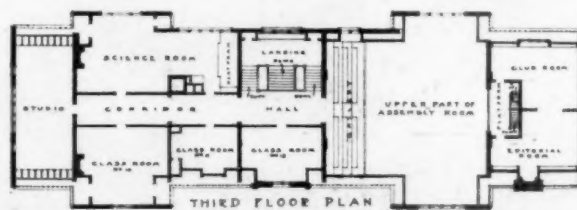
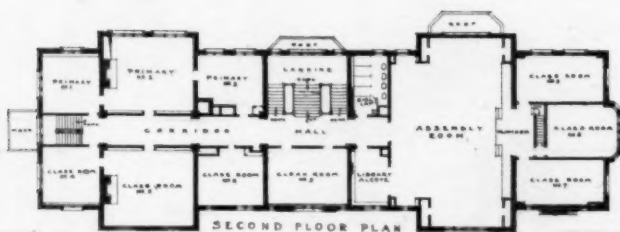


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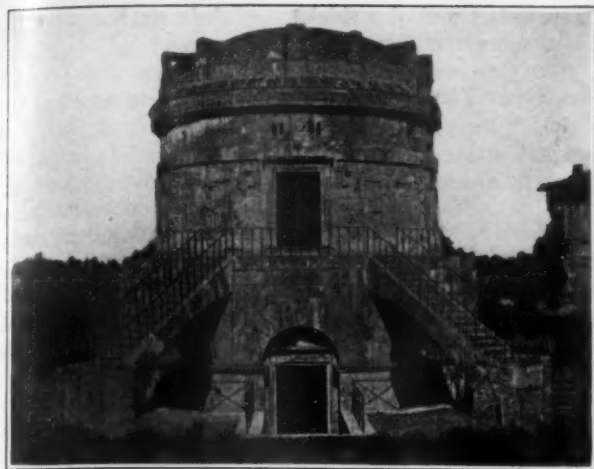


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EAST END SCHOOL
CLEVELAND, O.

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TOMB OF THEODORIC, KING OF THE GOTH, AT RAVENNA, ITALY.
REAR VIEW.

Note: The two stairways are additions made 1,000 years after. The surrounding ground had a much lower level when the tomb was built.

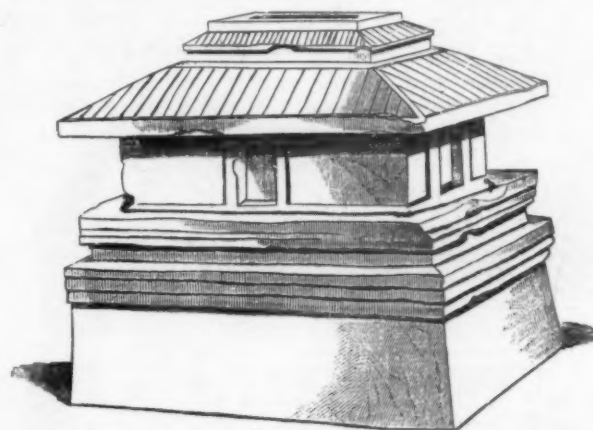
ered the trolls as half-human beings inhabiting the rocks and hills. Echoes of these troglodytes resound through the epic of the Esthonians, where the son of Kaleva is harassed by the magic of such dwellers in the earth.

Lake dwellings, built on platforms supported by poles and tree-trunks rammed into the beds of ponds and lakes, appear to have been a rather common form of habitation in Ireland and Great Britain, Switzerland and the Netherlands as well as in parts of Italy. Such must have been the beginning of Venice. But one looks in vain through folk-lore and legendry for reminiscent hints of this phase of early human residence in Europe. As to cave dwellers, there are indications. One department of the large store of tales an Irish bard was supposed to have ready in his memory for instant recital consisted of stories of adventure in caves. So far as can be learned from the sites of lake dwellings discovered in Swiss lakes, the architecture was simple and consisted of wooden cabins and round wattled huts like the farm buildings of a later epoch on land. Obviously the lake dwelling was guaranteed by its position from sudden attack on the part of robbers coming through a thickly wooded country, provided they had no boats of their own. It must have been men the lake dwellers feared, not wild beasts, for the only dangerous animals were the bear and wolf, and these would not enter houses even if impelled by hunger to affront the perils of bow and spear. Dwellers in villages of this kind must have become amphibious and accustomed from childhood to handle paddle and oar. From carvings on rocks found on the Baltic coasts and in Ireland one may safely infer that boats were propelled in the Indian fashion, facing the bow, and that the large dugouts were rowed by men standing rather than sitting, as we find it still the custom in Venice. For smooth waters the advantage of an upright position facing the bow is obvious. In a seaway, however, perhaps a seated position with face toward the stern is compulsory.

It is in Italy that we get a hint of the forms of houses that were homes to a population which knew nothing of Greeks and Romans. They reflect an age when the Dorians had not yet seized on Greece and the Eternal City did not exist. And we owe this hint to the very natural and human habit of burying the dead in something which simulated the dwelling above ground—to

that and a stage of civilization which permitted the modeling and baking of clay. "Hut urns" have been unearthed in Italy which reproduce on a small scale a roundish yet not exactly circular cabin with a roof inclined somewhat to shed the rain and a wide door on one of the longer sides. These urns give one a suggestion that the originals were of hides stretched on poles and cross beams. We do not see the plaited effect of wattled walls or the suggestion of a thatch. Such habitations would suit very well those nomadic tribes proceeding from Asia by way of the Hungarian plains or southerly through Syria, Egypt and north Africa, bringing with them the horse and ox, animals large enough to provide materials for the covering of substantial tents or cabins. Other urns for the bones or ashes of the dead, found in Italy, represent a much more advanced form of architecture. They have been assigned to the Etruscans. These cinerary urns copy a well-built house of an oblong square shape with wide eaves and a roof-tree considerably higher than the eaves, giving an ample shed for water. They stand on a platform, have doors if not windows, and approach to an astonishing degree the architectural lines of houses in Japan and China, lacking, however, the up-tilted corners so characteristic of dwellings, palaces and temples in the Middle Flowery Kingdom, in Mongolia and Japan, in Burmah and Siam. This is only one of many resemblances between ancient races of the Mediterranean and the yellow men on the other side of Asia.

At Ravenna, the Gothic conqueror, Theodoric, caused his tomb to be built in gardens which at his period lay far below the present level of the city. This curious piece of architecture, like the much older Pantheon in Rome, preserved the ancient circular shape that has lasted to the present day in the round towers of Ireland. We must imagine the two stairways absent—for they are comparatively recent additions—and must replace a circular portico supported by marble columns running round the upper story. Doubtless the roof supported chariots and statues.

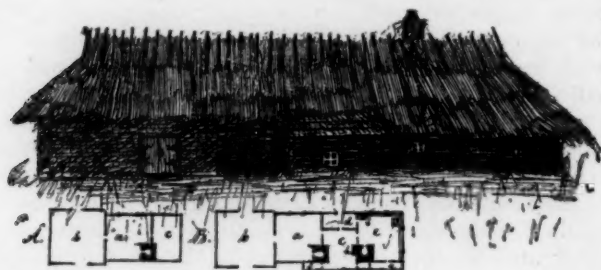


ETRUSCAN ARCHITECTURE. URN FOR ASHES OF THE DEAD.

Terracotta, shaped like an Etruscan house or temple, recalling Chinese buildings of a later day. Found at Clusium, Italy.

