

between Ellis and Olive avenue. O. J. P. Mead; A. J. Gosling; C. T. J. Hamilton; cost, \$2,500.
Two one-story frame corner Fifteenth and Dolores. O. Mrs. E. Bolton; day's work; cost, \$2,600.
Additions and repairs on Minna street, between Third and New Montgomery. O. Sisters of St. Vincent School; C. F. Crowley; cost, \$4,000.
Two-story frame corner Sanchez and Dorland. O. C. B. Williams; day's work; cost, \$2,500.
One-story and basement frame cottage, Church, near Twenty-first. O. W. Colton; A. W. Schrof; C. A. J. Brown; cost, \$2,000.
Repairs and additions to three-story frame on Fifth street, near Howard. O. N. P. Perrine; C. J. T. Whitney; cost, \$3,000.
Brick building on corner of Greenwich and Battery. O. Captain Roxbury; A. Pelton; cost about \$30,000.
Two-story frame building on Tenth street, between Bryant and Brannan. O. E. Lord; day's work; cost, \$2,250.
Two-story frame dwelling corner Connecticut and Napa. O. and H. C. M. Hayes; cost, \$4,000.
Buildings South San Francisco, between Fifteenth avenue and Tenth creek. O. Poly, Heilbron & Co.; C. H. G. Giles; cost, \$4,500.
Repairs to two-story frame on Seventeenth avenue, near R. R. avenue. O. L. Funcke; C. F. Barker; cost, \$2,500.
Three-story and basement frame on Kentucky, near Sierra. O. V. Bellman; A. Geo. Bordwell; day's work; cost, \$5,000.
Two-story frame on Kentucky, near Sierra. O. H. McCrea; C. B. F. Ellis; cost, \$2,500.
Repairs to building junction Market and Turk. O. Coll Deane; C. E. Farrell; cost, \$3,000.
Repairs to frame Powell, between Ellis and Eddy. O. E. J. Stoddard; A. Schmidt & Havens; C. O. E. Brady; cost, \$5,000.
Two-story frame, brick basement, N. W. corner Union and Steiner. O. H. Holtmeier; C. A. H. Taylor; cost, \$3,800.
Two-story and attic frame dwelling N. corner Jackson and Fillmore. O. and B. — Shepherd; cost, \$5,000.
Two-story frame, brick basement, N. E. corner Fillmore and Wilder. O. — Logan; A. H. T. Bester; C. A. Jackson; cost, \$3,500.
Two two-story frame dwellings on N. side Bush, near —. O. and B. — Edwards; cost, \$4,000.
Repairs to two-story frame 1218 Jackson street; O. — Bruce; C. J. Grant; cost, \$2,500.
Two-story frame N. side Filbert, between Laguna and Buchanan. O. — (Galloway); C. J. Geary; cost, \$1,500.
One-story and basement frame E. side Belkemann street, between Ellis and O'Farrell. O. J. Connell; day's work; cost, \$1,400.
Alterations and repairs to three-story frame S. side O'Farrell, near Pierce. O. P. H. Jones; C. J. F. Bryne; cost, \$1,500.
One-story frame cottage on Eleventh avenue, near R. R. avenue. O. J. A. C. Dirks; C. O. E. Dunshie; cost, \$1,600.
Additions to slaughter-house, First avenue. O. Poly, Heilbron & Co.; C. H. G. Giles; cost, \$1,500.
Two-story frame addition to St. Joseph Orphan Asylum, Eighteenth avenue, between Q street and Silver avenue. C. H. G. Giles; cost, \$1,000.
Two-story and basement frame dwelling, Sierra, near Kentucky street. O. R. J. Linehan; C. T. Sullivan; cost, \$1,800.
Two-story frame dwelling corner Sierra and Iowa; O. J. Gillick; C. O. E. Dunshie; cost, \$1,800.
Alterations and additions to two-story frame dwelling, Iowa street, near Solano. O. Mr. McLean; C. B. F. Ellis; cost, \$2,500.
One-story frame, Nebraska, near Alameda. O. Mrs. M. Kelley; A. McDougall & Son; C. J. S. Hupp; cost, \$1,250.
One-story frame corner Twenty-fourth and Treat avenue. O. J. Alpers; C. J. H. Wyman; cost, \$1,500.
One-story frame, Church street, between Twenty-second and Twenty-third. O. Mr. Mayhew; C. W. Walsh; cost, \$1,300.
Two-story frame corner Fourth and Bryant. O. Buttgenbach; C. O. Ratz; cost, \$1,000.
Alterations to frame, Sixteenth street, near Dolores. O. Mr. Anderson; C. C. M. Mason; cost, \$1,600.
Repairs to one-story frame corner Sutter and Lyon. O. E. Lyon; day's work; cost, \$1,000.
Repairs to frame dwelling, Folsom, near Ritch. O. Mr. Seller; C. — Barker; cost, \$500.
One-story frame, Post, between Baker and Lyon. O. Mrs. Katie Lyon; C. J. W. Smith; cost, \$600.
Repairs to two-story frame, Turk, near Buchanan. O. and B. — Hartman; cost, \$400.
Mission, near Twentieth, one-story frame. O. and B. — Small; cost, \$900.
Alterations to two-story frame, Page, near Gough. O. — Werth; C. H. J. Weiss; cost, \$900.
Alterations, Doro street, between Bryant and Brannan. O. Thomas Hagan; C. B. Franklin; cost, \$750.
Alterations, Kentucky, near Sierra. O. V. Bellman; C. J. Rose; cost, \$500.
Repairs, N. side O'Farrell, near Laguna. O. Lane; C. J. G. Bernard; cost, \$1,000.
Repairs, S. side O'Farrell, between Pierce and Scott; O. H. Doscher; day's work; cost, \$900.
One-story frame S. side Bush, near Scott. O. Mrs. Wolert; day's work; cost, \$900.
Alterations and additions to two-story frame S. E. corner Jackson and Taylor. O. Lloyd Tevis; A. Kenitzer & Rain; day's work.
Two-story and basement, double dwelling, E. side Pierce, between California and Sacramento. O. and B. Thomas Rendall.
Two-story frame N. side Market, between Fifteenth and Sixteenth. A. T. J. Welch; C. J. L. Binet.
Three-story addition to 450 Bryant. O. J. Curry; C. — Ingerson; cost, \$1,600.

SACRAMENTO.

Two-story and basement brick building on J street, between Tenth and Eleventh. O. J. Bruner; cost, \$9,000.
Brick building on Second street, between I and J. For depot of Omaha White Lead Co. O. Rodfield & Tevis; A. Newsom & Gash; C. Geo. D. Nagle; cost, \$17,000.

Building for the First Artillery Regiment. C. M. Madden; cost, \$9,600.

OAKLAND AND VICINITY.

At Emory Station, West Oakland, the Judson Manufacturing Company are erecting works and buildings for the manufacture of nails, etc. They consist of two two-story frame, brick buildings, three one-story frame, two one-story brick buildings, and one one-story and basement brick building. A. G. P. Clapp; C. E. R. Forsythe; cost about \$50,000.
Two-story frame, West Oakland. O. — King; cost, \$5,000.
Six one-story frame cottages on Division street, between Cedar and Bay. O. T. Page; C. J. Underwood; cost, \$4,200.
Two-story frame corner Eighth and Willow. O. R. Orth; C. Knowles & Weilby; cost, \$2,500.
Repairs to frame, Chester, near Seventh. O. T. Kenney; C. T. F. Broderick; cost, \$500.
Repairs to two-story frame corner Ninth and Chester. O. Y. Abrego; C. R. P. Sanchez; cost, \$750.
Two-story frame corner Twelfth and Center streets. O. — Peters; C. W. H. Curtis; cost, \$2,500.
Three frame cottages, Eighth, near Eighteenth. O. Hon. P. Thompson; A. Matthews & Son; C. F. Dahl; cost, \$6,000.
One-story frame cottage corner Franklin and Fifteenth. O. L. W. Wessig; A. Matthews & Son; C. F. Dahl; cost, \$2,000.
One-story frame cottage at Highland Park. O. E. C. Sessions; A. Matthews & Son; C. Brown; cost, \$3,500.
Corner Eighth and Franklin, two-story frame. O. P. Boogar; C. — Denke; cost, \$2,400.
Two-story frame cottage, Thirtieth street, between Wood and Willow. O. J. Fahrenholz; A. McDougall & Son; C. S. Hatfield; cost, \$1,500.

SEATTLE.

Two-story brick building on Commercial street. O. McNaught, Walker & Renton; C. McDonald & Reitze; cost, \$9,500.
Two-story and basement brick building. O. Boyd & Pond; A. W. E. Boone; C. — Rank & Lohse; cost, \$18,000.
Two-story brick building—city offices and engine house. O. E. W. Kea; cost, \$8,000.
Frame building for M. E. Church. A. W. E. Boone; day's work; cost, \$8,000.
Two-story frame building for Sisters of Charity; day's work; cost, \$2,000.
Frame building for the Catholic Society. A. Donald McKay; cost, \$3,000.
Three-story brick building. O. J. H. Marshall; A. W. E. Boone; C. J. Keenan; cost, \$18,000.

ASTORIA.

Three-story and basement brick building. O. L. O. O. F. Association; A. Clinton Day; cost, about \$30,000.

MARTINEZ.

Two-story frame dwelling, brick foundation, near town. O. Dr. Strenzel, A. Wolfe & Son; C. Sylvester & Langabe; cost, about \$9,000.

MISCELLANEOUS.

ST. HELENA.—One and one-half-story frame dwelling. O. Wangermann; C. W. H. Caples, Jr.; cost, \$2,250.
Frame school-house. O. —; cost, \$2,250.
N. E. — Two-story brick building on Brown street. O. G. Miglavacca; C. George Weidberger; cost, \$3,000.
SAN PABLO.—Frame cottage for Father Cummings. C. Kennedy & Co.; cost, \$3,500.
TEMASCAL.—Two-story frame dwelling. O. C. Taylor; day's work; cost, \$2,500.
One-story frame. O. G. Bassi; day's work; cost, \$1,500.
Two-story, attic, and basement frame. O. Ladies' Relief Society; A. McDougall & Son; C. A. Herbst; cost, \$23,000.
WEST BERKELEY.—Additions and repairs to the West Berkeley Mill. O. Schuster & Niehaus; cost, \$3,800.
BERKELEY.—One-story cottage. O. — Flint; C. C. R. Lord; cost, \$2,000.
Near Gas Works. One-story and basement frame. O. Mr. Plant; C. C. R. Lord; cost, \$1,000.
COLUSA.—Repairs to building; new barn. O. D. N. Arnold; A. Matthews & Son; day's work; cost, \$3,500.
WILLOW.—Three-story frame building for hotel. C. Carle & Croly; cost, \$16,500.
MODESTO.—Building for stores. C. Carle & Croly; cost, \$12,400.
SAN RAMON.—Two-story frame cottage. O. Aug. Hemme; A. H. C. Macy; C. J. McCready; cost, \$5,000.
MISSION SAN JOSE.—Three-story brick building for seminary. O. Very Rev. J. S. Alemany; A. F. Hume; brick work. O. E. Brady; carpenter work. J. L. Binet; cost, \$25,000.
BIOCS.—Two-story frame barn. O. Major Biggs; C. J. W. Myers; cost, \$900.
Two frame dwellings near town. O. W. T. Boulivare; C. J. W. Myers; cost, \$2,000 each.
Frame barn by same parties as above. Cost, \$1,000.
RED BLUFF.—Two-story brick building on Main street. O. Independent Order Good Templars; A. Hans Hansen; C. Johnson & Saffell; cost, \$9,500.
REDDING.—Court-house and jail. C. A. J. Bryan; cost, \$11,000.
SAN JOSE.—One-story brick building. O. Electric Light Co.; C. J. C. Drew; cost, \$2,350.
STOCKTON.—One-story and basement brick warehouse corner Main and Sacramento. O. Continental Oil Company; A. Newsom & Gash; C. G. D. Nagle; cost, \$11,000.
TAMPA.—Post-houses, summer-house, etc. O. Hall McAllister; A. Newsom & Gash; C. McCann & Jeffers; cost, \$2,500.
BYRON SPRINGS.—One-story frame hotel, and additions to old building. O. L. R. Mead; A. Newsom & Gash; C. W. Jess; cost, \$4,000.
REDFORD CITY.—One and one-half-story frame cottage. O. Horace Hawes; A. Schmidt & Havens; C. J. Lenzen; cost, \$6,500.

SPECIAL CASE OF INSTRUMENTS

And Special Offer for it, and a Book that every Draughtsman and those intending to become Draughtsmen should have.



CASE A.

German Silver Drawing Instruments, Suited to Builders, Amateurs, and Others.

Containing 5 1/2 inch Dividers, with pen and pencil points, and lengthening bar; 4 1/2 inch plain Dividers; 3 1/2 inch Needle Point Dividers, with pen and pencil points; 5 1/2 inch Drawing Pen; Brass and Horn Protractor; Drawing Pencil; Compass Pencil, and 8 inch stick of India Ink. All in polished rosewood box, with lock, key and tray.

Sent post-paid on receipt of \$5.00.

JUST PUBLISHED.

A TREATISE ON

Mathematical Drawing Instruments, AND HOW TO USE THEM.

One imperial 16mo. volume, bound in cloth, containing 152 pages and over 70 illustrations, including 11 different styles of lettering.

Sent post-paid on receipt of price, \$1.50.

JUST PUBLISHED.

American Cottage Homes, 40 Plates, 10 x 14 Inches.

OVER 100 ILLUSTRATIONS.

This new and valuable work contains the elevations and ground plans for every variety of cottage homes, costing from \$800 to \$4000.

Every Architect should have a Copy.

We are Sole Agents for this new Work. Price, \$5.00.

Publication Notices.

All books noticed in these columns can be had at publishers prices at this office. Sent post-paid to any address.

Practical Lessons in Architectural Drawings.....	2.50
Carpentry made Easy.....	5.00
Mechanics' Geometry.....	3.00
Model's Carpentry.....	1.00
Model Homes.....	2.00
Haney's Alphabets.....	3.00
Palliser's Details.....	.50
Specifications.....	7.50
Carpenter and Joiner.....	5.00
Artisan.....	7.00
Hand Railing.....	.50
Carpenter's Companion.....	.75
Saw Filing.....	1.00
Carpenter's Pocket-book.....	5.00
Village and Country Houses.....	1.25
Sewer Gas and its Dangers.....	.35
Workshop Companion.....	.50
Carpenter's Manual.....	2.50
Atwood's Geometry.....	10.00
Bicknell's Village Builder and Supplement.....	4.00
Supplement to Village Builder.....	10.00
Detail Cottage and Constructive Architecture.....	6.00
Cottage and Villa Architecture.....	3.50
Street, Store and Bank Fronts.....	4.00
Public Buildings.....	3.00
School House and Church Architecture.....	2.50
Stables, Outbuildings, Fences, etc.....	1.00
Specimen Book, 100 Architectural Designs.....	.75
Cameron's Plasterer's Manual.....	6.00
Croft's Progressive American Architecture.....	6.00
Cumming's Architectural Details.....	3.00
Gould's Carpenter and Builder's Assistant, new ed.....	3.00
Gould's Carpenter and Builder's Guide.....	3.00
American Interior Architecture.....	3.00
Guillaume's Stair Architecture.....	3.00
Hussey's Home Building.....	.40
Mitchell's Stepping Stone to Architecture.....	5.00
Palliser's American Cottage Homes.....	1.00
Model Homes.....	1.50
Powell's Foundations and Foundation Walls.....	15.00
Wither's Church Architecture.....	3.00
Woollett's Villages and Cottages, or Homes for all.....	3.00
Old Homes made New.....	1.00

The California Architect and Building News.

VOLUME III.
NUMBER 8.

SAN FRANCISCO, AUGUST, 1882.

\$2.00 per Annum, in Advance.
Single Copies, 20 Cents.

The California Architect

—AND—
BUILDING NEWS.

Published on the 15th of each month by the

SAN FRANCISCO ARCHITECTURAL PUBLISHING CO.

JAMES E. WOLFE, Editor and Manager.

GEO. H. WOLFE, Business Manager,
Room 11, 240 Montgomery St.

Sent, postage paid, to any part of the U. S., at \$2.00
per annum.

Entered at Post Office as second-class matter.

ADVERTISING RATES.

Outside of front cover, per square, each insertion.....\$ 2 00
Outside of back cover, per square, each insertion..... 2 00
Page following Building Intelligence, per square, each
insertion..... 1 50
Page preceding reading matter, per square, each in-
sertion..... 1 25
Other inside pages, per square, each insertion..... 1 00
Full page, inside, one insertion..... 32 50
Each subsequent insertion..... 25 00
Reasonable reductions for advertisements continued six
or twelve months.