Of the habitations of Europe in the time of Charlemagne where Roman architecture had not penetrated, we may gain some idea from Irish literature. Ireland was not entered by the Romans, and though in the course of British raids into Ireland and Irish raids into Great Britain some knowledge of Roman architecture may have

passed into the western island, we may feel confident that it could not affect the inhabitants. It was the Danes and Norse who planted towns in Ireland after the first destructive impulse of the corsairs was exhausted. To

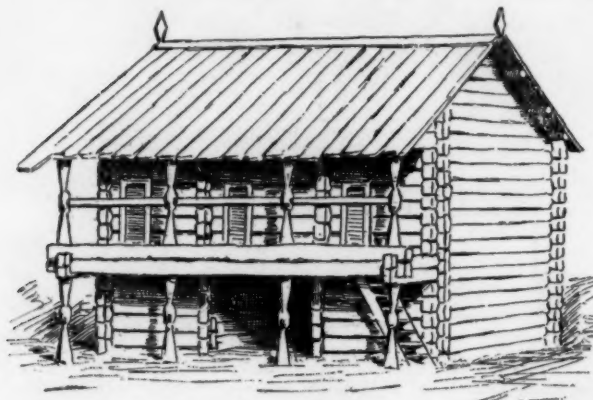


HOUSE AT PÜHHALEP, ESTHONIA ON THE BALTIC.

Wood and thatched, showing combination of several farm huts into one long building.

them Ireland owes Dublin and Wexford, Cork and Limerick, perhaps Galway also. Before their coming, before commerce may be said to have existed, the nearest thing in Ireland to a town was a temporary settlement in booths for a fair or a collection of cabins and huts round some famous church, or the coming together of scholars to attend one of the celebrated schools from which went forth to British and Saxon England and to the continent those Christian missionaries whose names are found in many churches as well as the learned men who made their mark at the Court of Charlemagne and his successors—Alcuin, Duns Scotus, Erigena, etc.

We learn, then, from descriptions of the palaces of Irish kings and chiefs wealthy in cattle that the sleeping and banqueting hall was the same independent structure, that it had a hearth at the center, presumably without chimney, but perhaps with some matter of vent hole for smoke in the roof. There seems to have been as a general rule but one doorway. Couches, sometimes having canopies over them, were ranged round the walls and the champions and leading vassals, the relatives of the king, and others who had the right to be present, were placed by a chamberlain according to their rank on sep-



TREASURE LOFT.

Built of timber and still to be found on the Finland Farms in North-eastern Bothnia on the Baltic.

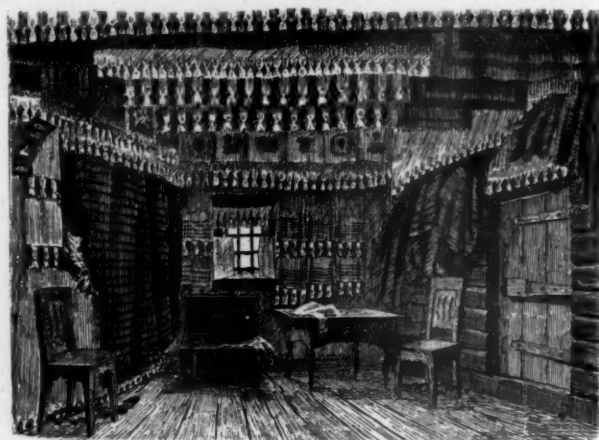
arate pillowed couches, their shields and spears and swords being hung above the couch on the wall.

Similar square halls, the roof supported by four pillars, are represented in Etruscan tombs, which show also

the couches and the shields and helmets hung on the walls—all carved in stone.

Precedence was even more of a nuisance then than it was later. The provincial king and his wife occupied the highest and largest couch. The front of that couch had the greatest amount of carved, painted and gilded ornament, or it was plated with bronze or silver repoussée work, often heightened by gold. A pillar of bronze near the king's right hand served as a means to call the banqueting or deliberating court to order. If champions wrangled about food or precedence and a hubbub arose, the bronze pillar was smitten and silence thus secured. We read also of silver mounted lintels over doors and of elaborately carved chairs and four-poster couches.

At a comparatively early date must have set in the fashion to build a balcony or sun-parlor over the entrance to a chief's house, a small room out of which in time grew the conservatory. Balcony is a Persian word, *balakaneh*, meaning the outside room. The Irish *griean* or sun-room appears to have been a balcony more or less enclosed which commanded the inner part of the hall and the approaches to the door. When Cuchullaind,



INTERIOR OF A TIMBER TREASURE LOFT.

the Irish Hercules, pushes up one side of the banqueting hall of Bricriu Poison-tongue, he upsets that worthy and his wife, who are in the *griean* looking on at the ruction they have silyly started. The luckless hosts fall from the *griean* into the manure heap near the door, fate having willed that the mischief-makers, who were of too low a rank to join their own guests at their own board, were not even to look on at the feast with impunity. This is an Irish example of the gradual multiplication of rooms under one roof in place of their separation into as many huts or cabins in a yard or within an embankment.

Modern examples of separate buildings which we think of as rooms are the "treasure-lofts" found in Finland and on the Baltic elsewhere as parts of the farm complex. The illustrations show exterior and interior of such structures where the furs, coverlets, gowns and gala ornaments of the family are kept. Sometimes it consists of one hut, sometimes of the upper story of a more or less carved house or cabin. Allusions to these *luhtis* or lofts abound in the "Kalevala" and other Finnish poems and folk-tales.

These are some of the primitive homes which our ancestors, we may be sure, loved with far greater constancy

than we do our comfortable, nay, our luxurious houses. This is the age of frantic movement, of steamships and railways, automobiles and flying machines. The world is turning nomadic again. We may soon find that the architect who wishes to keep up to the times will have to devise a movable house, not a mere revolving house, but one which can take the road and supply the modern craving for a purely physical, mindless getting-along-through space!



CARVED STONE MOTIVE ON THE TOMB OF THEODORIC, KING OF THE GOTH, AT RAVENNA, ITALY.

Similar motives found on bronze and gold weapons of the Fifth Century A. D.

Recent Legal Decisions

(FROM THE IMPROVEMENT BULLETIN)

ARCHITECT'S DECISION NOT FINAL AS AGAINST OWNERS

Where a building contract provided that all disputes concerning the construction of the contract, etc., should be submitted to the architect, and that his award should be conclusive, an award which was arrived at by the architect by erroneously considering a sample of material and certain photographs as part of the contract, and refusing to consider a letter from the contractor to the owner construing an ambiguous provision of the contract, was wholly void.—*Snead & Co. Iron Works v. Merchants' Loan & Trust Co.*, 80 N. E. (Ill.) 237.

PLANK PLATFORM NOT NECESSARILY A SCAFFOLD

A plank, laid across two wooden horses, eight to ten feet high, on which laborers stood while inside a building engaged in putting a casing into a window frame, was not a scaffold, within Labor Law (Laws 1897, p. 467, c. 415, as amended by Laws 1899, p. 350, c. 192), Sec. 18, providing that a person, employing or directing another to perform labor in repairing or altering a house or building, shall not furnish scaffolding or other mechanical contrivances which are unsafe.—*Williams v. First Nat. Bank of Utica*, 102, N. Y. S. 1031.

ORNAMENTAL WORK NOT FIGURED IN ORIGINAL CONTRACT NOT A PART OF SAME

Where, at the time plaintiff contracted for the construction of the ornamental iron work of a building, the scale drawings were too indefinite to enable him to determine what was required, and the contract was am-

biguous in that respect, a sample of grill and certain photographs which were not shown to plaintiff until after his bid was accepted, which he thereupon refused to sign as illustrative of the work required, did not constitute part of the contract.—*Snead & Co. Iron Works v. Merchants' Loan & Trust Co.*, 80 N. E. (Ill.) 237.

WAIVER OF LIEN LAW RIGHTS

An architect having a right to enforce a mechanic's lien against a corporation, entered into a written contract between the corporation, the contractor and himself, and a person about to take the bonds to be issued by the corporation, whereby the contractor agreed to assume the claim of the architect, and the architect and contractor covenanted to release their liens. Held, to constitute a novation so that the architect could not thereafter enforce a lien against the corporation for his claim.—*Wyss-Thalman v. Valley Brewing Co.*, 65 A. (Pa.) 811.

CREDIT CHARGE ON WORK DONE ON CONTRACTOR'S ACCOUNT

Where a building contract provided that the architect was to select the finishing hardware at an agreed cost and at the contractor's expense, and that the contractor should furnish certain fixtures at an agreed cost, the owner was entitled, in an action on the contractor's bond, on the contractor's failure to complete the contract, to credit herself with such agreed amounts expended by her in completing the work.—*Jenkins v. American Surety Co.*, of New York, 88 P. (Wash.) 1112.

OWNER'S CLAIM FOR DAMAGES LIMITED BY CONTRACT

In a mechanic's lien proceeding by a sub-contractor, the owner cannot, as between himself and the sub-contractor, reserve any of the balance owing to the general contractor after proof of completion of the work, without having his damages established as between him and the general contractor, which, in the absence of a settlement warranted by the evidence, can only be done by counterclaiming and proving them; and hence, where the owner, instead of counterclaiming for delay against the general contractor and introducing the contract between them as a basis for proving his damages, counterclaimed against the sub-contractor, and did not introduce his contract with the contractor, and prevented the sub-contractor from doing so, he had no standing to assert a claim for damages under the contract for delay in finishing the work. *Phoenix Iron Co. vs. Metropole Const. Co.* Supreme Court of New York. 109 N. Y. Supp. 858.

Chelsea's Building Laws Rigidly Enforced

A conflagration such as recently laid waste the town of Chelsea, Mass., is not without its compensations if it teaches a better enforcement of building ordinances.

The new town, which was begun with characteristic enterprise before the ashes of the fire that destroyed its predecessor had fairly cooled, has elected a Board of Control bent on strict enforcement of every ordinance.

It has proved useless for property owners to question or ignore the orders of this Board. Failure to comply has resulted in vigorous action, and every safeguard possible is being used in the remodeling of old structures and the building of new to insure the town against any future conflagrations.

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M. C. ROBBINS, *Western Manager*, Monadnock Building, Chicago, Ill.

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CONTENTS

PRIMITIVE HOMES, BY CHARLES DE KAY.....	105
RECENT LEGAL DECISIONS.....	111
CHELSEA'S BUILDING LAWS RIGIDLY ENFORCED.....	111
EDITORIAL COMMENT.....	112
General Tendency of Foreigners to Censure Our Architecture.	
A Gratifying Exception.	
Destructive Fires in Paris.	
ILLUSTRATIONS:	
Two School Houses, by Messrs. Brockie & Hastings, Architects (seven pages).	
East End School, Cleveland, O., Messrs. Hubbell & Benes, Architects.	
ADDITIONAL:	
Stairway, Nuremberg, Germany.	
Stairway, Chateau de Laurette-Chaudenier.	

PROBABLY one of the cheapest, and at the same time surest, means in the world for a notoriety-loving foreigner to attract attention to himself when arriving in this country is to issue a statement, if the press will lend itself to the scheme, deploring the lack of art and architecture in the new world. The plan has been a bit overworked, it is true, and is becoming a trifle threadbare in consequence, but it still appears wonderfully efficacious under ordinary circumstances, and with a little judgment and the co-operation which seems to be easily available should serve its purpose for years to come. If the traveler is alert and ambitiously resolved to make the most of his opportunities as indicated by the achievements of others who have traveled here before him, his criticism begins with an observation concerning the skyline presented to the approaching visitor by New York's tall buildings. This is denounced at once as little less than hideous. Next follows a comparison of our buildings themselves with those of foreign cities, and, needless to say, our buildings suffer greatly by the comparison. After having dwelt with some force and at considerable length upon our shortcomings in the matter of architecture, attention is called to our undeveloped parks, lack of civic centers, and scarcity of art objects, all before the distinguished guest has been twenty-four hours in the country.

WHILE the object in giving expression to these censorious comments and smug opinions is ordinarily not less plain than the tremendous conceit which prompts and pervades them, they have been so oft repeated, with but slight and unimportant variations, we

had about abandoned hope of hearing anything else. It is with particular pleasure and satisfaction therefore that we read that Dr. Carl Clemen, an eminent German theologian and scholar now in this country, has been favorably impressed with New York's high buildings. In fact, he has been quoted as expressing the opinion that not only are our skyscrapers wonderful constructions, but many of them are distinctly beautiful. Obviously this will not entirely dispose of the question, and doubtless some will be moved to inquire as to the doctor's special qualifications and knowledge of matters architectural, and while in all probability he does not profess to be an authority, we venture the opinion that both as regards technical knowledge of his subject and native perspicacity he will at least compare favorably with other strangers whose animadversions have been given undeserved weight and publicity.

AFTER all, much progress has been made with the problem presented to American architects by the advent of the skyscraper, and it appears doubtful if a more skillful adaptation of means to ends could have been devised by any of our numerous self-constituted critics. The great difficulty in design arising from the usual disproportion existing between height and base line has been successfully overcome in many recent buildings by adopting the tower or campanile form, by which parts of the structures only rise to great heights. In fact, if not eventually restricted in height by law, it seems not unlikely that the ultimate form of the skyscraper will resemble this type, which would also in a measure relieve the difficulties due to the unfortunate circumstance of the streets having been originally laid out for three and four-story buildings. But whether the further development of this strictly American product is checked by ordinance or not, there is small likelihood of the type becoming extinct. Its numerous undeniable advantages are too apparent for that, and any enforced cessation in the construction of lofty buildings in the larger cities of this country must necessarily be but temporary, and will inevitably be followed by a period of redoubled activity in their erection. Beautiful or otherwise, they are here to stay, and even the critics can hardly deny them a certain architectural grandeur not to be found in many of the justly celebrated and universally admired architectural monuments of the old world.

THE current reports of disastrous fires in Paris will doubtless come somewhat in the nature of a surprise to many in this country who had given much thought and study to the statistics that have been compiled and circulated by various bodies, and were calculated to show the almost insignificant fire losses in Europe as compared with those suffered in America. The impression seemed to have become quite general that these remarkably small losses abroad were due almost entirely to the high grade of building and construction work invariably exacted in all structures of any importance. While details in connection with these most recent conflagrations are lacking, unless the press dispatches are far more inaccurate than usual, it would seem that whatever the causes of the fires, the buildings burned about as readily as any of our own so-called fireproof, but actually jerry-built, structures that by their failure under test have done the cause of permanent fireproof construction such incalculable harm.

Annual Convention of the Architectural League of America

Held at Detroit, Mich., September 17, 18, 19, 1908

The first session of the convention was called to order by the president, Mr. P. Hynes, of Toronto, Canada. Mr. Frank P. Baldwin, president of the Detroit Architectural Club, addressed the convention in a few remarks of welcome, and outlined the program of entertainment for visiting members of the League. Mr. Baldwin said in part as follows:

"Mr. President and members, it is a privilege and a very great pleasure for me to welcome the League to Detroit, and it is not only a pleasure, but it is a very easy thing to do, because we welcome you all as members of one family; we are not asking you to come as strangers, but as members of another branch of the family who is visiting us. Now the question has been asked of me, several times, by members of our club, for what does the Architectural League stand, and how it differs from the Institute of Architects. The reply I have given is, that the association is one of practicing architects who have banded together to elevate the standard of architecture: The Architectural League of America is an association of these very same men, and others who are interested in architecture and the allied arts; these men have associations themselves for the elevating of their standards, and the League is for the purpose of making it possible for the young man who is coming on in the profession to obtain more perfectly and quickly that necessary knowledge of all that is high and ideal in the work."

The president, in response, expressed the thanks of the League, and the appreciation of the courtesies extended.

The roll call of delegates was then proceeded with, after which the following committee on records and publicity was appointed: Mr. Vinson, of Cleveland; Mr. Lowes, of Chicago; Mr. Rosengarten, of Detroit.

The election of speaker and secretary of the convention was next in order. Prof. Wells was elected speaker, and Mr. Herman V. von Holst, secretary.

The following auditors were appointed: Mr. Frank T. Hagen, of Chicago, and Mr. William A. Bonhart, of Cleveland.

The remainder of the session was devoted to a discussion of the Beaux-Arts system of education. We regret that lack of space prevents our printing this interesting feature in full. Mr. Newhall, of Boston, opened the discussion, and during the course of his remarks said:

"There is a special relation that should exist between the different architectural bodies of this country which I wish to speak to you about. The most important thing is the matter of education. The League is made up of younger men, and I think the educational work should be more or less under the direction of the Architectural League of America and the Beaux-Arts Society of New York, and perhaps some of the members of the American Institute of Architects. I think the Institute should represent the professional end of it, so that membership in the Institute should be an honor to be conferred for accomplishment. The Institute end of it should be a body of professional men of the architectural profession. I think the League should have the direct charge of the educational work of the young men represented in the clubs."