San Francisco's Garfield Monument.

The committee having the matter in hand have decided the awards of premiums, and selected and adopted the design which they have been pleased to denominate the best of the more than twenty designs and models submitted. In this they have defied the opinions and criticisms of the press and public, and virtually asserted that they, as a committee, were masters of the situation, and were endowed with aesthetic discrimination and wisdom far greater than the thousands of contributors and others who failed to discover intrinsic merit in any of the designs presented sufficient to warrant adoption.

But the committee having the authority to act, and there being no power greater to restrain their actions, they have bravely resisted the will and pleasure of the greater number, and carried out their own views. How far this course may redound to the credit of the gentlemen of the committee remains to be seen; but during the lifetime of many now living, the monument, when erected, will be looked upon by hundreds as one of the errors of the period, although the masses may forget the circumstances surrounding the procurement and adoption of the design, and may admire it for what it is worth, remembering more the grandeur of the character to whose memory it will be dedicated than the mistakes of the men who manipulated its erection.

In addition to the ill-advised course pursued by the committee in the matter of premiums, the withholding of superintendence, etc., a wide breach of equity was permitted, in allowing those who wished to submit models in competition with drawings, thereby giving a large advantage to the model contestants. Had the design presented in the model adopted been reduced to a paper drawing, it is questionable whether it would have received the first award. On paper it might not have made so good an impression; while if two or three of the paper designs had been worked up into models they would quite as likely have been preferred.

Another injustice was done, even as far as the models were concerned. That submitted by

Mr. Wells certainly possessed considerable if not equal merit with that of Mr. Happensberger, whose model design received the first premium. But the latter was larger and more imposing in appearance, and in size overshadowed that of Mr. Wells. So that in a multiplicity of ways, the affair has been a series of errors.

If the committee had been composed of men qualified for the duties assigned it, they would have established such equalities as would have made matters work fairly between all parties: such as prescribing that all designs should be in drawings, or all models; and if the latter, then the size and proportion should have been regulated, as no one but the committee could prescribe and regulate that feature. It was not possible for the contestants to fix a standard, each working according to his own judgment, and so far rendering it a matter of chance as to who should happen to hit upon the more acceptable and captivating proportions. However, the matter is ended by the adoption of a design which will look very nice when completed, and some may think it beautiful, and perchance we may be among its admirers when we shall have forgotten the questionable and unfair procedure of the committee, and also lost sight of the fact of how much more handsome a design might have been obtained.

We have no personal acquaintance with Mr. Happensberger, nor any sentiment or feeling adverse to that gentleman, and we congratulate him upon his success, and hope that he may be successful in every undertaking of his life. And we are also right heartily glad that California has produced a man to the manor born, to bear off so enviable a prize.

Our Modesty, and a Subscription Boom.

A sense of delicacy on our part restrains us from urging and pressing our claims for patronage to the extent justified by the facts surrounding and entering into our publication work.

That we have succeeded in producing and establishing upon a permanent basis in San Francisco a journal which ranks most favorably with the best of like publications east of the Sierra Mountains is fully confirmed by the voluntary credit bestowed upon us from all quarters of the United States, and from countries beyond the broad Atlantic and Pacific oceans.

And if this be true, as true it is, then we hold that the people of the Pacific Coast should rally as one man to our support, and at once increase the number of regular paying subscribers beyond all parallel in publication ventures of this character.

NOT ONLY ARCHITECTS, nearly all of whom in California favor us with their subscription, and like good and true men—with two or three exceptions—promptly pay the \$2 yearly subscription; NOT ONLY CONTRACTORS, hundreds of whom are among our prompt paying patrons; NOT ONLY JOURNEYMEN MECHANICS, multitudes of whom are anxious for the date of publication to roll round, that they may reap the information and instruction to be found in each succeeding number, a large majority of whom PAY LIKE HONEST MEN for what they receive, while the lesser number, who waste a hundred times the amount of each year's subscription in the baser pastimes of beer-drinking and corner-grocery allurements, preferring to pilfer and obtain the wealth of our columns at our expense, or the expense of those who entertain the opinion that a journal worth reading is worth the coin, and should be paid for; but every OWNER OF REAL ESTATE,

whether improved or unimproved, all HEADS OF FAMILIES, and ALL CLASSES OF PERSONS, without distinction as to calling or occupation, should subscribe for this journal, because it contains matter and information not to be found in any other journal published within the Pacific States, and of a character full of vital importance and deep interest to every one, involving as they do the proper construction of building, and the all-essential, the sanitary features and problems in connection with the erection of homes for loved ones, and abiding places for those who dwell in rented houses.

Mechanics who fail to subscribe certainly deprive themselves of a source of information which others of their class have found to be worth ten times its cost in the practical instruction received from its columns.

Besides all of which, we submit the question, whether the enterprise displayed in working up and perfecting a journal of its present high standing does not merit and deserve a large and liberal support from the people of the Pacific States? Then let all who can, subscribe; and that none may have reasonable excuse, we will furnish this journal free of charge to all those who are really unable to pay \$2 per annum, and will so state and verify their case to us.

Novel Insurance Case.

A novel case in insurance law is reported in the *Fireman's Journal*. It seems that the owner of a certain building applied for insurance upon it, and received two policies of twenty-five hundred dollars each. As it turned out, at or about the time of the delivery of the policies the property intended to be insured was actually on fire, and the question arose whether the insurance companies were liable for the loss. According to the authority quoted in the *Journal*, the decision must turn upon the precise time of the beginning of the fire, which a jury would have to determine according to the evidence. If the contract of insurance was consummated, or, as the lawyers say, "the minds of the parties had met," before the breaking out of the fire, the companies would be liable, even if the policies had not been delivered; but if at that moment the fire had actually begun, then there was no liability, for the reason that the subject-matter of the contract of insurance—the house—was no longer in the condition in which it was assumed to be, and which formed the basis of the contract, since no one would knowingly insure a burning building. On the other hand, the same authority remarks that if a policy of insurance should expire during the progress of a conflagration in the building covered by it, the company issuing the policy would be held for the whole loss, even though the fire might have just commenced at the hour which terminated the policy, and the main part of the destruction might have occurred subsequently.

American Institute of Architects.

It is announced that the next convention of the American Institute of Architects will meet on the 25th of next October, at the Gibson House in Cincinnati. Special arrangements have been made for the accommodation of members and others present, and it is urged that the various Chapters of the Institute make their representation as large as possible, on the ground that Cincinnati is a city specially interesting to the profession.

San Francisco Chapter of Architects.

The regular monthly meeting of the Chapter was held on the 4th inst., with a goodly number of members present; President John Wright presiding. After roll-call and the reading of minutes, the following report of special committee was read and unanimously adopted:

To the Officers and Members of San Francisco Chapter of Architects.

Your committee to whom was referred the address of the Brotherhood of Carpenters and Joiners of America, respectfully report that we have carefully reviewed and considered the statements and requests set forth in said address; and while the grievances therein contained appeal to us as architects individually, and should receive our personal and professional influence in the correction and abatement of the unwise and injurious practice alluded to, and made the subject-matter of said address; and while we heartily sympathize with the better classes of mechanics, whose interests and advantages in life's great work are more or less compromised or injuriously affected by irregular and harmful methods and customs, particularly those of the character complained of, which during seasons of comparative or absolute dullness assume large proportions—we are of the opinion that any action or expression by San Francisco Chapter, either directly or constructively not in accord with the objects and purposes of this association, as set forth in Secs. 1 and 2, Art. 2, of the organic laws of the Chapter, would be of questionable propriety, as it would establish a precedent by which all classes of building operatives, conceiving hardships upon them, would feel warranted in appealing to the Chapter upon all disputed questions and issues, and asking and expecting more than might consistently be within the power of the Chapter to afford or effect.

At the same time, your committee hold that wherein this Chapter in its affiliate relationship, and its members individually, may be able to exert an influence calculated to encourage and increase greater mechanical skill and proficiency among house-building artisans, without injustice to any other legitimate and proper interest, it is their duty to do so; and as expressive of the sense of this Chapter, we offer the following resolutions:

Resolved, That we as a Chapter, and as practicing architects, look with disfavor upon and condemn, and in our individual capacities will forbid, the practice of parties letting any part or portion of work contracted for, and under our control, respectively, by the rule or system known as *piece work*.

Resolved, That we as practicing architects, and as members of San Francisco Chapter, realize the wisdom and necessity of extending every possible encouragement and protection in our power, to elevate, ennoble, and improve the opportunities of those whose efforts are in the direction of greater perfection in mechanical operations, and who by legitimate efforts may by striving to correct abuses and develop systems and practices calculated to increase mechanical proficiencies, and inspire higher ambitions among those whose intellectual and physical energies are devoted to the development of the finer and more perfect in the mechanical arts and sciences.

Respectfully submitted,

JAMES E. WOLFE,
H. D. MITCHELL,
GEO. H. SANDERS.

A communication of similar import to the foregoing was received from a committee representing the METAL ROOFERS' AND SHEET-IRON CORNICE MAKERS' UNION of San Francisco, the subject-matter of which, that of "piece" or "job" work, was freely discussed, resulting in the reiteration of the sentiments expressed in the foregoing report, and the expression of decided opposition on the part of any member

present to the "piece-work" system under any circumstances. We are authorized in saying that, while the Chapter in its associated capacity can present no practical relief or remedy beyond an expression of opinion, its members individually pledge themselves to use their professional influence in abatement of the evil referred to.

By unanimous vote it was ordered that the newly adopted Constitution and By-Laws of the Chapter be inserted in the CALIFORNIA ARCHITECT AND BUILDING NEWS. It will be found in this issue.

The committees on application for membership reporting favorably upon W. H. Kirk as an associate and Charles V. Pierce as draughtsman members, they were each duly elected.

Members of the Chapter and applicants for membership are requested to bear in mind Sec. 5 of Art. 6 of the By-Laws, which requires that the initiation fee must accompany all applications for membership.

As the Constitution and By-Laws of the Chapter fixes September as the time for its annual session and the election of officers, a nominating committee of three was appointed, consisting of Messrs. Wolfe, Laver, and Gash, to report at an adjourned meeting to be held on the evening of August 18th.

The facts and conditions impregnating and surrounding the present organization being such as to dispel all doubt as to the success and permanency of the Chapter, many prominent members of the profession, who have thus far remained disinterested, have signified their intention to affiliate, and assist by their presence and influence in making the Chapter equal to the most successful in the land.

Pacific Coast Press Association.

We have not space to spare for an extended notice of the fourth annual session of the Press Association of this coast, and the splendid comitants which render the occasion one in many of its features never to be forgotten by those who were present.

The special legislative business of the association, and the election of officers were promptly disposed of, resulting as follows: President, Wm. H. Barnes, *Weekly Call*, San Francisco; 1st Vice-President, D. McPherson, *Sentinel*, Santa Cruz; 2nd Vice-President, Ed. Hoole, *Enterprise*, Chico; Secretary, E. A. Weed, *Mission Journal*, San Francisco; Corresponding Secretary and Historian, L. P. McCarty, *Statistician*, San Francisco; Treasurer, F. K. Krauth, *Enquirer*, Alameda Co.; Ex. Committee, W. Saunders, *Democrat*, Woodland; Frank M. Dallum, *Journal*, Haywards; and W. H. Fenton, *Argus*, Auburn.

Reaching Pacific Grove Retreat on the evening of July 18th, we found hundreds of ladies and gentlemen assembled at the entrance, to witness the arrival of the press representatives; while the boys gathered on the roadway in front, and shouted "Hurrah! hurrah!" as each coach in turn drove up to the platform. The time spent at the grove and the evening entertainments were of the most pleasing and satisfactory character, except that the restaurant accommodations might be considerably improved by lessening quantities and improving style and quality of dishes served.

The drives enjoyed by the entire company on the 20th, through miles of pine forest, to Cypress Point, and from thence to Pebble Beach, and again back, through the town of Monterey, to the old Catholic Church, completed in 1794, and which, after the abandonment of Carmel Mission, was dedicated as the parish church; thence to the grove—was pleasant and interesting; the very peculiar, attractive and weird-like appearing Monterey cypress trees being conspicuous among the many objects of interest.

On the 21st, the company five twelve-seated

vehicles, were driven to the old Carmel Mission, where two hours were spent in contemplating the ruins of the old church commenced in 1770, by the venerable Franciscan Junipero Serra, who fourteen years later was buried within the walls whose foundations his own hands had helped to lay, and whose grave was recently opened with the intent to remove what remained of the pioneer missionary of Carmel; but the fragments found were so few that they were returned to their original resting place. We were personally assured by the guardian of this sacred spot that none of the remains originally buried within the old church—Carmel, have been removed, statements recently appearing in the daily journals to the contrary notwithstanding.

Lunch hour having arrived, the baskets were brought, and a hearty luncheon enjoyed within the walls of the old church; after which the magnificent bathing establishment of the Hotel Del Monte; the hotel itself, with its one hundred and twenty-six acres of trees of natural; and cultivated growth, its miles of splendidly macadamized walks and road-ways, and its innumerable beds of nature's beautiful flowers—were all enjoyed to the fullest extent possible under the circumstances.

Two impromptu musical and literary entertainments were managed by Mr. Barnes at the grove, to the great delight of the many hundreds of people sojourning at that quiet retreat, where neither tragedy, opera, comedy, minstrel, nor Terpsichorean pleasures are common.

On Saturday morning the company turned faces homeward, some going direct, and others by way of Santa Cruz; but all with the pleasant reflections that the pleasures of the fourth session of the Pacific Coast Press Association ended unmarred by a single regretful incident.

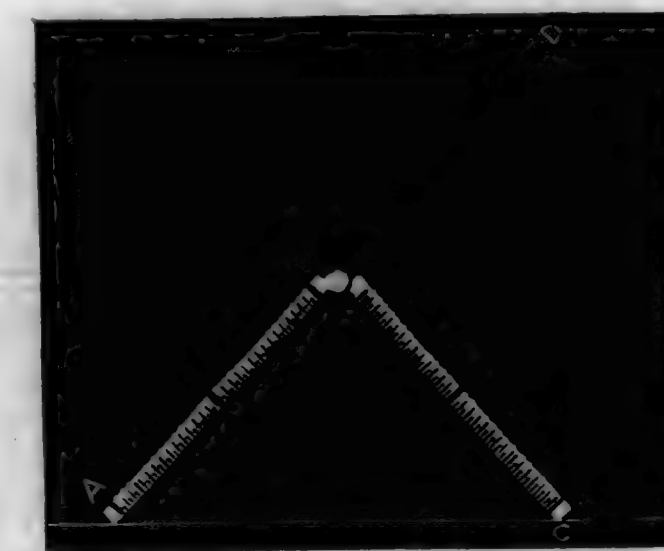
Houses Built of Cotton.

Of all substances apparently the least likely to be used in the construction of a fire-proof building, cotton would perhaps take the first rank and paper the second; and yet both these materials are actually being employed for the purpose indicated, and their use will probably extend. Compressed paper pulp is successfully used in the manufacture of doors, wall panelings, and for other similar purposes, with the result that all risk of wrapping and cracking is obviated, while increased lightness is attained, and the fear of dry rot is forever banished. Papier-mache, after having served a useful purpose in an obtrusive manner for years as a material for small trays, paper-knives, and other such light articles, has now suddenly assumed a still more important position in the industrial world. A still more striking advance has been made in the employment of cotton as a building material. A preparation called celluloid, in which cotton is a leading ingredient, has been used lately as a substitute for ivory in the manufacture of such articles as billiard balls and paper-cutters; and now a Canadian manufacturer has invented a process by which compressed cotton may be used not merely for doors and window frames, but for the whole facade of large buildings. The enormous and increasing demand for paper for its normal uses as a printing and writing material, prevents the extended use of papier-mache as a building material, for which it is so well suited in so many ways; but the production of cotton is practically unlimited, and there seems to be a large field available for its use in its new capacity as a substitute for bricks—or at least plaster—and wood. Treated with certain chemicals and compressed, it can be made fire-proof, and as hard as stone, absolutely air and damp proof; and a material is thus produced admirably adapted for the lining—internal and external—of buildings of which the shell may or may not be constructed of other material, while it easily lends itself to decorative purposes.

Uses of the Steel Square.

We continue the publication of communications received. Many have old ideas clothed in new form; many are claimed as original that have been in use for a quarter of a century; many suggestions have been received on improving the steel square. Out of such a quantity of material, it is difficult to select perfectly original matter, from the fact that mechanics every year find it more and more necessary to subscribe for journals which seek to advance their knowledge of scientific principles in regard to framing and finishing work; the whole subject of scientific mechanical work is and has been discussed so thoroughly that a mechanic might claim as an original idea simply a suggestion carried out by him from reading one of the periodicals now being published.