Prof. Loch, of the University of Michigan, the next speaker, said in part:

"I think we should establish some scheme of continuous education. What is going to be the way of doing this thing? That we operate through the clubs? Every club represented here is situated in some good city, where there are exceptional opportunities for education. Now what are those opportunities, and what kind of men have we to reach? The kind of men that we have got to reach is the class that does not complete its work in the high school; and perhaps the man who has gone through college, has worked his way through, the man who knows how to take care of himself; if such a man is ambitious, he can get a great deal more of these things that go to make up the cultured status of the man; and then again there are the men who cannot have such advantages as I have spoken of, and it is a question, what are we going to do with them? The word ought to be sent out that every young man who wants to become an architect should take advantage of the great institu-

tions and facilities afforded in this country, and that even if he cannot go to college that he can at least study the principles of construction, heating and ventilation."

Mr. Lyle, in response to a remark by the president, that he believed the convention would like to hear from a member of the Beaux-Arts Society, said:

"I do not happen to be a representative of the Beaux-Arts, but Mr. Corbett, who does represent the society, said he would be glad to address you, but he was unable to get here, and so, speaking as a Beaux-Art man, I would be glad to say that I sympathize with the speakers of this morning. The difficulty that we have to contend with is in the small towns. It seems to me that the Beaux-Arts system of education has accomplished something in the way of education, has by competition brought the weak and the strong men together, and it has been found that the strong man will pull the weaker man up with him always, but such an advantage it is hard to get in the small town. It works all right in the larger cities. The Beaux-Arts Society has been criticised as trying to bring French architecture to America. I do not believe the members of the society have that idea at all; the idea is to establish the Beaux-Arts system of training here, not the architecture."

"While in the American and English system of development there is a tendency towards mediocrity, it is in the French system that they pull the weaker men up by the stronger minds. In the American schools you have to pass a certain amount of examination, and thus go from class to class, so that if the men who are working with you are all of the same class you are not thus put with the highest development of men. A great many people think the Beaux-Arts Society is trying to introduce French architecture, but that is not their object; their object is to introduce the French idea of training, not necessarily for the use of French details, but if you will look at some of the older Beaux-Arts men practicing in America, you will notice a certain getting away from the French detail, and getting possibly more towards Italian or more possibly an individual character in their work, and we have thus the Beaux-Arts men trained along these lines trying to solve the problem himself. I think if a man works along these lines he is bound to develop his own individuality."

Mr. Baldwin (Detroit), the next speaker, referring to the hope expressed by Mr. Lyle, that there would soon be developed an American style of architecture, said, in the course of his remarks:

"Mr. Lyle has touched upon one point which I consider to be the vital point upon which will hinge the possible future development of an American type of architecture, and it necessarily follows, owing to the climatic differences in the great territory of America, and owing to the tremendous differences of the people, we cannot have one type of architecture that will be called distinctively American. I think the type of North American architecture will be determined by the character of the climate and the people and their wants. Mr. Lyle has said that, although the architecture of Great Britain is not as academic as the Italian or the French, it has much to commend itself to America, and the reason of that is that the people of North America by family habit and daily use have trained along lines that the British has followed, and the domestic problems of the British are much like ours, and it is a logical consequence that the domestic architecture of American will largely show the British influence over that of any other country. We find in America that it is impossible for us to do some of the things, of course, that they do in Great Britain. Personally, I feel that for our domestic problems the shortest cut will be in the study of what the British has developed and been developing for the last three centuries."

Mr. Newhall (Boston):

"I am at loss what to say, but the thing that impresses me about this whole question is this. Of course we are talking about the Beaux-Arts system; I feel that there is no other system that we know about that will give us as genuine results as that system of training; I do not agree with the results, however in individual cases, but think the ground or fundamental

of the Paris school training is the one thing that will give us by and by the American architecture."

Mr. Dercum (Cleveland):

"It seems to me that style is a hard thing to legislate in America. I think the character of it depends more to-day upon conditions of life and material, and the relations of the different materials to one another. I believe wherever you find architecture characteristic of the place it will deal with the material at hand, no matter what style we work with or detail we use, it will develop along those lines."

Mr. Von Holtz (Chicago):

"I did not expect to say anything when I came here, it did not occur to me that education would be discussed. I am very vitally interested in education, as it touches the nature of architecture. I think well of the Beaux-Arts system, where all the big men and the little men get together and where it is the practice of the big men to uplift the smaller minds; that to me is the essential process of education among human beings, and I detest any reference to the establishment of any system of education wherein such a thing as examinations occur. It suggests a thing that is un-American. I do not like any suggestion of a system of education that will put out a sort of examination that men must cram for before they can accomplish anything, and so I welcome that little hint as to the method of the Beaux-Arts Society, and I am heartily in favor of trying to do something, as a member of this League, to systematize the educational efforts, that a man's ability may be recognized and a mark put upon him—a certificate, if you like—to show what he is capable of. Of course we all understand that we must have some founda-

tion of education, but with all this I say let us be careful not to establish a system of examination that will make a man purely mechanical as an architect."

By the Speaker:

If the discussion is closed, I will make the following appointment of the committee of three of Records and Publicity: Messrs. E. W. Bayer, of Pittsburg; J. C. B. Horwood, of Toronto, and A. G. Donaldson, of Detroit.

Mr. Lorch: I move that a committee be appointed which will attempt to put in form a report of what the various clubs would be willing to do to establish lines of education. Mr. Newhall: I second it. The Speaker: As I understand the motion, it was that a committee be appointed on League policy, as to what the League should do in education. Why not enlarge that a little? I would like to see League activity, not only in education, but in any line, but of course our activity has been largely confined to education. Will you accept that amendment, Mr. Lorch? Mr. Lorch: Yes. The Speaker: It has been suggested that this committee be appointed in this way, that a member from each club delegate here be appointed and submitted to the chairman as representing that club. Let each delegation hand in a name of its delegate who will act on this committee, and that committee meet here this evening and organize for work. If you all understand that motion for the appointment of the committee, I will ask for a vote on it.

Motion as outlined by the Speaker was carried.

The convention then adjourned. Proceedings of the meetings of September 18 and 19 will be reported in succeeding issues.

Current News Section

WASHINGTON CHAPTER, A. I. A., PASSES RESOLUTIONS ON THE DEATH OF MR. HORNBLOWER.

At a recent meeting of the Washington, D. C., Chapter of the American Institute of Architects the following resolutions relative to the death of Mr. Joseph C. Hornblower were passed:

"The Washington Chapter of the American Institute of Architects, appreciating the character and ability of Mr. Joseph C. Hornblower, feel, by his death, that Washington has lost a citizen of high aspirations, honest purpose, and energetic personality, who gave unstintingly of his time and energy to movements for the beautification of the city on national and artistic lines, and to the education of the public in the higher ideals of art.

"That the profession of the country has lost a practitioner of distinguished merit, who always has insisted on honest and safe construction, just business management, and artistic expression in his work.

"That the members of the Washington Chapter have lost a kind and intelligent friend, who was ever ready with sympathy and assistance, an example of honest purpose, and higher ideals of friendship and professional practice.

"While expressing an appreciation of his work, we wish to tender our sincere sympathy to Mrs. Hornblower and her family."

SOCIETIES.

The Southern California Chapter of the American Institute of Architects, located at Los Angeles, appears to be fully alive to the purposes of its organization and is accomplishing many needed reforms in practice on the Pacific Coast.

At a recent meeting Mr. Ferdinand Parmentier predicted that in Southern California would be developed a type of architecture that would be as famous for its truthfulness as that of ancient Greece, and inaugurate the true American architecture.

At the Annual Meeting of the Cleveland Chapter, A. I. A., the following officers were elected: President, Charles W. Hopkinson; Vice-president, W. Dominick Benes; Secretary and Treasurer, Benjamin S. Hubbell.

CHANGE IN NAME OF ATELIER OF SOCIETY OF BEAUX-ARTS ARCHITECTS.

We are advised that the Atelier Jallade-Prevot, of the Society of Beaux-Arts Architects, will be known in future as the Atelier

Prevot, owing to the recent resignation of Mr. Louis E. Jallade as Patron. The Atelier will remain in its present quarters at 145 East Twenty-third Street, New York.

ANNOUNCEMENT

The T Square Club of Philadelphia announces the publication in the near future of Volume Two of "American Competitions." The unusual demand and the splendid reception given Volume One by the Architects have proven beyond a doubt the real value of this work in an Architect's library; and the T Square Club with considerable pride has decided to continue its publication.

The Committee appointed by the Club to carry on this work consists of Adin B. Lacey, Editor; Alexander M. Adams, Treasurer, and Virgil L. Johnson, Custodian of Drawings.

The character of the work will be the same as last year, the title fully indicating its contents.

The tentative list of Competitions include for this year the Porto Rican Capitol; New York State Prison; Y. M. C. A., Pittsburgh, and the Municipal Office Building of the City of New York.

The successful presentation of the initial issue of this work was highly commended both by the practicing Architect and the Student.

PERSONAL

Mr. J. M. Hershstein, architect, announces his removal to his new offices, No. 801 Columbia Building, St. Louis, Mo.

Mr. Rossel Edward Mitchell, architect, of Norfolk, Va., announces that he is associated with Messrs. Donn & Deming, of Washington, D. C., in architectural work in Norfolk.

Mr. E. Eldon Deane, architectural colorist, announces the removal of his studio to 6 West Twenty-eighth Street, New York City.

COMPETITIONS DECIDED

Mr. Rossel Edward Mitchell, of Norfolk, Va., with Mr. Frank Miles Day, of Philadelphia, as advisory architect, were the successful competitors in the Y. M. C. A. building at Norfolk.

Building News

MAINE

BIDDEFORD.—It is stated that a new hospital is proposed for this town in the near future. Site is to be decided on this fall and plans are to be secured and work commenced. Address Webber Hospital Association for further information.

VERMONT

VERGENNES.—We understand that Frank Lyman Austin, architect, of Burlington, has prepared plans for a State Industrial School building to be erected here.

MASSACHUSETTS

BOSTON.—According to reports all one company armories to be erected in the future are to be built in accordance with a uniform line of specifications, which have already been decided upon, and architects are to be invited to submit plans.

A movement is on foot for raising \$100,000 for the erection of a new Masonic Temple for Colored Masons, it is said. Address Grand Master William Lloyd Marshal of Newtonville, regarding the matter.

H. J. Braker, a New York millionaire, has willed to Tufts College a fund of \$500,000 which will be used in the erection in the near future of a School of Commerce, Finance and Accounts on site on College Hill.

DORCHESTER.—We understand that plans are under consideration for a block to be erected in Neponset Avenue, Dorchester, for Philip B. Long, of Somerville, to contain four stories and apartments.

LYNN.—The First Unitarian Church Society of Lynn has selected the Albree Estate, Baltimore and Atlantic Avenues, as the site most desirable for the proposed new church they are to erect in the near future. \$30,000 at least will be expended in the erection.

NORTHAMPTON.—A number of new buildings are to be erected in the near future on the campus of the Northampton School of Technology. A building of mechanical arts, an administration building, housing offices and the library, besides outbuildings. The buildings are to be severely plain, with colonial porches. The superintendents of the school are to select the architects.

SPRINGFIELD.—The special Aldermanic Committee and the Chicopee Board of Health had a joint meeting and steps were taken for the building of an isolation hospital for the city. Agent O'Brien, of the Board of Health, was instructed to write to other Boards of Health for information as to construction and cost.

WEST ROXBURY.—Thomas F. Dolan has purchased a site on Lorraine Avenue, Bellvue Station, this city, and will erect a handsome residence at once.

RHODE ISLAND

PROVIDENCE.—Contracts have not as yet been awarded for the John Hay Memorial Library, which will be erected at Prospect and College Streets, it is said. President W. H. P. Faunce, of Brown University, is interested.

WOONSOCKET.—As soon as the present school house is sold, a \$38,000 appropriation will be made by the City Council for the erection of a new school building.

CONNECTICUT

BRIDGEPORT.—Architect Jos. W. Northrop, 211 State Street, has prepared plans for a new school house on Maplewood Avenue, to be brick and modern and erected as soon as possible.

NEW YORK

ALBANY.—A recent fire which occurred here totally destroyed St. Frances de Sales Roman Catholic Church and hall in West Albany, causing a \$15,000 loss. Steps are to be taken, it is said, for the rebuilding.

BINGHAMTON.—Bonds to the amount of \$20,000 are to be used in putting the Laurel Avenue School in a safe condition. Extensive alterations are proposed, and a new two-story addition will be erected in the rear.

BUFFALO.—Edward R. Harst will erect, for store purposes, an attractive block at the corner of Main and Greenfield Streets, this city.

FULTON.—First Baptist Church members are endeavoring to raise funds for the erection of a new church, it is said. For further information regarding the matter address the pastor of the church here.

NEWARK.—At a special meeting of the Board of Trustees recently plans for the new village hall, submitted by Architect J. Mills Platt, of Rochester, were chosen, it is said.

NEW YORK.—Dr. Geo. S. Davis was appointed Chairman of the School Committee which will have charge of the appropriations for new buildings at Normal College.

Purchasers of the plot of ground at the corner of Broadway and 113th Street are to erect a \$600,000 apartment house, with elevators, in the near future. The purchase was made from Wm. J. Casey.

H. J. Braker of this city made provisions in his will for the erection in the near future of a \$1,000,000 home to be called the "Braker Memorial Home for the Aged."

POUGHKEEPSIE.—The various German societies of this city are to combine, under the name of the United German Societies, and will erect a new home as soon as the site wanted is available. No. 188 Main Street is the site in view.

RENSSELAER.—The Rensselaer Improvement Association has recently been organized with Frank P. Lithow, John J. Gallogly, E. J. Murray and others, directors, for the purpose of erecting a new public hall on Broadway near Herrick Street.

ROCHESTER.—A committee has been formed by the Central Trades and Labor Council to select a site and plans for a labor temple that will provide quarters for all the organizations under one roof. George Keenan is chairman.

A company, with Wm. J. Carey representing the Rochester interests, has been formed capitalized at \$250,000. It will erect a theatre on the same plans as Geo. Cohan's theatre in New York and will be ready by next fall.

The site for the proposed new fire house is still unselected. The Public Safety Committee will select one shortly. The building will be erected as soon as the site is available.

TROY.—W. D. O'Brien, of this city, has purchased property on River Street, between Bridge Avenue and Jacob Street, for the erection of a new business building to be three stories high.

NEW JERSEY

CAMDEN.—The congregation of the St. Andrew's Mission is contemplating the erection of a new parish house on River Avenue, near Twenty-ninth Street.

HOBOKEN.—Father Preston, pastor of St. Lawrence's Church in Weehawken, is urging the erection of a new church, to be built in the near future. A site at Sixteenth Street and Park Avenue is favored.

A site at Garden and Fourth Streets has been selected by the Hoboken Board of Education as the location for the proposed new High School to be erected here shortly.

LONG BRANCH.—It is said that the Netherland Markets will erect above their store building, at the corner of Norwood and Phillips Avenues, South Elberon, apartments covering the entire plot, with all the latest improvements.

PERTH AMBOY.—The Board of Education has resolved to ask the Board of Estimate for an additional \$25,000 to be used in the erection of an eight-room school in Neville Street and a central grammar school in Barracks Street.

PLEASANTVILLE.—It is stated that the erection of a new church in Pleasantville Terrace is now being discussed. Property has been donated for this purpose and the Right Reverend James A. McFall, Bishop of the Diocese of Trenton, N. J., can be addressed.