Since the establishment in the East of these splendid practical journals, "BUILDER AND WOOD WORKER," and "CARPENTRY AND BUILDING," and of the CALIFORNIA ARCHITECT AND BUILDING NEWS on the Pacific slope, one can almost imagine he sees the mechanic walking to his work with a calmer and more dignified air; he seems to feel that the old days of "heavy work accomplished with brute strength" are gone by; and that with the use of a clear brain and a thorough knowledge of the steel square he can accomplish far more, with less wear and tear of muscle and clothes, simply by putting into practice the principles laid down in each issue of the above-named journals.



To square a board with a pocket rule, no square being necessary:

Apply the rule on the board as shown by the engraving. Make a dot at the point C. With the left hand hold firmly that part of the rule denoted by A B, and with the right hand extend the rule as shown by the letters A B D. Draw a line through the points C and D, and it will be found to be exactly at right angles to the edge of the board. It is evident that the above method may be employed, using the rule at any angle.

The above neat rule was first given to

be published by G. P. W., Atchinson, Kansas, in one of our eastern journals, and is reproduced here, that our mechanics may see the practical workings of a simple idea.

IMPROVEMENT OF THE SQUARE.—Many ideas have been advanced by mechanics in regard to the benefit that would be derived from having marks or figures representing certain lengths or bevels stamped on the square. If but a small portion of the suggestions were carried out; it would be difficult to distinguish the marks intended for any certain purpose. L. R., however, suggests the propriety of stamping lines to represent the bevels for several different polygons. This could be done on the back of the square, between the two-inch mark on the blade and the same mark on the tongue. That space is generally occupied by the name of the firm making the square. The lines would start from the inner side near the croch, and project towards the heel. With a bevel it would be very easy to get the angle necessary to form any given polygon. Each of the lines to have figures representing the number of the sides in the polygon.

LENGTH OF BRACE.—W. T. C. writes: Suppose a brace was wanted where the run was 92 and 61 inches. A practical way to get the length is to divide the above figures by 4, which would give 23 and 15½ inches. Measure across the square with a straight strip of wood, so that the outer edge will be precisely on 23 on BLADE, and 15½ on TONGUE. Take length thus obtained, and lay it on 4 times to the stuff to be used for brace, and the exact length will be obtained.

From W. H. G., Newark: "In your rule for finding length of rafters, you have made no deductions for a ridge-pole. In case the latter is used, of course one-half of the thickness of the pole should be deducted from the length. Should the part taken off be measured lengthwise of the rafter, or square from the down level?"

The latter is the correct way.

W. D. C., Union Street, San Francisco, desires to know a general rule for finding the down bevel and the lower-end bevel of hip-rafters.

Take 17 inches on the blade of the square for the run, and the rise of the roof to the foot on the tongue. The tongue will give the down bevel, or upper-end level, and the blade the lower-end bevel.

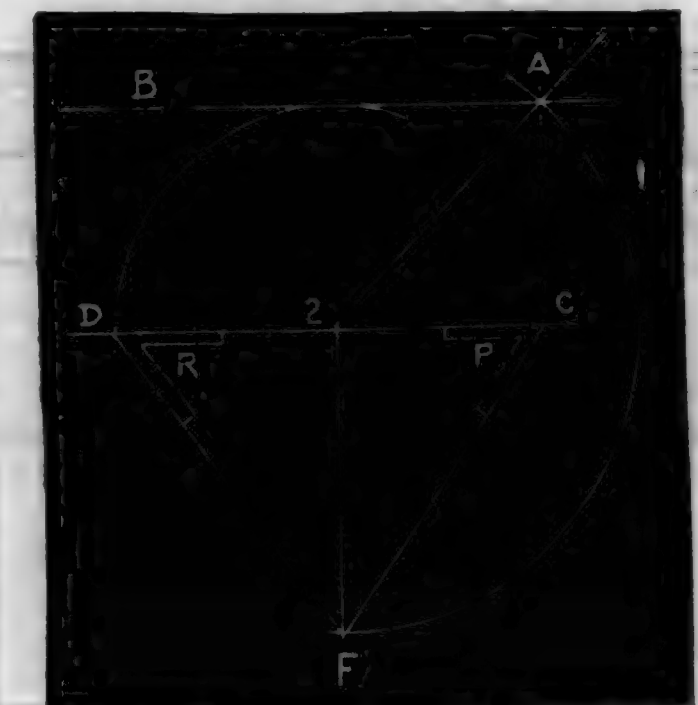
Same correspondent inquires for a rule to obtain the side bevels of jack-rafters.

Take the length of a common rafter on the blade of a square and its run on the tongue, or proportional parts of each. The bevel on the blade is the side bevel of all the jack-rafters in the frame.

Or take the length of the longest jack-rafter on the blade, and half the width of the building on the tongue, or proportional parts of each, and the bevel on the blade will be the required side bevel.

D. F. K. wants a rule to find the bevels of the jack-rafters on an octagonal roof.

The same principle exactly applies to the bevels of jacks on an octagonal roof as those of common roofs.



MECHANICAL EDITOR OF ARCHITECT: I send you a method I have used for some time to get the bevel cuts for splayed work, or work having sides equally inclined or flared, the base of the work being a right angle.

Draw two parallel lines, any distance apart, as A B C D. Let 2 A be the given flare; from A, square down a line cutting in C; take 2 as center, and A radius, strike the arc, cutting the perpendicular from 2 in F; join C F. This gives bevel P for direction of cut on face of stuff.

To find a bevel for miter on the edge: Take 2 as center; strike an arc, touching line A B and cutting at D; join D F. This gives bevel R for miter on edge of stuff, which should be square for application of bevel.

I do not claim the above at all as original. It is simply the way I learned in the East, and put in practice on my work in California.

G. H. FLEMING, Sonoma Co.

Dwelling-House Sanitation.—II.

BY GLENN BROWN.

"Pure air, pure water, and a pure soil."—HIPPOCRATES.

Furnaces, if we except stoves, are the form of heating apparatus most generally used in this country, and from their cheapness in first cost, and from the small amount of labor required to keep them in order, there does not seem to be anything now in the market that will compete with them in the above respects. With care, they may serve their purpose well, but they must be carefully selected, arranged, and properly cared for.

Furnaces are found in the market manufactured of wrought and cast iron and soapstone. In selecting the kind of furnace to be used, one should get it with a large heating surface, so that it may heat the air sufficiently without becoming red-hot, else the air will be heated to an injurious degree, and the gases of combustion will be allowed to escape through the pores of the cast-iron into the fresh-air supply, and then through the lungs into our system. Dr. John S. Billings, U. S. A., says: "The lassitude and headaches caused by furnace heat does not arise, as most people suppose, from the air being over-heated or too dry; but from the carbonic oxide, one of the products of combustion, which gets into the fresh-air supply through the joints or cracks." Although wrought iron may not transmit gas at a red heat, the joints are more liable to get out of order, as it contracts and expands in a greater degree than cast-iron, when acted upon by cold and heat. The heating surfaces of both cast and wrought iron furnaces may decompose the air itself, when they become red-hot, forming acid gases with the iron, which are injurious to the health. Wrought iron fails from oxidation much sooner than cast-iron; so cast iron, provided it has as large a heating surface, will be found better than either soapstone or wrought iron for furnaces. Be careful to select a furnace with as few joints as possible; they are always weak places through which the gas may escape. The inlet for the fresh air, which is to be heated and distributed through the house, should have the greatest care taken in its location. It should commence at least seven or eight feet above the ground, and it must not be placed so that the foul air from the stables or the back yard will be drawn directly into it, and carried into our living rooms. Extreme care should, moreover, be taken, that the source from which the air comes is pure; also, lest parties putting in the furnace should carry the cold air over a sewer (no sewer drain should be allowed under the cellar floor, but they will be often found in this position). The cold-air duct should be above the cellar floor, and lined with metal, tin being one of the most suitable metals for this purpose; made in this way, it is not possible for the gases from the ground or drains to enter the fresh-air duct. The fresh air should never be taken directly from the cellar, for in that case we would have our air—and be it remembered this is the air which we are to breathe in our rooms—vitiated by the exhalations which rise from the ground, by any gas which may escape from the sewer drains, and by any decayed vegetable matter that may be in the cellar. There is a class of stoves called latrobes (fireplace furnaces they would be more properly called), which are extensively used in Washington, Baltimore, and vicinity, and as far as our knowledge extends, they invariably take the air to be heated directly from the cellars. These same cellars are often made the receptacle for all the refuse of the house, and are damp, having water and decayed matter in them. This state of things is dangerous; the air supply should be brought from a purer source. The water pan, or evaporator, of furnaces must be properly filled with water, so the air supplied

will not be disagreeably dry. Unless this is looked after by the head of the house, it is apt to be kept full of rubbish instead of water.

Hot water and steam heat are both excellent modes of heating when properly arranged, and proper allowance is made for the supply of pure fresh air. Both kinds of apparatus have their advantages. They may take the place of a furnace. Pure air which is brought in from the outside is heated by the steam or hot water coils, and then distributed by pipes to different parts of the building. In this case as much care should be taken that the air which is to be heated is pure, and that the source from which it comes is clean, as in the case of a furnace. This way of using steam or hot water for heating may be considered the best, as by it pure air is easily obtained; and it has this advantage over the furnace: there is no danger of the fresh air being contaminated by the gases which may get into the hot-air chamber of the furnace during combustion, by either overheating, or through the joints and cracks. A building may also be heated with steam or hot water, by either of them being distributed through pipes to different parts of the house, and then giving off their heat through radiators. In a room heated by radiators the vitiated air is breathed over and over again, unless there is an inlet made for fresh air back of each radiator, so the air may be partially warmed, so that no one will be chilled by it when it enters the room. Of course a small amount of pure air comes in constantly through the crevices around the windows and doors, and even through the wall itself; but this is not in a sufficient quantity. Looking at the hot water or the steam-heating apparatus from the point of safety, any one will readily see that there is much less danger of fire than with a furnace or stove, so it is necessary to take fewer precautions. Steam and hot water pipes are not liable to set wood-work on fire, although there are cases on record where it seemed probable that steam pipes caused the wood with which it came in contact to be charred. Furnace flues improperly set or arranged, have been and probably will continue to be the means of destroying an untold amount of property.

Mr. Charles Hood says, in regard to steam and hot-water apparatus: "The first cost incurred for the erection of the two kinds of apparatus will differ but little when the work is done in an equally substantial manner; but the wear and tear and repairs of a hot-water apparatus will be less than of a steam apparatus." Hot water also has the advantage over steam, in a heating apparatus, of being less liable to explosion, or to set wood-work on fire; although steam is not dangerous in either respect when properly managed. It is claimed for steam heat that it is more easily managed, that is, we may have a large or a small amount of heat more readily than with hot water.

Heating by an open fireplace is really the most conducive to health, provided it has enough power to heat the room comfortably. The only difficulty with the open fireplace is that it is not economical, so much heat is lost by being carried up the chimney. Its advantages are, that it takes off the vitiated air, and causes the pure air to find its way through the crevices, or some inlet made specially for it, and adds to our cheerfulness. It is impossible in our cold, winter weather, north of the Potomac River, to keep our rooms comfortable by open fires alone;

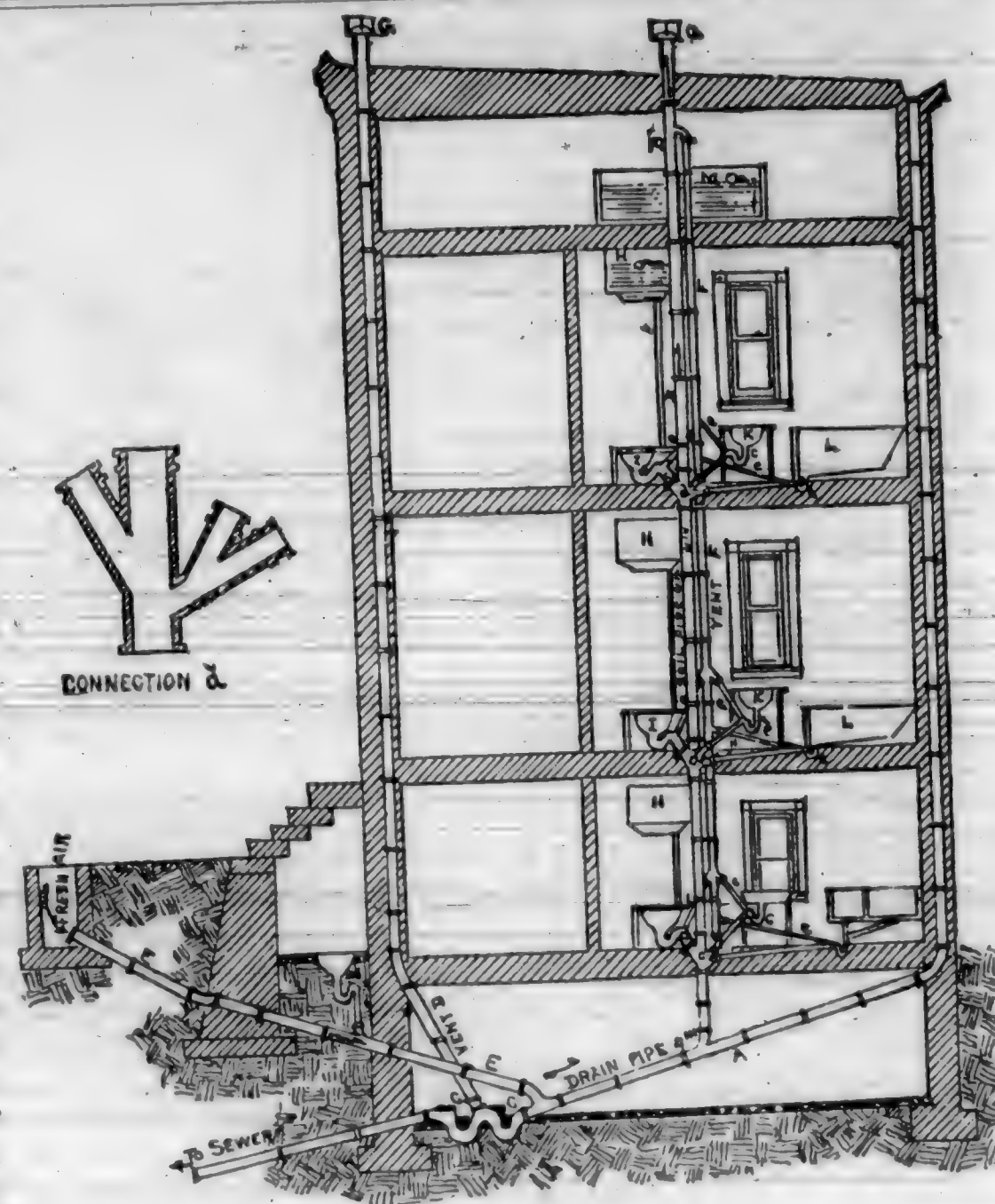


FIG. 1.

so we have to combine this mode of heating with a furnace, steam, or hot-water apparatus. We consider the best mode of heating to be an open fireplace, combined with a hot-water or a steam-heating apparatus. The manner of working in this case is this: the fresh air is taken from a pure source, heated by the steam or hot-water coils, carried through proper ducts into the rooms of our house, warm and pure. The open fireplace furnishes us with heat by direct radiation, thus giving us an opportunity of warming rapidly any portion of the body which may be cold. It also carries off the vitiated air which is produced by the breath or combustion. In this manner, by proper care, a sufficient amount of pure air is obtainable, and the bad or impure is withdrawn. Mr. J. P. Putnam of Boston, in his articles on the open fireplace, mentions a fireplace that he is putting in his own house, which may possess the advantages of a combination of the fireplace and the hot-water apparatus. This is an open fireplace that utilizes the heat, which goes up the chimney in smoke, in warming the fresh air brought in from the outside, the pure air is then introduced into the rooms through registers placed over the mantel. In this case, as in the common, open fireplace, the vitiated air goes out through the chimney. From Mr. Putnam's account, this would appear to be a practical mode of utilizing the heat that would be otherwise lost with the open fireplace.

There have been numerous patents and patterns to effect the same purpose, and there really seems to be no reason why some of them have not been brought into a more extended use.

As a matter of course, it is only the wealthy who can afford this double mode of heating mentioned above; and in writing of the different modes of heating, we have endeavored to explain the difficulties in each class, and how these difficulties may be best avoided.

Let us next take for consideration the important portion of the sanitary arrangements of a house which appertains to plumbing. It is generally, through the water-closets and wash-basins, from the sewers or the drains that the greatest harm comes to the members of the household.

The proper materials to be used inside the

house for drain and soil pipes is cast-iron with lead joints. No drain tiles (terra-cotta pipes) should be used inside a building, because of their liability to have been cracked or imperfectly formed when put in, or else to crack after being placed in position, as well as their further liability to break by the settling of the foundation. All tiles must be covered to protect them from breakage; imperfect tiles are very easily employed by careless workmen, because when hidden from sight by the earth covering, their imperfections are not observable. Through the smallest crack or crevice sewer-gas will find its way into the ground, from the ground into the cellar, from the cellar through the floors into the interior of the house. In this connection we must recollect that all baneful gases do not come from the street sewer, but from the drain and soil pipes inside the house itself; so that even if the gas were shut off from the sewer by a trap (see figure 1 C), the gas generated inside the house drains would come through any crack. In all old houses in which the best plumbing was done, lead soil pipes were used, and lead pipes are still advocated by the English authorities. But there have been a great many objections to the use of lead discovered which show that it never ought to be employed as drain or soil pipes, or as traps. Rats will eat holes in it, and where the joints are soldered galvanic action occurs, and holes are also this way produced in it. It is supposed that sewer gas itself acts on lead injuriously, causing it to be perforated by small holes. From any of the above-mentioned causes a house may be filled with sewer-gas, the occupants being unaware of its presence until they are stricken down with disease. Lead pipes, not having the stiffness of iron, when run nearly horizontal, sag from their own weight, thus forming a trap where water would stand constantly, and interfere with the proper ventilation of the plumbing system.

Iron drains have only the disadvantage of rusting readily. This is overcome by dipping the pipes in gas-tar. Iron pipes prepared in this way, with enameled iron or porcelain traps, form the best materials of which to make drain and soil pipes with their connections. There are iron enameled soil pipes manufactured, which are excellent, but quite costly. For supply pipes most authorities still name lead as the best material, but on account of the ease with which ingredients of certain kinds of water act upon it, it is doubtful whether tinned lead pipes or iron pipes porcelain-lined would not be preferable.

(To be continued.)

Talks About Tools.

However irksome the task may be, the proper sharpening of tools is worthy of the most careful study of those who would attain proficiency in their use. Some may suppose that sharpening a tool is one of the easiest things imaginable, and that to speak of making it a study is to employ far too dignified a word; but such is hardly likely to be the view of any but of the inexperienced. The tools to be seen on far too many carvers' benches bear witness to the fact that proper sharpening is not easy, or if it is, that their owners have yet to acquire the art. If the only object be to obtain an edge, without regard to the shape of it or the manner in which it is obtained, the simplicity of sharpening may be granted. But it has already been shown in these "Talks" that there is a close connection between the "handiness" or usefulness of a tool and the mode in which it has been sharpened. And a little reflection will discover to the most inexperienced learner that edged tools generally, besides carvers' tools in particular, are sharpened or brought to an edge in various ways and in accordance with the purpose for

which they are required. The mortise and paring chisel of the maker, for example, though flat tools, are brought to an edge from one side only. The carvers' firmer is brought to an edge from both sides. The mortise chisel is brought to an edge at a different angle with the stone from the paring chisel, not only that the edge may be thicker, but that it may work in a certain direction—a direction corresponding with that of the mortise. Again, the maker's chisels, whether mortise or paring, are sharpened quite flat; whereas the carvers' firmer, excepting, perhaps, the smallest sizes, presents when properly sharpened an edge slightly rounded. Yet each of these tools is flat. And that there are edges and edges may be illustrated by a reference to the familiar pocket-knife which its youthful owner has essayed to sharpen a dozen or twenty times, only to find its capacity for mischief effectually, and to him disagreeably, reduced. It is plain, therefore, that it is necessary not only to have an edge, but to have one of the right sort. In saying this much there is not the slightest desire to dishearten the learner, but merely to vindicate, if such be thought necessary, the proposition contained in the opening sentence of this paper. It would be unreasonable to suppose that the principles indicated in what has just been said could be apprehended without reflection; and there can be no intelligent sharpening until they have been apprehended.

In addition to this, only attention and practice will enable the learner to overcome what may be termed the mechanical difficulty of sharpening—to obtain that command of the wrist which shall insure the scroll tool or voluter being brought to an edge from one end to the other, at one angle only, and without rubbing away more from one part than another. Inattention to these points is frequently the cause of the bad working of a tool. The close connection between good tools and good work has often been pointed out; and so long as this is the case, so long will the proper sharpening of tools be worthy of careful study. The irksomeness of sharpening may be granted, and we shall hope to point out the way in which the best result may be obtained with the least possible expenditure of time and trouble.

In the first place, a good stone is most important. A good stone cuts fast without being cut fast, and presents a surface unimpaired by shakes or holes caused by brittleness. Some twenty years ago the carver's choice of stones was almost entirely limited to "Charnley Forest" and "Turkey"—good specimens of the latter fetching high prices; but as in tools so in stones, our American cousins have widened the limits within which our choice may be exercised, and now we have "Niagara," "Washita," "Arkansas," the latter of which is excellent, though the others are not to be depreciated. The stone when bought is flat: keep it so. It is the practice of some carvers to sharpen scroll tools and voluters by rubbing on the stone with a motion backward and forward as in sharpening flat tools, and the stone is seen with a series of hollows of various sizes running lengthwise. But the practice of carvers generally, and experience may be said to support the practice, is to sharpen all but flat tools with a motion which, beginning at one end of the edge, ends at the other, and so on. It is, of course, for this latter mode of sharpening that the flat stone is recommended, and for this mode of sharpening that it is desirable to keep it flat. Reference has already been made to the importance of the tool being brought to an edge from one end to the other at one angle only. But sharpening in the way recommended on a hollow stone this result is almost impossible. To keep a stone flat, even without rubbing it down, is not particularly difficult if the stone is a good one, and a good "sweep" is taken in sharpening the tool. A short, jerky motion must be avoided if the tool is to be free from ridges at the edge.

Beginning at one end of the edge of an ordinary scroll tool, the other end should not be reached until the length of a good-sized stone has been covered. A stone for a firmer should be slightly hollow that the edge may be slightly round, but if a stone is too hollow for a firmer it is too hollow, for a scroll tool, and should be rubbed down. Good slips are no less important than a good, flat stone. How greatly the insides of tools are neglected? Some tools are to be seen sharpened almost entirely from the back, whereas they should be sharpened almost, if not quite, as much from the inside. And this can be done with as little trouble by the simple expedient of fixing the slip so that both hands are available for pressure on the tool.—*Cabinet Maker (Eng.)*.

Hints on Painting Old Wood-work.

As soon as there have been one or two hard frosts to kill most of the flies, it will be an excellent time to paint wood-work in the kitchen, or any other part of the house. Saying nothing of the economy of painting, it is an excellent practice to apply a thin coat of paint to all the wood-work of the kitchen once in two or three years. Good paint always saves much hard labor in keeping such parts of a house clean. Some doors that are used often need painting every year to keep them at all decent. It is not best to put on thick, heavy coats, as these are needlessly expensive, and after a few years will look bad. The same amount of paint, applied often in thin coats, will look better and cost little more.

Where wood-work is much soiled, especially by hands not scrupulously clean, it is sometimes difficult to make even the best of paint hold well. It will dry soon enough, but will afterwards peel off, for paint will not adhere well to a dirty, greasy surface. This is particularly the case in rooms where washing and cooking are usually carried on.

In order to make paint stick and become about as firm as the wood itself, wash the surface thoroughly with moderately strong lye, using a short swab, then wipe it off with a cloth wrung out in fresh water. This will remove all grease and dirt that prevent the paint from taking a firm hold.

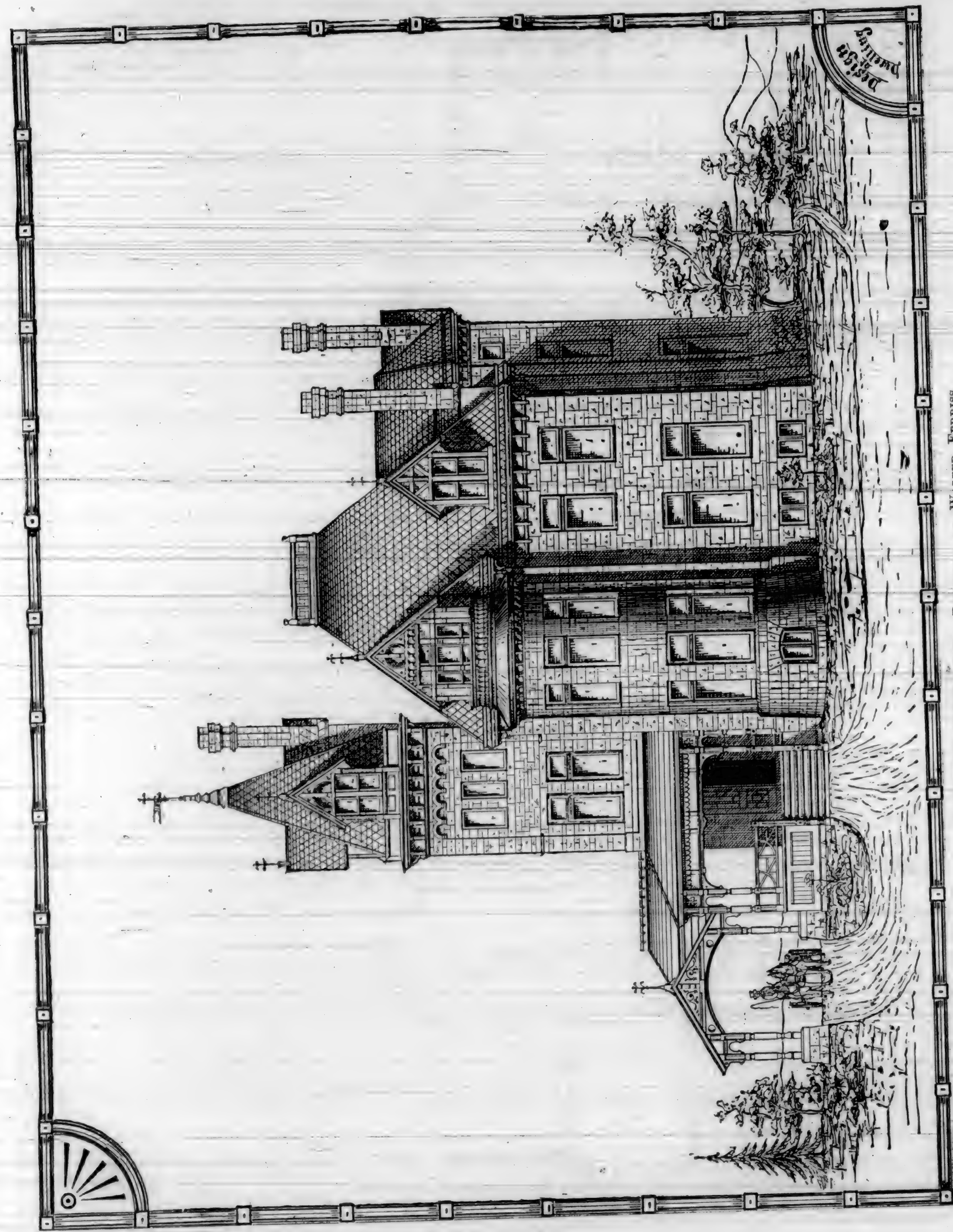
Paint for such places should be made of the best white lead, mixed to the consistence of thin cream, with two parts of the best boiled linseed oil, and one part of good lacquer, or "liquid drier." Such paint will dry in one day and become sufficiently hard to handle in a few days. A very small quantity of lamp-black will make a beautiful lead-color. Yellow ochre may be added until the paint is of the desired shade for floors, mop-boards, or wainscoting. Pure white-lead for the body will make a much more durable paint for floors than most other kinds. The use of zinc-white, which is much superior to white-lead in some situations, as, for instance, in privies, is attended by a little difficulty, because it must be applied very thick, to cover well when used alone; but a second coat, not so thick, may be put on over other paint, and it will add greater brilliancy and will not tarnish from sulphurous gases frequently rising from sink-drains, etc., nor from the exclusion of light, which causes white-lead paint to turn yellow.—*Ec.*

PRACTICAL LESSONS

— IN —

ARCHITECTURAL DRAWING,

PRICE, POST-PAID, \$2.50.



COUNTRY DWELLING.—DESIGNED BY WALTER FERRISS.

Practical Lessons on the Science of Carpentry.

A work that every mechanic should have. It is designed to make the science and art of carpentry clear and comparatively easy to all who require information on the subject. This book is also of use to all who have barns, bridges, and outhouses to build, and require information how to accomplish the work. Sent post-paid to any address, upon receipt of \$5.00.

Modern House Painting.

This is the first book which we have seen in which an author attempts to show by colored lithographic plates the effect that different colored paints will have upon the appearance of a house. Many who want to do what will be considered in good taste are puzzled to know what colors to use, and how to direct their painter so as to give him a tolerable clear idea of what they want. It is believed that there is a demand for a book of this kind, and that even if the results set forth by the plates may not be exactly what each individual reader would choose, it will be of benefit to both the painter and the house owner as a partial guide.

EVERY ARCHITECT SHOULD POSSESS A COPY.

Sent post-paid to any address, on receipt of the publisher's price, \$5.00.

Practical Lessons in Architectural Drawing.

The scheme adopted in this work is to select more or less simple examples in the several classes of construction—frame, brick, and stone—and by carefully working out the drawings in the order in which they are required in actual building, and by explanations in the adjoining text, to put the work in such shape that it can be readily understood and comprehended. The examples have been given a varied character, in order that as many different ideas as possible may be illustrated. The last chapter deals with the coloring of architectural working drawings, and is illustrated by a plate in colors. Sent post-paid to any address, upon receipt of the publisher's price, \$2.50.

Work Manuals.

The following are the titles of the volumes already received:

- I. CEMENTS AND GLUES.
- II. THE SLIDE RULE, AND HOW TO USE IT.
- III. HINTS FOR PAINTERS, DECORATORS, AND PAPER HANGERS.
- IV. CONSTRUCTION, USE, AND CARE OF DRAWING INSTRUMENTS.
- V. PROBLEMS IN CARPENTRY AND JOINERY SOLVED BY THE AID OF THE STEEL SQUARE.

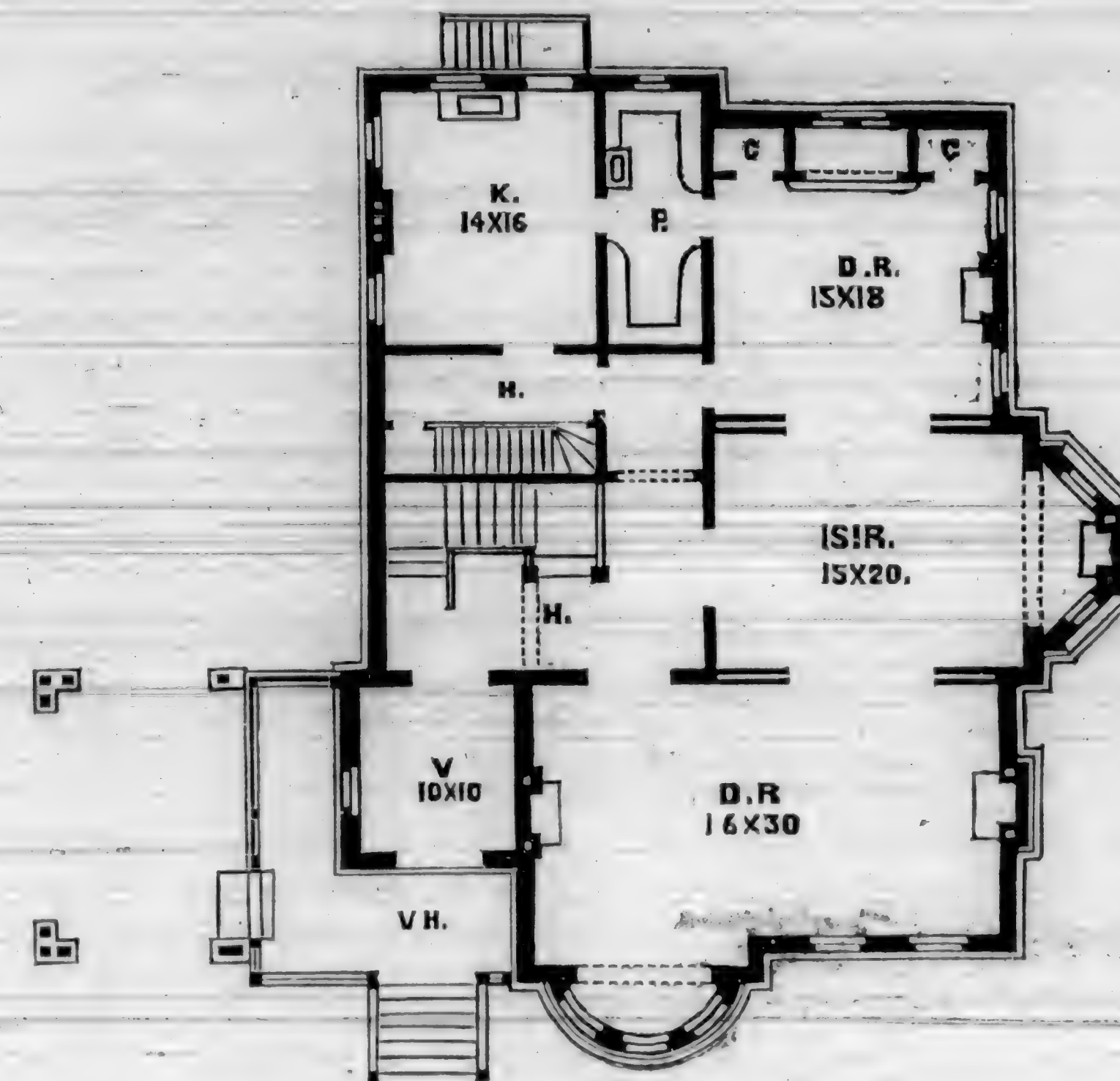
Upon receipt of twenty-five cents in postage-stamps, we will mail either of the above-named to any address.