RUTHERFORD.—A site has been donated to the new Rutherford Hospital Association at Jackson, Washington and Raymond Avenues, for the erection of a new hospital here. Address Henry R. Jackson.

TRENTON.—The Keneseth Israel Society is to erect a synagogue at 60 Union Street, this city. A school and asylum is also to be maintained. Jos. Lavine is the agent of the organization.

An addition for the tuberculosis patients of the State Hospital for the Insane is to be erected at the hospital grounds, but some distance away from the main buildings. Dr. Jno. Cotton is medical director of the hospital.

VERONA.—At a recent meeting it was decided to sell the Verona Methodist Church, preparatory to purchasing a site and having a new edifice erected.

PENNSYLVANIA

ALLENTOWN.—The Allentown Free Public Library will erect, as soon as practicable, its first library building. \$10,000 is to be spent on the building.

ERIE.—It is reported that G. D. Baldwin has purchased the vacant land near the corner of Eighth and Myrtle Streets, and will erect a large business block thereon.

FRANKLIN.—The Franklin Lodge of Odd Fellows, through their trustees, C. E. Smith, Fred Leyda and Nathan Evans, have purchased the property occupied by Jno. K. Craford on Liberty Street. They are going to erect a large building thereon, it is said.

HARRISBURG.—A. K. Thomas, cashier of the East End Bank, has purchased a site on Prospect Hill and will erect a home.

MARCUS HOOK.—Ground adjoining the State Quarantine grounds at Marcus Hook has been selected as the site for the proposed new Immigrant Station, to be erected by the Department of Commerce and Labor for the Port of Philadelphia.

MEADVILLE.—A committee was appointed by the Directors of the Library Association at its last meeting to select a site and see to the erection, as soon as possible, of a new library.

PHILADELPHIA.—The Italians of "Little Italy" are gathering funds for the proposed new Italian Hospital to be erected in this district in the near future. Frank A. Travascio is in charge of the building fund committee.

The members of the Sons of Jacob are reported to be considering the erection of a new home for the widows and children of the members of the order. About \$40,000 will be expended.

Architects Stearns & Castor have plans nearly completed for the remodeling of the Muhr Building, at the southwest corner of Broad and Race Streets, into a cathedral for the Scottish Rite Consistory of the Masonic fraternity. The original plans, which called for the expenditure of \$200,000, have been abandoned, and it is now hoped to make the necessary alterations for a cost not exceeding \$75,000.

PITTSBURG.—David Belasco announces that this city will have one of the most complete playhouses of the world by next season. It will occupy half a city block, on a site which Mr. Belasco has made public.

E. A. Nash will build a residence on a site which he has purchased on Nicolson Street, near Murray Avenue.

We understand that a brick and stone apartment house will be built on Buena Vista Street, Northside, for Dunn & Moorhead, from plans made by S. A. Marsteller.

The Joseph Horne Company has made plans for the erection of a large addition to its present building on Penn Avenue. The addition is estimated to cost about \$100,000.

A modern store block is to be erected next spring by the T. C. Jenkins estate at Penn Avenue and Fifth Street. Plans of the building were made by O. M. Topp. Estimated cost \$150,000.

WILKES-BARRE.—Architects are said to be at work on plans for a new Y. M. C. A. Building to be erected on North Franklin Street. Bids for the construction of the building will shortly be called for.

YORK.—The Zion Reformed congregation at their last meeting decided to sell their present church building and erect another handsome building. A plot of ground at the corner of Lafayette Street and Cleveland Avenue is favored.

OHIO

CENTERVILLE.—Sealed proposals will be received at the office of Clarence McCray, clerk of Washington Township, Montgomery County, Ohio, until October 14, for the furnishing of the material and labor necessary for the erection of a township hall at Centerville, in accordance with the plans and specifications on file in the office of Slover Bros., architects, Canby Building, Dayton, Ohio.

CINCINNATI.—At a recent meeting of Spiritualists in the G. A. R. hall it was decided to obtain a site and build a church. The Rev. Allen McElroy is interested.

LORAIN.—According to reports the Polish Catholic Church here has purchased 12 lots, upon which it will erect a brick church, school and parochial residence.

TOLEDO.—Lucas County will soon have a tuberculosis hospital, it is said. Architect D. L. Stine has been requested to prepare a set of preliminary plans.

YOUNGSTOWN.—There is to be a new building erected by the Reuben McMillan Free Library Association, to cost about \$100,000. The architects selected are Owsley, Boucherie & Company, of Youngstown.

INDIANA

ALEXANDRIA.—The Alexandria Telephone Company has been granted a franchise by the Common Council of this city, and will in the near future erect a modern central station here.

FORT WAYNE.—The Pennsylvania Railroad will erect a new station here in the near future and as the Wabash is in need of one, a plan for the two railroads to combine and erect a Central Union Depot has gained great headway.

Fisher Brothers, of this city, have secured a big tract of land bounded by Clay and Columbia Streets and the Nickel Plate tract. They will build the largest warehouse in the city, of reinforced concrete, covering about 100,000 square feet of floor space.

GARY.—At a recent meeting of the members of Christ Episcopal Church the erection of a new church was discussed. Address Rev. W. L. Applegate, pastor.

WARSAW.—The Winona Lake Assembly Association is to enlarge and improve their auditorium sometime soon. The capacity will be increased from 3,000 to 5,000 seats. Racks Hall where the meetings of the Association were held in years past will also be greatly enlarged and improved.

ILLINOIS

CHICAGO.—At a meeting of orthodox Jews at B'mar Moshe Temple it was decided to build a Kosher Hospital as soon as the site and funds are ready. It will be known as the Mimoni-das Kosher Hospital of Chicago, and will be built somewhere on the West Side ghetto.

The Chicago Association of Commerce will erect a fourteen-story building at the corner of Jackson Boulevard and Plymouth Court for association and business purposes.

ELGIN.—Jos. H. Peltier has purchased a site on Milwaukee Street, this city, and will erect in the near future a business block costing about \$20,000.

LOCKPORT.—A board of directors has been selected by the citizens of Lockport Township, and the township will be bonded for \$50,000 as soon as the site is determined for the modern high school which is to be built.

WEST CHICAGO.—Plans have been prepared by N. W. Able & Son, architects, of Elgin, Ill., for a new school here to cost about \$25,000.

MICHIGAN

BAY CITY.—The Bay City Times has not selected the plans as yet for a new building adapted to newspaper purposes, which it proposes to erect on a site at Fifth Avenue and Adams Street.

CHEYBOYGAN.—According to current reports a new library building is to be erected here, Andrew Carnegie having offered to donate \$15,000 toward that purpose. Dr. A. M. Geron is interested.

GRAND RAPIDS.—The trustees of the St. Mary's Hospital are said to be taking steps toward raising a fund for the purpose of erecting a new structure.

WISCONSIN

DODGEVILLE.—Tell and Anderson Mining Company are to build new smelter works on a site to be selected in the near future. A plot in Springfield, Ill., is favored. The mill will cost from \$50,000 to \$100,000.

GREEN BAY.—\$125,000 will be used in the erection of a fine new high school on the West Side. The school will be erected as soon as practicable, for the Board of Education desires to purchase the material as soon as the plans are selected, though the building will not be erected till later.

MILWAUKEE.—A. P. Roberts has purchased property at 1350 Fond du Lac Avenue, and will erect a large flat building.

A site has been secured for the proposed new sanitarium which may rival Carlsbad, Mount Clemens and other health resorts. It will be erected by a syndicate composed of Milwaukee and Waukesha capitalists.

MISSOURI

KANSAS CITY.—The Odd Fellows lodges of this city are interested in the erection of a new building here, to be brick and cost about \$40,000.

The Arlington Methodist Episcopal Church has purchased property at the corner of Twenty-first Street and Benton Boulevard for a new building to be erected, upon which it is proposed to expend about \$40,000.

IOWA

BOONE.—The Boone Investment Company will immediately spend about \$100,000 in the erection of a plant for the Quinn

Iron and Wire Works, of Scranton, on the outskirts of the city.

BURLINGTON.—Architects Claussen, Burrows & McLane, of Davenport, have plans complete for new fireproof school house, to cost \$150,000, two-story and basement, 145 by 175. E.