American Cottage Homes.

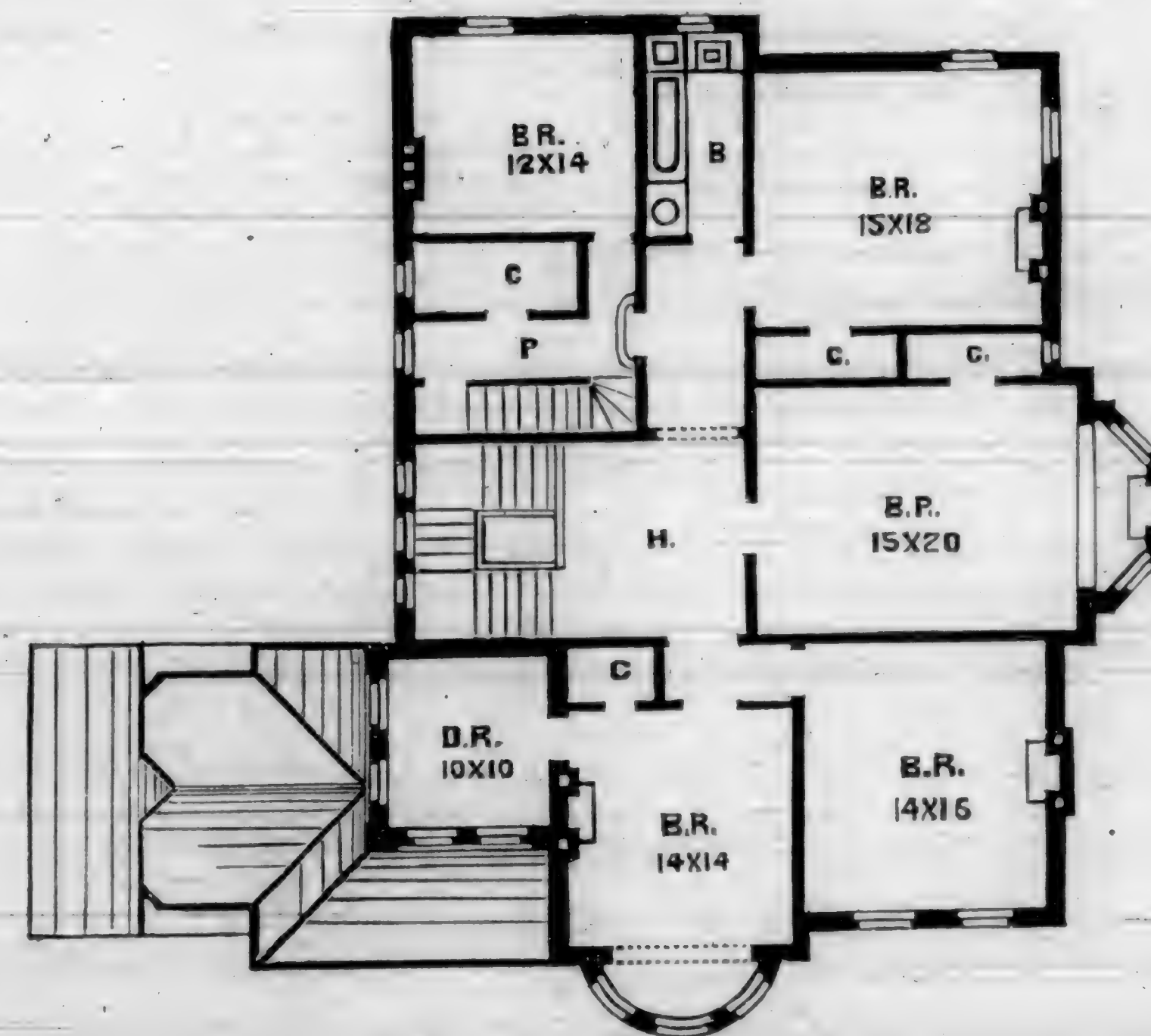
REDUCED TO \$3.00. On account of the publishers changing the location of their business, they intend to clean out effectually all their stock on hand. To do this, they have REDUCED THE PRICE OF THEIR COTTAGE HOMES TO \$3.00. Will send a copy to any address, upon receipt of the price.

Palliser's Details.

REDUCED TO \$2.00 PER SET. The authors are determined to close out their present lot of Details, as they intend to move to New York City. In conformity with orders to take effect after August 1st, 1882, we have reduced the price post-paid to any address, upon receipt of \$2.00.



FIRST FLOOR PLAN, COUNTRY DWELLING.



SECOND FLOOR PLAN, COUNTRY DWELLING.

EVERYBODY'S COLUMN.

"FAS EST AD HOSTE DOCEBI."

[While this column is open to all, farmers as well as mechanics, engineers as well as architects, we would call particular attention to one and all to have their questions and the information desired to be in accord, as far as possible, with the interests of this journal and for the carrying out of those principles for which the only monthly of its kind this side of the continent was established. We will endeavor to answer all questions in a fair and impartial manner, and if it becomes necessary, will furnish cuts for the illustrations of any problem, provided we regard the solution thereof as beneficial to the majority of our readers. We would urge upon our patrons the necessity of being pointed in their questions, concise in the language used; let the writing be distinct, and one side of the paper only to be used; give full name and address, and particularly mention if their proper name shall be used. We want it distinctly understood that the responsibility of signed articles rests with the authors. Correspondents will please direct all communications to the business manager of this journal—240 Montgomery street, rooms 12 and 13.]

To render thick paper quite translucent, saturate it (while warm) with Canada balsam or castor oil.

Logs and planks split at the ends because the exposed surface dries faster than the inside. If muriatic acid be saturated with lime and applied to the ends, like whitewash, the chloride of calcium formed attracts moisture and prevents splitting.

In a new decision by the Missouri Court of Appeals, in the matter of a property owner's petition for injunction against a telegraph company which had put up a pole opposite his premises, under a permit from the Board of Public Improvements, it was stated that the power of the board to give such permits might be so limited as to exclude the erection of anything unsightly.

A recent invention provides a window, the sash of which slides up and down in the usual way, with counterweights passing over pulleys. A portion of the length of the window jambs is a pivoted swinging frame, so that both sashes may be run up into the frame, and swing out horizontally or reversed, as desired. The swinging frames are mounted on hollow pivots provided with cross-pintles and rollers, over which the sash-cords pass. A spring catch in one of the side frames, operated by a lug on a rod, engages a notch in the sashes. The cords have an apertured plate to prevent twisting. The swinging frames are grooved to receive the sashes.

To sharpen worn-out files, first clean them very carefully with a little warm potash water and a stiff brush; wash and rinse in warm water, and wipe perfectly dry. Then dip them an instant in nitric acid, and wipe off the acid carefully with a rag wound on the end of a stick. It is impossible to wipe off the acid between the teeth, however, and this remains, corroding and sinking into the metal until the teeth are as long and sharp as when first made. Wash in warm water with a brush, two hours after completing the operation. If not yet satisfied with the result, repeat the whole operation.

Dr. Siemens proposes to defend the Channel Tunnel, if constructed, from hostile invasion, by placing the shore ends in communication with chambers filled with lumps of chalk, and to connect each of them by means of a pipe with a large cistern filled with dilute muriatic acid. Upon opening the communication this acid would flow into the upper portion of one of the chambers, and be distributed by perforated pipes over the chalk, giving rise to a rapid generation of carbonic acid gas, which would for half a mile or more form an insuperable barrier to the passage of human beings through the tunnel.

Plaster casts have the defect of being very soft, brittle and not water proof, so that they can not stand any wearing contract, nor rain; they may, however, be improved in this respect, as well as in their appearance, by a dip in an emulsion of one quart warm rain water, one ounce of white soap, and one ounce of white beeswax, well incorporated together. After dipping the cast is placed in a dust-free place to dry, and rubbed afterward with a soft rag until smooth. Another method is to dip the plaster cast in an alum solution, and treat as above, or to mix a little plaster with a strong alum solution, and when set, bake it in an oven, then grind it fine, mix with water, and spread it with a brush over the plaster cast. It sets quick, and takes a high polish by rubbing; if one coat is not enough, a second can be given.

Gone to Their Long Home.

Two English architects of distinction have within a few days followed their associates, Street and Scott, to their eternal rest. Joseph Aloysius Hansom, the elder of the two, had completed, in his eightieth year, a life full of success and happiness. Beginning his career as an apprentice to his father, a joiner, when only thirteen years old, his general capacity and taste for design led to his transfer to the office of an architect of ability, under whom he acquired a knowledge not only of his new profession, but of many other matters in which his active mind interested itself. He married early in life, and soon afterward entered into business on his own account, winning almost at the outset, the important competition for the Birmingham Town Hall. Although the Town Hall Commissioners took the usual advantage of his youth and inexperience, and drove him into bankruptcy before the work was completed, he gained a reputation, and was thenceforth never without employment. In the first few years of poverty, after his misadventure with the Birmingham Commissioners, he was induced to undertake work not strictly within the scope of his profession, and at the suggestion of friends perfected and patented what he called a "Safety Cab," which was subsequently introduced in London, and has made his name a household word wherever the English language is spoken. In 1842, the idea of founding an illustrated journal for the service of the building trades and professions occurred to him, and on the 31st day of December in that year he issued the first number of the *Builder*. He had not, however, sufficient capital to carry on this enterprise, and soon transferred it to other parties, to devote himself thenceforth wholly to his profession. Much of his work was ecclesiastical, and being himself a devout Catholic, a large part of the modern Romanist churches in England were designed by him or his son, who was for many years his partner. The beautiful church of St. Philip Neri at Arundel is probably familiar to our readers from the drawings published in the English professional journals, and the Convent of Our Lady at Plymouth is in some respects even more admirable. Besides these, the *Builder* enumerates fifty-five other churches executed from his designs, with many secular or semi-ecclesiastical structures.

A day or two after Mr. Hansom's decease died Mr. George Somers Clarke, also an ecclesiastical architect of great ability. His designs were generally in that massive style first introduced, we believe, by Mr. James Brooks, but were at the same time thoroughly well studied and graceful in a dignified and simple way. In matters relating to his profession he was unusually intelligent and well informed, and few of the younger architects gave promise of greater distinction. With the next English mail we shall undoubtedly receive further details of his career, which although so short has brought him honor enough to satisfy a moderate ambition, and will

try to select some of the most interesting particulars for the benefit of the younger readers. —*American Architect.*

Chimney and Smoke Flues.

Why is it that about seventy-five per cent. of all the fires that occur in dwellings, and very many other buildings, have their origin in defective flues? Now a little care upon the part of the builder would prevent this. No flue should be less than 8x8, or the length of one brick square in the clear, and this size should be maintained from bottom to top, regularly built, not contracted at some points and expanded at others. The walls adjacent to the flue should be laid close, and every joint of the bricks be slushed or entirely filled with mortar. The inside of the flue should be well pargeted with mortar that will adhere to the bricks; simple lime and sand mortar will not be effectual, although used in common, if not almost universally. When the flue becomes heated, which it will at times, common mortar will peel off and leave the joint exposed for the admission of smoke and fire, and at points where the wood, such as flooring and timbers supporting the same, approaches too near the brick work of the flue, will ignite, and the fire will extend between the ceiling floor along the joist, and will have control of the building before it is visible to outsiders or inmates of the house, and the building is either seriously damaged or entirely destroyed for the want of a little care and attention in the construction of the flue. Pargeting mortar should have a portion of cow's hair—about the same proportion that is usually put into lime intended for the first coating of plastering mortar—put upon lath-work or ceilings, or, what is equally as effectual, horse manure in the same proportion thoroughly mixed in the lime and sand mortar. As a further safeguard at the intersection of floor with chimney flues, there should be at least eight inches between the inside of the flue and the wood-work of said floor; or, what would answer the same purpose, insert clay pipe, corresponding in size to the flue from a point at least one foot below the floor timbers to a point one foot above top of said flooring. If the pipe cannot be procured in single length, thereby requiring piecing, the joints should be connected with rebating joints. I have named 8x8 inches above as a minimum, the proper size for stove flues; but for fireplaces, grates, etc., they should be, if possible, 8x12 inches, or one brick by one and a half bricks in the clear, and for furnaces, 12x12 inches, or one and a half bricks square in the clear. By having the flues large they will be more certain of good draught.

It cannot be said that we have improved our method of flue building over that used a generation or so back, that is, so far as safety from fire is concerned. Care was taken then to construct the flues sufficiently large to admit the passage of a boy or "sweep," who cleaned them out; and those neglecting to keep their chimneys clean were subject to a fine. Many of us will recall the quaint procession of chimney-sweeps which used to be a familiar street scene. Usually it was headed by an old negro as "boss," and included six or eight little darkies, ranging in age from fifteen down to a little four-year old. In some cases, even the smallest sweep had difficulty in making his way up the flue, and I recollect where a little chap got caught half-way up, and called down in plaintive tones that he could go no farther. The owner of the apartment was at a loss to know what to do, but a happy thought struck him, when he called up the chimney, hinting to the imprisoned sweep that he was about to kindle a fire. In a few minutes the little darkey was singing out, "Sweep ho!" on the roof.—*Builder and Wood-worker.*

Science of Carpentry Made Easy, \$5.00.

CONSTITUTION AND BY-LAWS

OF

SAN FRANCISCO CHAPTER

OF THE

American Institute of Architects.

FOUNDED MAY, A. D. 1881, AS THE PACIFIC COAST ASSOCIATION OF ARCHITECTS, AND RE-ORGANIZED AS SAN FRANCISCO CHAPTER, MAY, 1882.

CONSTITUTION.

ARTICLE I.

NAME.

SEC. 1. The name of this Society shall be *San Francisco Chapter of the American Institute of Architects.*

ARTICLE II.

OBJECTS.

SEC. 1. Its objects shall be to unite in fellowship the architects of the Pacific Coast; to encourage, promote, and sustain professional standing, dignity, and harmony; to stimulate friendly intercourse, and to combine in efforts for the promotion of the artistic, scientific, and practical proficiencies in the profession.

SEC. 2. The means of accomplishing this end shall be: regular monthly meetings of the members for the introduction and discussion of subjects of professional and general interest and importance; the reading of essays; lectures upon topics of special, technical, and general character; the establishment of schools, or the adoption of other practical measures for the better education and qualification of architects, and the diffusion of more thorough and perfect knowledge in the correct and more advanced theories, principles, and practice of the science of architecture; exhibition of architectural drawings; the formation of a library; the collection of designs, models, and specimens of building materials; and such other means and measures as shall be best calculated to promote the objects of the Chapter.

ARTICLE III.

MEETINGS.

SEC. 1. The Chapter shall meet in annual session in September of each year; and monthly, as provided in the By-Laws.

ARTICLE IV.

OFFICERS.

SEC. 1. The officers of the Chapter shall be a President, Vice-President, a Recording and a Corresponding Secretary, and Treasurer.

SEC. 2. No one shall be eligible to the office of President, unless he shall be a Fellow in good standing in the "American Institute of Architects."

ARTICLE V.

MEMBERSHIP.

SEC. 1. The membership shall consist of: first, Fellows; second, Associates; third, Draughtsmen; fourth, Articled Students; fifth, Corresponding Members; sixth, Honorary Members; seventh, Life Members.

SEC. 2. The qualifications to *Fellow* membership shall be the regular practice of the profession within the State of California, or States or Territories adjacent thereto, as contemplated by the Constitution and By-Laws of the Chapter, for a period of not less than one year prior to application for such membership, and the payment of such admission fees and monthly dues as may be established by the By-Laws; except that architects, who may have resided in other States, and who shall remove and locate themselves within the jurisdiction of this Chapter, shall, upon sufficient proof that they have practiced the profession as hereinbefore defined in this section, be entitled to *Fellow Membership* by complying with the requirements of the By-Laws.

SEC. 3. *Associate Membership* shall include such practicing and non-practicing architects as may not desire to become Fellows, and who shall pay into the funds of the Chapter the amount of admission fees and monthly dues prescribed in the By-Laws for Associate Members.

SEC. 4. *Draughtsman Membership* shall include those who shall be vouched for by two or more Fellows members, as being proficient in general office duties, but have not practiced as principals, and who shall pay into the funds of the Chapter the amount of fees and dues established by the By-Laws for Draughtsman Members.

SEC. 5. *Articled Student Membership* shall include those only who shall have studied architecture in the office of a practicing architect for a period of not less than one year next prior to seeking membership, and the payment of such admission fees and monthly dues as are defined in the By-Laws for Student Members.

SEC. 6. *Corresponding Membership* shall include those who shall contribute essays and original articles upon matters and subjects of Architectural, Mechanical, Constructive, and other scientific and practical import.

SEC. 7. *Honorary Membership* shall be conferred at the pleasure of the Chapter.

SEC. 8. *Life Membership*. Those who shall pay into the funds of the Society the sum of one hundred dollars shall be entitled to and enjoy *Life Membership*.

SEC. 9. In all cases of application for membership in either of the first four grades enumerated, the party desiring membership shall be regularly proposed in writing, by a Fellow of the Chapter, and seconded by another; the proposition to be submitted to an Investigating Committee, and upon the report of such Committee a ballot shall be had, whether the report of the Committee be favorable or unfavorable; and if not more than three adverse ballots are cast, he shall be declared elected.

SEC. 10. No member shall be entitled to vote upon the admission of members above the grade or rank of his own membership.

SEC. 11. All personal interest in the funds or property of the Chapter shall cease with the resignation of any member who shall resign, or from any other cause ceases to be a member.

ARTICLE VI.

MANAGEMENT.

SEC. 1. The management of the affairs of the Chapter, and the election of officers and members, shall be in accordance with the provisions of such By-Laws regulating the same as may be enacted by the Chapter, not in conflict with the Constitution.

ARTICLE VII.

AMENDMENTS.

SEC. 1. This Constitution shall be altered or amended only upon a two-thirds vote of the Fellow members present at a regular meeting, or a special meeting called for the purpose, at which not less than a majority of the Fellow members of the Association shall be present; the proposed amendment or alteration having been previously discussed at either a regular or special meeting, and the vote thereupon shall be taken by yeas and nays.

BY-LAWS.

ARTICLE I.

SEC. 1. The objects, aims, and purposes of this Chapter shall be as defined in Article II., and the officers as provided in Article IV., of the Constitution.

ARTICLE II.

MEETINGS.

SEC. 1. This Chapter shall convene in *Annual Session* the first Friday in September of each year, for the purpose of receiving the annual reports of officers, the election of officers for the ensuing year, and the transaction of such other general business as may be presented.

SEC. 2. The *regular meetings* of the Chapter, other than as provided in the preceding section, shall be held the first Friday in each month.

SEC. 3. **QUORUM.**—Five Fellow members shall constitute a quorum at all regular and special meetings.

SEC. 4. *Special meetings* of the Chapter may be called by the Secretary whenever the President or Vice-President shall be requested in writing by five Fellow members, setting forth the purposes in full of such meeting; but no other business than that specifically stated in said call shall be considered at such special meeting. The Secretary shall notify all the members of such special meetings when called, at least three days prior to the time fixed for said meeting.

ARTICLE III.

NOMINATIONS AND ELECTION OF OFFICERS.

SEC. 1. The officers of the Chapter shall be elected by written ballot at the regular meeting in the month of September of each year, and otherwise as may become necessary in cases of vacancies occurring from any cause.

SEC. 2. The *nominations* for annual election of officers shall be made at the regular meeting in the month of August of each year, either by open nominations, or through a nominating committee. But in either case, the *names of the nominees* must be presented to the Chapter at the regular meeting next prior to the time fixed for the election of officers, or at a special meeting called as provided in Section 4, Article II., for that purpose. But under no circumstances shall an election be held at the time and meeting when the nominations are submitted.

SEC. 3. The officers elected as provided in this article shall enter upon the discharge of their official duties on the evening of their election, after the annual reports of the retiring officers shall have been submitted to the Chapter.

SEC. 4. All officers elected as provided in this article shall hold office for the period of one year, or until their successors are elected; except that should any elected officer fail to discharge the duties of his office satisfactorily to the Chapter, his office may at any time be declared vacant by a majority vote of those present at any regular meeting of the Chapter, and the vacancy then and there be filled by nomination and election, provided the Secretary shall have notified the delinquent officer, by personal or postal service, of the intended action at least one month prior to such action being had.

ARTICLE IV.

REPORTS OF OFFICERS.

SEC. 1. At the annual meeting in each year, the respective officers of the Chapter shall make a full report in writing of all matters intrusted to their care, custody, or control during the terms of their offices, respectively.

ARTICLE V.

DUTIES OF OFFICERS.

SEC. 1. The **PRESIDENT**, or in his absence the Vice-President, shall preside at all meetings of the Chapter. In the absence of both the President and Vice-President, a presiding officer shall be chosen *viva voce*.

SEC. 2. It shall be the duty of the presiding officer to preside at all meetings of the Chapter, and preserve order therein; see that the Constitution and By-Laws are properly observed and enforced; that all officers and committees perform their respective duties; appoint all committees not otherwise provided for; have the casting vote in all cases of ties; the right to vote for admission of members and for officers of the Chapter; sign all warrants authorized by the Chapter; and perform such other duties and functions as are laid down in Cushing's Manual for presiding officers.

SEC. 3. The **RECORDING SECRETARY** shall keep a record of the proceedings of the Chapter, and of all matters of which record shall be deemed advisable by the Association. He shall also provide a registry in which the Constitution and By-Laws of the Chapter are inscribed, and secure the signature of every member thereto. He shall also have custody of the Seal and Archives of the Chapter, and preserve for reference all documents, reports of Committees, and papers which may from time to time be presented to the Chapter for its consideration, and all communications ordered to be "placed on file." He shall

conduct all domestic correspondence, and draw all warrants upon the Treasurer for moneys ordered paid by the Chapter or the Executive Committee. He shall notify applicants for membership of their election, shall keep a complete roll of membership, and issue notices for all regular and special meetings of the Chapter.

SEC. 4. The **CORRESPONDING SECRETARY** shall conduct all foreign correspondence, by which it is understood all correspondence beyond the jurisdiction of this Chapter, as defined in Section 2 of Article V. of the Constitution, and shall perform the duties prescribed in Sections 4 and 5 of Article XI. of the Constitution and By-Laws of the American Institute of Architects, and perform such other corresponding duties as the interests of the Chapter may require.

SEC. 5. The records and correspondence of the Chapter shall at all reasonable times be open to the inspection of any member of the Chapter in good standing.

SEC. 6. The **TREASURER** shall collect all moneys due the Chapter, and disburse the funds only as directed by the Chapter, or upon the order of the Executive Committee, duly signed by the President and Recording Secretary.

SEC. 7. He shall keep the accounts of the Chapter in books belonging to it, which shall be at all times open to the inspection of the officers; and shall report at every annual meeting, and oftener if required, on the state of the funds.

ARTICLE VI.

PROPOSITIONS FOR MEMBERSHIP.

SEC. 1. All propositions for membership must contain the names and residences of the applicants and their referees, and that of the party proposing. The application, being in due form, shall be referred to a Committee of three, appointed by the presiding officer to investigate the standing and qualifications of the applicant. Such Committee to report the result of their investigation at the next ensuing regular meeting.

SEC. 2. No application for membership shall be acted upon at the meeting upon which the same shall have been submitted to the Chapter, other than the appointment of an Investigating Committee.

SEC. 3. Upon the report of such Committee, the Chapter shall proceed to ballot, and if not more than three of the members present shall vote against the applicant, he shall be declared elected, and admitted to membership.

SEC. 4. Corresponding, Honorary, and Life Members shall be proposed and elected by ballot, subject to the provisions of Section 1 of this Article.

SEC. 5. The admission fee provided in Article VIII. shall accompany all applications for membership.

SEC. 6. Rejected candidates shall not be again proposed for a period of six months following their rejection. And no ballot resulting in the rejection of a candidate shall be reconsidered without the *unanimous assent of all those who participated in*, and at time, place, and meeting when such unfavorable balloting shall have been held, and before any who may have voted shall have retired.

SEC. 7. Candidates elected to membership, who shall fail for a period of three months to signify their acceptance thereof by signing the Constitution and By-Laws, and paying the initiation fee, shall be considered to have declined affiliation; and can afterward obtain membership only by reproposal and election.

SEC. 8. Applicants for membership shall *not be present* during the reading and consideration of the report of the Investigating Committees in their cases respectively, except by special invitation of the Chapter.

ARTICLE VII.

MEMBERSHIP—PRIVILEGES—MANAGEMENT.

SEC. 1. The *membership* of this Chapter shall be as defined in Article V. of the Constitution.

SEC. 2. The management of the affairs of the Chapter shall be vested in the "Fellow members."

SEC. 3. *Associate members* shall be entitled to all the benefits of the Chapter; the right to participate in all debates and discussions of a technical character; to vote on applications for membership other than of Fellows, but shall have no right to vote on matters of legislation, and questions before the Chapter for its decision, nor to hold office.

SEC. 4. *Draftsman members* shall enjoy the rights and privileges accorded to Associates, except that of voting for the admission of Associate members.

SEC. 5. *Articled Student members* shall be entitled to the privilege of attending the regular and special meetings of the Chapter; may enjoy the right, by permission of the Chapter, to present and debate matters of special interest to their class, and to ask for information upon matters and subjects of special interest, but shall have no right to vote, except upon the admission of Student members.

SEC. 6. *Corresponding, Honorary, and Life Members* shall enjoy

all the rights and privileges of the Chapter, except that of voting and holding office; except that the rights and privileges of members of the Chapter who become Corresponding, Honorary, or Life Members shall not be affected thereby.

SEC. 7. It shall be the duty of Draftsman members, upon beginning the general practice of the profession, to notify the Secretary of the fact; and after having so practiced for the period of one year, they should cease to be Associates, and become Fellows. Associates who may desire advancement to membership as Fellows, shall make application to the Chapter in writing, which application may be acted upon without delay, or by majority vote of the Fellows present, be referred to a Committee of three, and be subject to the provisions of Section 1, Article VI.

SEC. 8. No member who shall be over six months in arrears shall be entitled to vote or hold office; and if twelve months or more in arrears, shall be considered as having withdrawn, and can only be reinstated by being balloted for as at first, and upon payment of all indebtedness to the Chapter.

ARTICLE VIII.

FEES AND DUES—RESIGNATIONS.

SEC. 1. The admission fee for membership in this Chapter as Fellows shall be six dollars; Associates, four dollars; Draftsmen, three dollars; Articled Students, two dollars. Members of the subordinate grades may advance to Fellow membership by paying the additional fee, making the total sum of six dollars.

SEC. 2. The dues for Fellow members shall be six dollars yearly; for Associates, four dollars; Draftsmen, three dollars; and Articled Students, two dollars—payable in each case in two (or one, if preferred) installments, respectively maturing and payable the first day of September and March of each year.

SEC. 3. Any member who shall have paid the annual amount of dues, and who shall be absent from the jurisdiction of this Chapter for the continuous period of one year, shall be exempted from the payment of dues accruing during the period of his absence, if he shall have previously given written notice to the Secretary of his intention to be absent.

SEC. 4. All *resignations* shall be submitted in writing to the Secretary, who shall present the same to the Chapter at the next ensuing meeting. But a resignation shall not discharge the member presenting it from the payment of unpaid dues.

ARTICLE IX.

ORDER OF BUSINESS, AND RULES OF ORDER.

- SEC. 1. 1. Calling the Roll.
2. Reading Minutes of Previous Meeting.
3. Reading Minutes of Special Meeting.
4. Reports of Standing Committees—Executive, Trustees, Finance, etc.
5. Reports of Special Committees.
6. Reports of Committees on Applications for Membership.
7. Balloting on Applications for Membership.
8. Propositions for Membership.
9. Annual Address.
10. Reading Communications.
11. Unfinished Business.
12. New Business.
13. Reading of Papers, Debates, Addresses, etc.

SEC. 2. **RULES OF ORDER** may be suspended by a majority vote of the Fellows present. But no **BY-LAW** of this Chapter shall be suspended under any circumstances, except as provided in Article XIV.

SEC. 3. At the annual meeting of each year the President, or such other person as he shall designate for the purpose, shall deliver the **ANNUAL ADDRESS**.

SEC. 4. No motion or resolution shall be debated until it shall have been duly moved and seconded, and each speaker shall be confined strictly to the motion under consideration.

SEC. 5. No question shall be stated by the Chair unless properly moved and seconded, nor be open for discussion until stated by the presiding officer; and while a motion is pending before the Chapter, the only motions in order shall be:

1. To Lay on the Table.
2. The Previous Question.
3. To Indefinitely Postpone.
4. To Definitely Postpone.
5. To Recommit.
6. To Refer.
7. To Amend.

Each of which shall have precedence in the order in which they are arranged; and the first three shall be decided without debate.

SEC. 6. The previous question shall be put only when demanded by a majority of members present entitled to vote. When so de-

manded it shall be in the following form: "Shall the main question now be put?" If decided affirmatively, the main question shall then be put without further debate.

SEC. 7. An amendment to an amendment shall be in order, and take precedence of the amendment; but a motion to amend an amendment to an amendment shall not be entertained.

SEC. 8. A substitute shall be considered in the light of an amendment, and shall be treated as such. But no substitute or amendment shall be entertained, the object of which shall, in purpose or effect, introduce a subject different from that under consideration.

SEC. 9. The proceedings of the Chapter, not otherwise provided for, shall be governed by the rules and parliamentary usages and practices laid down in "Cushing's Manual."

SEC. 10. Discussions of religious or political subjects shall not be permitted at any meeting of the Association.

ARTICLE X.

EXECUTIVE COMMITTEE.

SEC. 1. The President, Vice-President, Recording and Corresponding Secretaries, and the Treasurer of the Chapter, together with the Board of Trustees, shall constitute an Executive Committee.

SEC. 2. The duties of said Committee shall be to exercise control and supervision over the affairs of the Chapter, provide rooms, make all purchases and contracts not otherwise provided for, but shall not incur any liabilities in excess of the amount of unappropriated funds in the hands of the Treasurer, except by special instruction from the Chapter, and shall perform such other service as may be for the best interest of the Chapter.

SEC. 3. Said Committee shall make a full written report of its acts and doings at the annual meeting, and whenever required by the Chapter, which reports shall be filed in the archives of the Chapter.

SEC. 4. The President and Recording Secretary of the Chapter shall act *ex officio* as officers; five members constituting a quorum of the Committee.

ARTICLE XI.

TRUSTEES.

SEC. 1. At the annual election of officers in each year, there shall be elected by ballot three Trustees, who shall hold office for the period of one year, or until their successors are elected.

SEC. 2. Said Trustees shall organize as a Board as soon after their election as practicable, by the election of a Chairman and Secretary.

SEC. 3. The duties of said Trustees shall be to take charge of, and hold in trust for the Chapter, all funds over an amount in the hands of the Treasurer necessary to meet the current expenses of the Chapter; all property and valuables which may come into the possession of the Chapter by gift, purchase, transfer, or otherwise; deposit all moneys in their possession, belonging to the Chapter, in such bank or savings institution, or invest the same in such securities, as the Chapter may from time to time direct. They shall also make a full written report of their official acts, and the state and condition of the funds, investments, and properties of the Chapter at each annual meeting, and whenever required by the Chapter. And at the expiration of their terms of office, they are to deliver up all moneys, properties, and valuables of every nature and kind, together with all books, papers, and other things belonging to the Chapter.

SEC. 4. Each Trustee shall give a separate bond for the faithful performance of his duty, in such amount as the Chapter may from time to time require.

ARTICLE XII.

DEPORTMENT AND PRACTICES OF MEMBERS.