DAVENPORT.—Land on Twenty-sixth Street, between Seventeenth and Eighteenth Avenues, has been selected as the site for the new Sixth Ward school by the Board of Education. The school will be built in the near future.

The Sisters of Mercy will soon erect a new sanitarium here in addition to the Mercy Hospital. It is stated that about \$20,000 will be expended for this purpose.

The Royal Neighbors Society of Rock Island is to erect a head office building in this city in the near future. A site on Sixteenth Street, just north of the Rock Island Club, has been selected.

DES MOINES.—The Capital City Commercial College will build a new three-story structure, to cost \$40,000. E.

GLENWOOD.—The Baptist Church will build a new edifice, to cost \$25,000, it is reported. E.

HOPKINTON.—Lenox College has secured endowments of \$100,000 and will make extensive improvements in the college buildings. E.

KEOKUK.—The Board of Education, G. Walter Barr, secretary, will build a new school house. Plans prepared by Architect H. E. Ratcliffe.

The Methodist Church will construct a new building. Griffey & Swan, architects. E.

MASON CITY.—Architect W. F. Keefe, of Austin, Minn., has submitted plans for a new parochial school building to be erected here. E.

ROCKWELL CITY.—The library board will construct a new \$10,000 public library. E.

The clerics of the St. Viator Order of Catholic Priests will build a new college for boys on a sixty-acre field, just secured, in Morningside addition. E.

MINNESOTA

DULUTH.—Arthur H. Brown has purchased a site at the north-east corner of Third Street and Twenty-sixth Avenue and will erect a substantial residence.

EVELETH.—All the bids submitted for the erection of the proposed High School Building at this point have been rejected, we understand, and new bids are shortly to be called for.

ST. PAUL.—W. B. Hatton, of St. James, Minn., is at the head of a company which is to erect a large hotel here, on a site at Ninth and Minnesota Streets. Mr. Hatton is to manage the proposed hotel.

A syndicate, called the Columbian Amusement Company, is to erect theaters in St. Paul and Minneapolis in the near future that will run in competition with the ones at present in these cities. The theaters are expected to be ready by next fall.

The proposed high school for the West Side will be erected in the near future on a site to be selected somewhere near Lexington Avenue and Carroll Street. \$350,000 will be expended in erecting a building.

Rankin, Kellogg & Crane, of Philadelphia, were awarded first prize in the new mechanic arts high school competition. Clarence H. Johnson, of St. Paul, secured the second prize of \$400, while Nathan Myers, of Newark, N. J., with whom the St. Paul firm of Buechner & Orth are associated, received the third prize of \$300. Although the plans call for a building to cost \$380,000, the board intends to have a revision made, which will bring the cost within reach of the funds available.

SOUTH DAKOTA

ABERDEEN.—At a recent meeting of the Temple Board, the erection of a new Masonic Home was discussed. Address either F. A. Brown or W. E. Milligan.

WATERTOWN.—Property in West Watertown has been purchased, and a new brick factory for the manufacture of rugs will be erected by M. A. Hays, of this place, as soon as the plans are selected.

KANSAS

ATCHISON.—Sealed proposals will be received by the State Board of Control, at their office in the city of Topeka, October 8, 1908, for the furnishing of all labor and materials necessary for the erection and construction of a special cottage for crippled children, at the Soldiers' Orphans' Home, Atchison, Kan. All of the foregoing to be executed in strict accord with the plans prepared by John F. Stanton, State architect.

LAWRENCE.—The Board of Directors of the Alumni Association of the Kansas University have decided to erect an almshouse building, with club rooms, and in which the offices of the asso-

ciation and printing plant would be located. A site on the campus is favored. L. N. Flint is Secretary.

LEAVENWORTH.—The Victor Manufacturing Company will immediately rebuild its factory, which was destroyed, with a loss of \$20,000. The new factory will be built on the site of the old.

TOPEKA.—At a recent meeting of the members of the Board of Control and the Directors of the Kansas Penitentiary, the erection of a new reformatory for girls and new hospital building were discussed.

COLORADO

COLORADO SPRINGS.—A project is on foot at this place to erect a fund for the establishment of a Y. W. C. A. building. Miss Marguerite Dice is interested.

MONTANA

DILLON.—We understand that Joseph Shineberger, of Butte, among his bequests provided a fund of \$25,000 for the erection of a non-political and undenominational hospital here.

MARYLAND

BALTIMORE.—The J. S. Young Company will build a large addition to its plant at Boston and Elliott streets, plans for which have been prepared by Architect Charles M. Anderson.

A commission, composed of the Mayor, City Comptroller and President of the Fire Board, have selected a site on Caroline Street, between Bank and Gough, for the proposed new fire house.

Winona Cliffs, Anne Arundel County, on the Severn River, a tract of 919 acres, has been purchased by Walter T. Startzman, who will erect a handsome villa and some bungalows on the site.

CUMBERLAND.—Sealed proposals will be received up to October 7 for the erection of a six-story fireproof office building for the Inter-State Trust Company, Cumberland, Md., in accordance with the plans prepared by James Riely Gordon, architect, 402-404 Fifth avenue, New York.

VIRGINIA

NORFOLK.—The Building and Properties Committee of the City School Board are advertising for plans to be used in erecting a \$150,000 high school building. Prizes of \$300 to the architect sending in the best plans, \$200 to the next and \$100 to the third are offered. The plans are wanted immediately.

Architect Rossel Edward Mitchell, lately associated with Wood, Donn & Deming, architects, of Washington, D. C., has been awarded first prize for the new Y. M. C. A. building, to be erected at an expenditure of \$100,000. Frank Miles Day, of Philadelphia, has been appointed advisory architect.

PORTSMOUTH.—Plans have been completed for the new high school building to be erected at this place, and according to the daily press, bids for the construction of the building will be received until October 15.

SALEM.—H. H. Huggins, of Roanoke, Va., has been chosen supervising architect for new Roanoke County Court House to be erected here as soon as possible, on which \$50,000 is to be expended.

WEST VIRGINIA

CLARKSBURG.—Rt. Rev. Bishop Donahue, of the Wheeling Diocese of the Catholic Church of West Virginia, has recently purchased about 75 acres of land near Terra Alta, with which land he proposes to provide a summer resort for sick and weak children.

KENTUCKY

LEXINGTON.—Sealed bids will be received by J. Whit Potter, chairman, for the erection of an Administration Building on the grounds of the Widows' and Orphans' Home, I. O. O. F., of Kentucky, on West Sixth street, up to October 10, at the office of H. L. Rowe & Co., architects, of Lexington.

MAYFIELD.—Seventy-five thousand dollars in bonds is to be issued at this place, we understand, for the purpose of erecting three school buildings.

PADUCAH.—The question of issuing \$100,000 in bonds at this point is being considered, we understand, same to be used for school improvement purposes.

TENNESSEE

JOHNSON CITY.—The site for the proposed new Federal Building to be erected here has been donated by Geo. L. Carter. It is hoped that the building will now be erected immediately.

NASHVILLE.—A committee appointed by the City Council has recommended that the proposed new building of the Tubercu-

losis Hospital be erected on the County Asylum lands. Dr. W. E. Hibbitt, Dr. W. M. Cole, Dr. J. M. McLaughlin, Dr. G. B. Tucker and Mr. Hodge, Building Inspector, are to select the plans and present them to the meeting of the next County Court.

A new factory is to be located here by the Malugen Engine Company very soon for the manufacture of engines. The Company is capitalized at \$1,000,000.

The Tennessee Medical College is soon to erect a new hospital on Third Avenue South, which will cost about \$75,000.

SOUTH CAROLINA

COLUMBIA.—\$100,000 is to be used in the erection of a model school at Winthrop as soon as the site wanted is available. It will make a handsome addition to the present Winthrop College buildings. Dr. D. B. Johnson, of Winthrop College, has the affairs in charge.

GEORGIA

ATLANTA.—Judge Lindsey, of Denver, well known for his interest in juvenile criminals, is actively interested in the proposed memorial to J. Chandler Harris. The memorial will be in the form of a training school for wayward children, and will be erected on a site of 426 acres which have been given.