SEC. 1. Should any member be reported to the Chapter in writing, by any responsible party, under a properly attested affidavit, as guilty of unprofessional practices or disreputable conduct, calculated to reflect reproach upon the profession and this Chapter, the matter shall be referred to the Executive Committee for investigation; and said Committee shall notify the member so charged, requesting his attendance at a meeting of the Committee appointed for the purpose; and after a full investigation of the charges and facts, the Committee shall have the power to dismiss, or report the case to the Chapter for further action.

SEC. 2. Should the Committee find the charges of sufficient importance to justify action on the part of the Chapter, they shall prepare a statement to that effect, with recommendations as to the proper course to be pursued.

SEC. 3. Should the charges be sustained, the offending member may be reprimanded by the chair, censured by a vote of the Chapter, or be expelled by two-third vote of the Fellows present voting in favor thereof, provided that the offending member shall have been notified of the action of the Chapter, and allowed one month to arrange and make his defense.

SEC. 4. A vote involving censure or expulsion shall be decided by ballot. Two-thirds of those present and entitled to vote being necessary in all cases of expulsion.

ARTICLE XIII.

DUTIES OF AN ARCHITECT.

All of the following are included in the ordinary charge of five per cent.

Preliminary sketches.
Working drawings and plans sufficient for an estimate and contract.
Preparation of contract and bond if required.
Detailed drawings and instructions for execution.
General superintendence of works (exclusive of clerk of works).
Examining and passing the accounts, and certifying to payments.
Preparing rough estimates of cost by cubing or otherwise.
An architect is bound, under the five per cent. charge, to provide one set of drawings and one set of tracings, with duplicate specification; it being understood that the architect is paid for the use only of the drawings and specification, and that they remain the property of the architect.

PROFESSIONAL PRACTICES AND ARCHITECTS' CHARGES.

The following Scale of Charges for Professional Services is strictly in accord with, and not in excess of, those established by the American Institute of Architects and the Chapters under its jurisdiction in New York, Boston, Rhode Island, Philadelphia, Albany, Baltimore, Chicago, Cincinnati, St. Louis, and other States and cities of America, and the Architectural Societies of England, France, Germany, Sweden, and other European countries.

For full professional services (including superintendence), 5 per cent. upon the full cost of the work.

Partial Services:

For preliminary studies, 1 per cent.

For preliminary studies, general drawings, and specifications, 2½ per cent.

For preliminary studies, general drawings, details, and specifications, 4 per cent., exclusive of superintendence.

For works costing less than \$5,000, and for monumental and decorative work, designs for furniture, etc., special rates in excess of the above.

For the alteration and remodeling of buildings previously erected, an additional charge to be made for surveys, measurements, etc., according to the time, skill, and trouble involved. An additional charge to be made for alterations and changes in plans after they shall have been prepared according to agreement and instructions given by clients.

All traveling expenses and the value of extra time required in traveling to be paid by clients, in cases where the work in hand is beyond reasonably easy distance from the architect's office.

Additional charges to be made for visits for professional consultations, and in accompanying travel, whether by day or night; in negotiations for sites, party walls, and all services incidental to general operations.

The payment of architects' fees shall mature as the work progresses, one-half the amount thereof being payable upon completion of the plans and specifications on buildings and works costing less than \$10,000, with earlier payments on larger operations, and additional payments as the work progresses, with final settlement upon completion.

Until the actual cost of contemplated work is determined by competitive or other competent estimates, the charges for architects' services are to be based upon the proposed cost thereof.

Architects are entitled to professional compensation upon the entire cost of the building or works when completed, including all fixtures and appurtenances necessary to render the same fit for use or occupancy. Also to a fair additional compensation on furniture, or other articles designed or purchased by the architect.

Should the owner have come into possession of, or in any way furnish, materials of any nature or kind required in the execution and completion of any building or works, the true value thereof shall be computed and added to the sum of all contracts, and the architects receive commissions upon the total sum.

Drawings, as instruments of services, are in all cases the property of the architect.

In cases of failure of contractors to complete the work undertaken, thereby involving extra labor, trouble, and vexation upon the architect, the architect shall be entitled to extra compensation, according to the extra services required.

Valuations.—The following definite charges are recognized:
For Valuation of Property, the charge throughout is one (1) per cent. on the first \$5,000, and one-half (½) per cent. on the remainder, up to \$50,000. Below \$5,000, and beyond \$50,000, by special arrangement. These charges do not include traveling expenses, nor attendance before juries, arbitrators, etc.

Arbitration Fees.—The charges shall be regulated according to the

time and professional skill required, based upon a charge of not less than \$25 per day to each party, for each and every day of such service. The time occupied each day, whether one or more hours, shall constitute a day in this connection.

Per day.—The charges per day which shall be made by practicing architects depend upon their professional position; but the minimum charge shall not be less than fifteen dollars per day. The full time employed in traveling, making estimates, preparing statements, etc., to be included.

The charge per day for draughtmen's services employed in architects' office shall be ten dollars, including the supervision of the architect, and the usual office expenses of paper, ink, etc.

Clerk of Works.—In work of importance, where a "clerk of works" is necessary, he shall be appointed by or with the consent of the architect, as the proper carrying out of plans and specifications can only be secured when such clerk of works shall be fully competent, and willing to obey and enforce the directions of the architect. The owner to pay the expense of said clerk of works.

Competition.—In all cases where designs in competition are solicited, the architects accepting should receive a true and definite list of those against whom they are to compete, and should also be paid a reasonable sum for their services, according to the extent of the work, whether successful or not. Competitions should not extend beyond works of a public character.

The sum offered as premium should never be merged in the architect's usual commission, but should be considered an honorary reward for the skill displayed, and as an offset to the risks and uncertainties of a competition.

Sketches and Consultations.—In cases where an architect prepares sketches for work, or is consulted and gives advice, and his services are not further required, charges for said sketches or consultations are to be made—the basis of charge being the time employed. If the sketches shall have been studied, and drawn out so far as to exhibit a complete design, the charge is one (1) per cent. on the estimated cost of the work; the sketches in all cases remaining the property of the architect.

Superintendence and Detail Drawings.—In the making up of the five per cent. usual commission, two and one-half per cent. is to be considered as the proper apportionment for the contract drawings and specification, one and one-half (1½) per cent. for the detail drawings, and one (1) per cent. for the superintendence. No member of this society shall receive any fee or compensation for his services from any person or persons other than his original employer.

Changes in Plans.—In cases where an architect shall have prepared plans according to the instruction and approval of the owner, and for any cause or reason, either before or after the same shall have been submitted for estimate, the owner shall change his purposes, and abandon the execution of a part or portion of the improvements contemplated by the original drawings, the architect shall be entitled to full compensation, as though no changes had been made; and also to compensation for all additional work and drawings rendered necessary by such changes.

ARTICLE XIV.

DUTIES AND RIGHTS OF MEMBERS.

SEC. 1. It shall be the duty of all members of this society to aim at excellence in conduct and qualification; to have an eye single to the interests of their employers, and to the advancement of the art; and while, in nature of society and business, each will come into competition with the other, our emulation should be to perform the best work, rather than the most of it.

SEC. 2. It shall be the duty of all members of the Chapter to maintain their rightful authority in the direction of all work under their charge, not recognizing the right of interference from any source; and to discourage and discountenance all methods of obtaining professional engagements, not of a worthy and reputable character, and by direct negotiations with owners or their legal agents.

SEC. 3. It shall be the duty of the members of this Chapter to refrain from and discountenance any and all attempts to supplant a fellow-member by proposals abating charges, or by any other violation of the strict rules of right and honorable practice, so as to deprive him of any properly and fairly secured business advantage or engagement.

ARTICLE XV.

AMENDMENTS.

SEC. 1. These by-laws may be amended at any regular meeting of the Association, provided that the proposed amendments shall have been submitted and read at a previous regular meeting, and also a copy thereof in printed form delivered or mailed to each member at least twenty days prior to the date of proposed final action thereon. A two-thirds vote of the members present and entitled to vote shall be necessary to final adoption.

SEC. 2. All amendments adopted as provided in Section 1 shall take effect immediately after adoption, unless otherwise specially provided.

UTILIZE YOUR BASEMENT APARTMENTS

In the Business Part of the City by using

HYATT'S PATENT ILLUMINATING ROOF
—AND—
BASEMENT EXTENSION.

THE LENSES MAGNIFY, HEAT, AND DO NOT BREAK.

SEE ALL NEW BUILDINGS ON THE BEST BUSINESS MART.

The present dark, damp Cellars, or Coal Vaults, of old buildings made light, cheerful, and well-ventilated Business Apartments suitable for Offices.

Read the following of the many Testimonials received:

MESSRS. P. H. JACKSON & Co., No. 2 California Street:

The alteration made by you by cutting out the six door sills and risers on the front part of our store, 14 and 16 Battery Street, and substituting HYATT'S PATENT ILLUMINATING ROOF, is quite satisfactory in making in the basement apartment below, in the front part, all that we could desire as regards light. Our entry clerks are now able to work without the use of gas.

LEVI STRAUSS & Co., Importers, 14 and 16 Battery Street,

SAN FRANCISCO, March 4, 1881.

LEVI STRAUSS & CO.

The Basements of Messrs. Murphy, Grant & Co's Buildings, on Bush and Sansome Streets, have been altered and are now lighted by this Improvement.

HYATT'S PATENT
FIRE AND BURGLAR-PROOF SKYLIGHTS.

The Public are requested to examine the large quarter circle skylights, recently erected in the rear of Senator Fair's building corner Sansome and Pine. Also A. B. McCreery's building corner of Pine and Davis. By the use of these heavy Skylights, which are both fire and burglar-proof, no extra charge in rates is made by the Insurance Companies than if no Sky-lights were used, as they are not destroyed by fire, like the wood and sheet-iron skylights in common use; besides the occupant of the premises may feel his goods are safe from robbers during the time the building may be closed.

There are many deep stores in this city that are much in need of light, and by an addition of these Skylights all light can be obtained, besides security against thieves is maintained.

The appearance of the Skylight, as seen from the front of the store when the sun is on it, glistens with the thousands of hexagon lens. The Cosmopolitan Building, as altered, has these Skylights on the rear of the deep stores.

P. H. JACKSON & CO.

Sole Licenses and Manufacturers for the Pacific Coast of Hyatt's Patents,

No. 2 California Street and No. 231 First Street,

SAN FRANCISCO.



SUBURBAN RESIDENCE.—DESIGNED BY WALTER FERRISS.

Nice Times for Architects and Artisans in the Fourteenth Century.

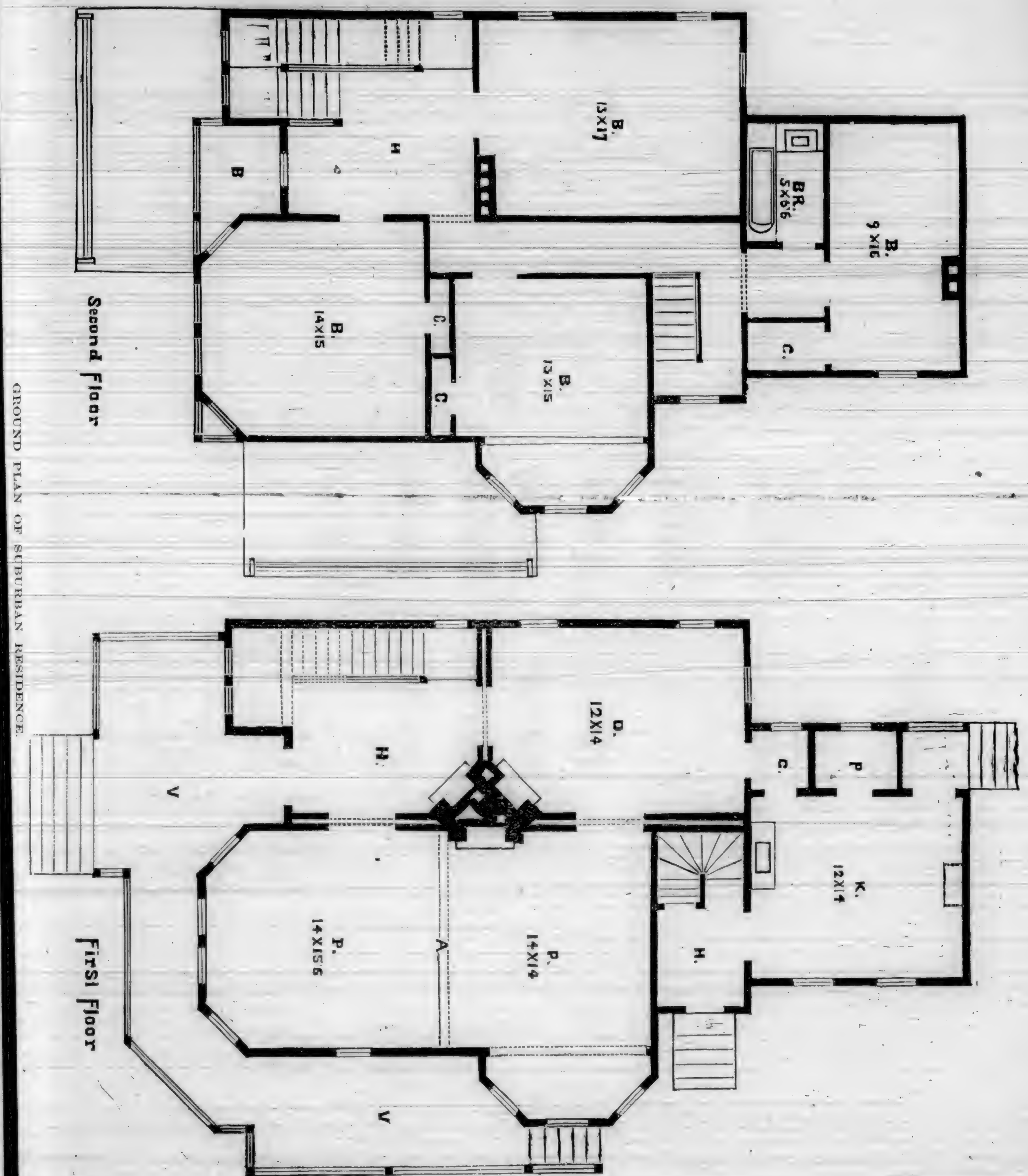
"Wyckham was Bishop of Winchester, but it must be remembered that during the Middle Ages there were no architects but what were monks or ecclesiastics, as all the learning was confined to the monasteries.

"Wyckham was paid by the king one shilling daily as salary, and three shillings a week for his clerk of the works, as architect of the castle palace—a gorgeous style of composition introduced by Wyckham in the royal palace of Windsor during a reign of this patron, Edward III. To obtain artisans, the king issued writs

to the sheriffs of several counties, directing them under a penalty of one hundred pounds to provide a certain number of workmen, and send them to Windsor within ten days, to be employed at the king's rates of wages, as long as was necessary. And because divers of these workmen did afterward clandestinely leave Windsor, and were entertained by other persons upon greater wages, to the king's damage and manifest delay of his work, the sheriff's were ordered to make proclamation that those persons who should presume to employ any of the fugitive artisans should be dispossessed of all their property. The sheriffs were also directed to arrest the runaways, and commit them to Newgate."

Beading Circular Work.

A common thumb-gauge may be very readily converted into a labor-saving tool for sticking beads—either edge quirk, or center beads—by slitting one end of the gauge tail and fastening the bit of any bead plane in it in an upright or plumb position. The slot in the gauge should be made long enough to leave room near the end for putting in a screw so as to tighten the bit. This tool makes a scraping cut, which, although not as smooth as may be done on straight work, may be made to look tolerably fair by sand-papering well. The general form of the beaded work will be far superior to that worked out by hand.



O'Farrell, O. T. R. Church; A., J. C. Pelton; C., T. J. Hamilton; \$10,000.
Two two-story and basement frame, S. E. corner Scott and O'Farrell. O. and B. J. Dowling; A., R. Warren; \$7,500.

Four two-story and basement frame, N. side Grove near Laguna. O., G. Middlehoff; A., W. H. Bayless; C., J. Klose; \$10,000.
Two-story and basement frame dwelling, S. side Fulton near Van Ness avenue. O., M. Nolan; A., Townsend & Wynken; C., J. Dougherty; about \$4,000.

One-story and basement frame cottage, Lundy Lane between Virginia street and Esmeralda; O., J. J. Willow; C., N. C. Post; \$1,200.
Two-story frame on Folsom near Fremont. O., H. Myers; A., Curlett & Eisen; C., W. B. Kreger; \$1,400.

Repairs to frame building, S. side Union between Jones and Leavenworth. O., Mr. Kappa; C., J. P. Hansen; \$1,000.
Addition and repairs to building, Leavenworth near Union. O., Mrs. M. Kemp; C., S. M. Hills; \$1,000.