AUGUSTA.—The Unity Cotton Mill is to erect immediately a new cotton mill on a site which has been selected. The plant will cost between \$400,000 and \$500,000.

ALABAMA

MOBILE.—The Greno Masonic Lodge of Fairhope, this State, is contemplating the erection in the near future of a modern Masonic Temple.

The congregation of the Dauphin Way Baptist Church has secured property at the corner of Dauphin and Ann streets, to be used for the erection of a new church building, we understand.

MISSISSIPPI

BROOKLYN.—The Farmers' Union have purchased a site and will erect a warehouse as soon as the detail and plans are selected.

JACKSON.—The movement to erect a monster Sanatorium here has gained great headway. The enterprise is promoted by the Woodmen of the World and a site has been selected in Amite County near Gloster.

VICKSBURG.—Dr. L. B. Austin, Assistant Surgeon at the Vicksburg Charity Hospital, announces that in all probability a new auditorium will be erected by the Mississippi Legislature for the use of the students of the University of Mississippi.

LOUISIANA

BATON ROUGE.—A new school-house is contemplated by the Board of Education, and will be erected in the very near future on a site donated by the State.

NEW ORLEANS.—The Audubon Hotel Company is said to be taking steps toward the erection of a \$1,000,000 hotel building, to be located on Canal and Burgundy streets. Plans are being prepared by a Cincinnati architect.

OKLAHOMA

OKLAHOMA CITY.—A ten-story hotel and office building is being planned to replace the burned Hotel Lee in Oklahoma City. The Lee was one of the four hostleries opened by Mr. Joseph Huckins and his brothers.

PRYOR CREEK.—A special election was held here recently, when it was voted to issue bonds to the amount of \$25,000 for the erection of a new school building here. Address School Board.

SAYRE.—Twenty-five thousand dollars in bonds have been voted recently for the erection of a new school, at a special election held here. For further information regarding the matter address either the Town Clerk or the Mayor of the city.

TEXAS

BEAUMONT.—We understand that the question of issuing \$100,000 in bonds for the purpose of erecting new school buildings at this point is being discussed.

FORT WORTH.—The Rock Island Railroad will erect inside of three months a \$100,000 round-house at Riverside.

FORT WORTH.—Mayor Harris, of this city, is urging the City Council to provide funds for the erection of a two-story annex to the City Hall. He has the support of all the city officials.

HOUSTON.—The International and Great Northern Railway will rebuild at Taylor the shops which were destroyed by fire. They will be much larger than the old ones.

UTAH

SALT LAKE CITY.—Charles E. Murphy, Utah Lumber Company, has purchased a site at East First South and Ninth East Streets and will erect a ten-room pressed brick residence.

A large four-story apartment house will be erected by John M. Wilby at North Main Street and Lawrence Court.

According to current reports, plans for the club building and gymnasium of the Young Men's Mutual Improvement Society, which will be erected at College and Temple avenues, block of the new administration building, have been completed.

CALIFORNIA

BEAUMONT.—The Bank of Beaumont will erect a two-story brick bank building at California and Fifth streets. s.

BRAWLEY.—School bonds to the amount of \$25,000 were voted for a new school building to be erected at this place. s.

EL CENTRO.—This town has voted school bonds to the amount of \$25,000. A new school will be built. s.

LOS ANGELES.—The University of Southern California is planning to make extensive additions to its group of buildings. s.

Train & Williams, 254 S. Broadway, have completed plans for a six-story hotel building for I. F. Dehail. s.

MOUNTAIN VIEW.—Bonds are to be issued immediately by the Board of Trustees of this town for the erection of a Town Hall and Jail.

NAPA.—\$30,000 in school bonds have been voted by the citizens of Napa County, to be used in the erection of a newly proposed high school.

OAKLAND.—The Melrose Fire District Commissioners will erect a substantial engine house in the near future. Provisions are to be made for an engine and stables down stairs, while the upper floors will be devoted to quarters for the firemen.

The Golden Gate Division of the Order of Railway Conductors will construct a hall which will furnish them with club and meeting rooms, on a site not yet selected. \$75,000 is the amount of stock prescribed for building. B. Spicer is Secretary of the Board of Directors.

PASADENA.—Mrs. Harriett E. Winslow has just purchased the northeast corner of Ford Place and Herkimer Street, and will erect thereon a handsome modern residence.

SACRAMENTO.—We understand that, on motion of Trustee Rider, the Mayor was instructed to have an architect prepare plans for a new fire house, to replace the one destroyed by fire recently.

SAN DIEGO.—Architects Quayle Bros. have prepared plans for a brick building 95 x 225 feet, to be built on corner of B and Fifth streets. s.

Architect William Mooser is said to have completed the plans for the new Mangin Building, to be located at the southeast corner of Grant avenue and Geary street, by the Bankers' Investment Company.

The Techau Tavern Company will locate in the proposed building of the Hopkins Investment Company, at corner of Eddy and Powell streets. The building will be three stories, and of steel and brick. The Tavern people propose to spend \$100,000 in decorations alone. s.

Tennler & Weisman, Pacific Building, are preparing plans for a \$30,000 building to contain flats. s.

WASHINGTON

EAST SOUND.—We learn from current reports that the local Grange is endeavoring to raise funds for the erection of a new hall in the near future.

SEATTLE.—The Women's Century Club is said to be raising funds for the purpose of erecting a parental school for girls.

TACOMA.—A new Methodist Episcopal Church was organized here, and will build a handsome church in the near future. It will be a memorial to some prominent churchman. W. H. Biddle is secretary.

WENATCHEE.—The Board of Education propose to erect two new school buildings during this term and plans for a bond issue are being made.

The Stehekin Development Company has been organized here, and will erect a large clubhouse, to provide visitors with an all-around summer resort at Stehekin. The stock of the company is fixed at \$100,000.

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which may be had from the Custodian of the site after the 14th day of September, or at this office after the 12th day of September, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1710-10)

Treasury Department, Office of the Supervising Architect, Washington, D. C., September 24, 1908.—Sealed proposals will be received at this office until 3 o'clock P.M. on the 5th day of November, 1908, and then opened, for the interior finish of the U. S. Post Office, Custom House, and Court House building at Cleveland, Ohio, in accordance with the drawings and specification, copies of which may be had at the discretion of the Supervising Architect, on application to this office or the office of the Architect, Arnold W. Brunner, No. 23 Union Square, West, New York, N. Y. Application must be accompanied by a certified check for \$250, which will be held at this office until the return of the drawings and specification.—James Knox Taylor, Supervising Architect. (1710-11)

Treasury Department, Office of the Supervising Architect, Washington, D. C., September 22, 1908.—Sealed proposals will be received at this office until 3 o'clock P.M. on the 30th day of October, 1908, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Carthage, Missouri, in accordance with drawings and specifications, copies of which may be obtained from the Custodian of site at Carthage, Mo., after the 5th day of October, or at this office after the 3d day of October, at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect. (1710-11)

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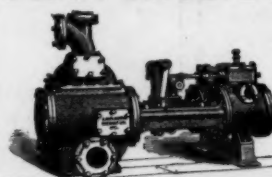


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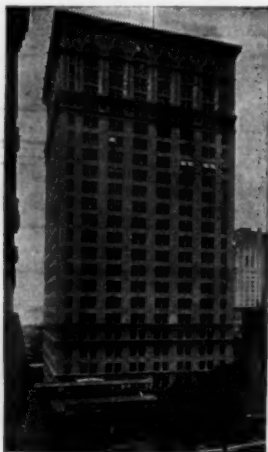
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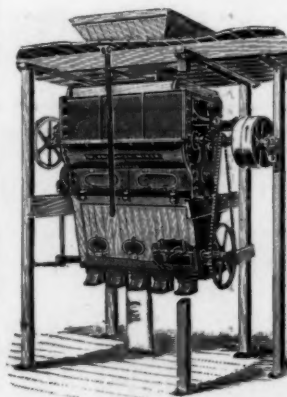
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