Repairs to frame dwelling, N. W. corner Washington and Leavenworth. O., J. H. Wise; C., S. M. Hills; \$750.
Three-story frame building, Howard street between Beale and Main. O., Rison Iron Works; C., C. Kinsman; \$3,500.

Two-story frame, Illinois street, between Napa and Sierra. O., and H. O. W. Hermann; \$1,500.
Two-story addition to brick building, N. side Broadway between Dupont and Stockton. O., G. P. Hossatt; C., J. Bonde; \$3,500.

One-story and basement frame, N. side Vallejo, between Polk and Van Ness avenue. O., Mr. Lanzendorf; C., F. V. Acker; \$1,700.
Three-story frame, corner Filbert and Gough. O., Kranz; days' work; \$5,000.

Three one-story and basement frame cottages, corner Fillmore and Moulton. O., Mrs. McCormack; C., G. Barker; \$3,000.
One-story and basement frame, S. side Union between Webster and Fillmore. O., Fricke; A., W. Schrof; C., A. Norton; \$2,000.

Two-story frame, brick basement, E. side Fillmore between Washington and Jackson. O., J. F. Ortmann; days' work; \$4,000.
Two-story frame, corner Steiner and Wilkey; O. and B. I. E. Alexander; \$2,100.

Alterations to two-story frame, N. side Bush near Octavia. O., C. Hillerbrandt; days' work; \$500.
Two-story and basement frame with stable, on S. side Golden Gate avenue, between Laguna and Buchanan. O., Kramer; A., Schmidt & Havens; C., Plums; \$9,300.

Two-story frame, E. side Fillmore, between Pacific and Broadway. O., G. H. Sanderson; A., H. D. Mitchell; \$10,000.
Two-story frame, N. E. corner Geary and Gough; O., A., Schmidt & Havens; C., Mahoney Bros.; \$10,000.

Two-story frame brick basement, S. side O'Farrell, near Laguna. A., J. Goelling; C., McCann & Jeffers; \$12,000.
Two-story and basement frame, S. side Ellis, between Buchanan and Laguna. O., Fisher; A., McDougall & Son; C., Silvester & Langsbee; \$

Repairs to two-story frame, corner Polk and Ash avenue. O., J. W. Worre; days' work; \$1,500.
Two-story frame, Polk street, between Golden Gate avenue and Turk street. O. and B., W. Evans; \$500.

Repairs to building on Essex street. O., Babcock; A., Cuthbertson; C., Moore Bros.; \$700.
E. side Sansone, between Pine and Bush. O., Mrs. —; C., Mahoney Bros.; \$10,000.

Additions to building, Beale and Fremont streets, near Folsom. O., Whittier, Fuller & Co.; days' work; \$4,000.
Repairs to three-story frame, Natoma near New Montgomery. O., Haguet; C., G. Snyder; \$1,900.

Three-story frame, Clement, S. side Bu h, between Webster and Fillmore. O., C. L. Taylor; A., Taylor & Copeland; days' work; \$6,000.
Additions to two-story frame, N. side Union, near Webster. O., Mrs. Strachan; C., Robinson & Gillespie; \$1,300.

Additions and repairs to two-story frame, W. side Taylor, near O'Farrell. O., Mrs. Gunn; A., T. J. Welch; C., P. Lynch; \$1,000.
Additions to two-story frame, S. E. corner Larkin and Geary. O., Becker Bros.; C., McGinnis; \$800.

Two-story frame, S. E. corner Mission and Twelfth. O., M. Deane; days' work; \$2,500.
One-story and basement frame, S. side Clinton Park, between Guerrero and Dolores. O., N. Pierce; A., Townsend & Wynken; C., Bruce & Gilmore; \$1,100.

One-story and basement frame, Lapidge street, between Eighteenth and Nineteenth. C., F. Gonyea; \$900.
Two two-story and basement frame, Hill street, between Valencia and Guerrero. O., S. W. Fuller; C., G. R. Lang; \$8,000.

Two-story and basement frame, Twenty-fourth street, near San Jose avenue. O. and B., Geo. Edwards; \$2,700.
Two-story and basement frame, Twenty-fourth street, between San Jose avenue and Dolores. O. and B., Geo. Edwards; \$2,500.

Two-story frame, corner Twenty-third and Howard. O., Mrs. Saul; A., Wright & Sanders; C., R. Doyle; \$5,200.
One-story frame, W. side Spear near Market. O., Allen, Hogle & Co.; S. M. Hills; \$2,000.

Alterations to frame, California near Devisadero. O., Sage; A., W. H. Bayless; days' work; \$1,300.
Additions to three-story brick, N. W. corner California and Davis. O., Grangers' Bank Association; A., W. H. Bayless; C., J. Wessinger; \$10,300.

Alterations to frame building, Mission street between Eighteenth and Nineteenth. O., J. Hodgboom; C., Sanchez; \$2,300.
Two-story and basement frame, Twenty-first and Guerrero. O., D. A. Hulse; C., Sanchez; \$4,500.

Two-story and basement double dwelling, Taylor and Lombard. O., H. Werden; A., Gelfuss; C., H. Thom Wohrden; \$7,850.
Two-story basement and attic frame, with two-story stable, S. side Golden Gate avenue between Gough and Franklin. O., Mr. Schwamm; A., Gelfuss; C., B. Dryer; \$6,000.

Repairs to dwelling, William street, between Geary and O'Farrell. O., J. B. Foreman; C., L. Nolting; \$1,000.
Two-story frame, Fulton near Pierce. O., O. Goodall; A., C. Geddes; C., W. F. Curtis; \$5,000.

Repairs to frame, McAllister and Pierce; O., Goodall; A., Geddes; C., W. F. Curtis; \$3,500.
Additions to Sbarboro's premises, Washington street below Montgomery. A., T. J. Welch; C., Peters.

Frame building for a hall, on corner Twenty-fourth and Church. O., Chas. Duveneck; A., T. J. Welch; C., J. L. Binet; \$2,950.
SACRAMENTO.

Two-story and basement frame, on N. side I street, between Fourteenth and Fifteenth. O., W. W. Griesum; A., N. D. Goodell; C., L. B. Churchill; \$3,925.
Two-story frame dwelling, brick basement, on Tenth street, between U and V. O., F. Kuna; A., N. D. Goodell; C., J. White; \$2,625.

Two-story frame dwelling brick basement, on Fourth street, between N and O. O., C. Sellinger; A., N. D. Goodell; C., J. White; \$2,438.
Alterations to brick building, J street, between Eighth and Ninth. O., J. Gouth; A., N. D. Goodell; C., M. Madden; \$2,825.

One-story frame dwelling, brick basement, on J street between Twelfth and Thirteenth. O., Eugene Lamet; A., N. D. Goodell; C., H. Coates; \$2,071.
Alterations to building, on J street, between Second and Third. O., H. S. Crocker & Co.; A., N. D. Goodell; C., J. White; \$950.

Two-story frame dwelling, brick basement, on S. side N street, between Eleventh and Twelfth. O., Henry Weinrich; C., Jos. Ough; \$6,500.
Two-story frame dwelling, on N street, between Eleventh and Twelfth. O., C. M. Hazwell; C., Jos. Ough; \$4,000.

Two-story brick building, near Yolo bridge, for flouring mill. O., Pioneer Flour Mills Co.; A., Babson & Seadler; days' work.
Remodeling of two-story brick building, corner Twelfth and H. O., C. H. Krebs; A., Babson & Seadler; C., B. F. Pike; \$3,000.

One-story frame, for school-house, Twenty-seventh and J. O., Sacramento city; A., Babson & Seadler; C., Carle & Croly; \$3,000.
ALAMEDA.

One-story frame dwelling, with stable, Santa Clara avenue and Sherman street. O., R. Baker; C., C. Nelson; \$1,900.
One-story and basement frame dwelling on Sherman street, near Railroad avenue. O., Mrs. Boston; C., J. Conrad; \$700.

Repairs to dwelling on Santa Clara avenue and Grand street. O., Williams; C., L. Denet; \$500.
One-story and basement frame dwelling, on Alameda avenue, between Chestnut and Willow. O., E. Kerchhoff; C., C. Christensen; \$1,000.

Two-story attic and basement frame dwelling, corner Union street and Central avenue. O., F. N. Delaney; C. and B., Gilbert & Brown; \$10,000.
OAKLAND.

Two-story double frame dwelling, Seventh street, near Chester. O., Harr Bros.; A., C. F. Mau; C., Smilie; \$6,000.
Two-story frame brick foundation, San Pablo avenue and Sixteenth street. O., Geo. Sylvester; C., J. E. Hannah; \$3,500.

One-story brick building, E. Twelfth street and Eleventh avenue. O., White & Watson; C., G. W. Flick.
Repairs to building, Telegraph avenue, near Sixteenth. O. and B., J. A. Carlton.

Two-story frame dwelling at Fruit Vale. O., Smith; A., Curlett & Eisen; C., G. W. Flick; \$3,500.
MISSION SAN JOSE.

One-story frame dwelling. O., A. Lebrecht; A., Wolfe & Son; C., J. I. Murray; \$1,600.
Two-story frame dwelling brick foundation. O., J. Gallagher; A., W. J. Cuthbertson; C., S. Morrell; \$5,500.

CLAYTON.
Three-story stone building for wine cellar. O., J. Levi; A., Wolfe & Son; about \$5,000.
WELLS.

One-story and basement brick building. O., Hockheimer & Co.; A., Wolfe & Son; C., Walker & Merwin; \$3,169.
SAN JOSE.

Two-story frame building, brick basement, on W. side Monterey road, 1 mile S. of San Jose. O., H. W. Cottle; A., Theo. Lenzen; C., J. Lenzen; \$4,397.
SANTA CRUZ.

One-story octagon brick building for Hall of Records. C., Cal. Bridge Co.; Brick work, S. T. Bowers; \$10,470.
NAPA.

Two-story frame dwelling. O., J. W. Coleman; A., Wolfe & Son; days' work; \$2,000.
WALLA WALLA.

Two-story and basement brick building. O., Kennedy, Howard & Barrett; A., F. P. Allen; \$32,000.
Two-story brick building for jail and engine house. A., F. P. Allen; \$10,000.

Two-story and basement brick building. O., C. Maire; A., F. P. Allen; \$8,000.
Two-story frame dwelling. O., Wm. O'Donnell; A., F. P. Allen; \$10,000.

Two-story and basement frame building for school-house. A., F. P. Allen; \$18,000.
DALLAS.

Two-story and basement frame dwelling, corner Court and Eighth. O., W. R. Abrams; A., A. Bradford; C., O. A. Stowell; \$3,000.
Two-story and basement brick building for court-house. A., W. H. Williams; C., N. J. Blagen; \$23,000.

Two-story brick school-house, corner Court and Sixth; A., N. J. Blagen; \$7,000.
DAVISVILLE.

Block of frame buildings for stores. O., G. Hoag; A., Babson & Seadler; days' work; \$3,000.
MISCELLANEOUS.

WOODLAND.—One-story brick building, corner Main street and Railroad avenue. O., Rothe.
One-story frame cottage on Railroad street. O., J. B. Elston; \$2,000.

Frame cottages on Railroad street. O., W. Knox; \$2,500.
Additions to brick building on Main street. O., P. Krellenberg.
Extension to two-story brick winery. O., Clark.

Extension to two-story brick store. O., Krellenberg.
One-story frame, on Railway street. O., W. Knose; C., G. K. Glenn; \$2,100.
One-story frame, on Railway street. O., W. Knose; C., G. K. Glenn; \$2,100.

One-story frame on Railway street. O., Elston; C., Jos. Caldwell; \$2,700.
Stables, etc., at race track; \$2,000.
SALEM.—Five-story brick building, 140 x 55, with two sixty-foot wings, for woolen mills.

RIVERSIDE.—One two-story frame dwelling. O., A. Parker; C., W. Boggs; \$5,000.
Congregational church at Lugonia. C., R. A. Davis; \$3,000.
One and one-half story cottage. O., Mrs. B. W. Brown.

Two-story brick building, corner Main and Seventh.
Two-story brick building, at Lugonia, for store and I. O. G. T. society. O., G. A. Cook.
Additions to building owned by W. A. Hayt & Son.

MERCE.—Two-story frame building. A., Taylor & Copeland; days' work; \$18,000.
HALF MOON BAY.—Contract has been let to J. Fleming for the foundations of a Catholic church. A., T. J. Welch.

SPECIAL CASE OF INSTRUMENTS
And Special Offer for it, and a Book that every Draughtsman and those intending to become Draughtsmen should have.

CASE A.
German Silver Drawing Instruments,
Suited to Builders, Amateurs, and Others.

Containing 5½ inch Dividers, with pen and pencil points, and lengthening bar; 4½ inch plain Dividers; 3½ inch Needle Point Dividers, with pen and pencil points; 6½ inch Drawing Pen; Brass and Horn Protractor; Drawing Pencil; Compass Pencil, and 3 inch stick of India Ink. All in polished rosewood box, with lock, key and tray.

Sent post-paid on receipt of \$5.00.
JUST PUBLISHED.
A TREATISE ON
Mathematical Drawing Instruments,
AND HOW TO USE THEM.

One imperial 16mo. volume, bound in cloth, containing 152 pages and over 70 illustrations, including 11 different styles of lettering.
Sent post-paid on receipt of price, \$1.50.

HYATT'S PATENT
Illuminated Basement Extension.
WITH INGALL'S PATENT REFRACTING LENS, WHICH DEFLECTS THE RAYS OF LIGHT received through the area covering sills and risers TO THE REAR OF BASEMENT. This is the latest improved mode used in New York and other Eastern cities. P. H. JACKSON & CO., 231 First Street, sole licensees for the Pacific Coast for both Patents.

On the Full Tide of Prosperity.
Such is the fact in California, in all branches of mechanical operations, and especially in connection with house building. The monthly reports of "Building Intelligence," contained in each issue of this journal, clearly illustrates the degree of prosperity attending the building business in San Francisco at the present time, and during the current year; and by comparison, showing a large increase over the preceding year, although 1881 was a year which, in its business results, gladdened the hearts of thousands who had walked under dark clouds during the preceding half decade.

We question whether there is a street—wide or narrow—within the limits of San Francisco, upon the lines of which there are no building improvements under way; while in some cases there are buildings in various stages of progress upon almost every block, from alteration and repair jobs up to fine business structures, expensive residences, and rows of houses for renting.

Consequently there is universal employment for all competent mechanics, in all branches of mechanical pursuits, and the demand for labor is so great that the employment of incompetent men is unavoidable, and the labor of the "scrubs" has to be utilized to the best advantage. Hence an increase of wages rules in all directions. Carpenters are receiving the wages paid ten years ago, ranging from \$3 for very common hands to \$4 for good men. Brick layers' wages for good hands run up to \$5 and \$5.50 per diem, with limited supply. We have been requested by several master masons to invite the immigration to San Francisco of competent brick layers, with assurances of immediate employment. But we do so cautiously, remembering that some ten or twelve years ago inducements were held out, and unqualified statements promulgated in eastern cities, which caused a rush for California, which flooded the labor market, and resulted in a common injury to the State and to hundreds who came; who, after the great pressure ceased, found it difficult to obtain employment, and were in time reduced to severe straits, many finally leaving the State with no

The California Architect and Building News.

VOLUME III.
NUMBER 9.

SAN FRANCISCO, SEPTEMBER, 1882.

\$2.00 per Annum, in Advance.
Single Copies, 20 Cents.

The California Architect —AND— BUILDING NEWS.

Published on the 15th of each month by the

SAN FRANCISCO ARCHITECTURAL PUBLISHING CO.

JAMES E. WOLFE, Editor and Manager.

GEO. H. WOLFE, Business Manager,
Room 11, 240 Montgomery St.

Sent, postage paid, to any part of the U. S., at \$2.00 per annum.

Entered at Post Office as second-class matter.

ADVERTISING RATES.

Outside of front cover, per square, each insertion.... \$ 2 50
Page following Building Intelligence, per square, each insertion..... 2 00
Page preceding reading matter, per square, each insertion..... 1 50
Other inside pages, per square, each insertion..... 1 00
Full page, inside, one insertion..... 32 50
Each subsequent insertion..... 25 00
Reasonable reductions for advertisements continued six or twelve months.

On the Full Tide of Prosperity.

Such is the fact in California, in all branches of mechanical operations, and especially in connection with house building. The monthly reports of "Building Intelligence," contained in each issue of this journal, clearly illustrates the degree of prosperity attending the building business in San Francisco at the present time, and during the current year; and by comparison, showing a large increase over the preceding year, although 1881 was a year which, in its business results, gladdened the hearts of thousands who had walked under dark clouds during the preceding half decade.

We question whether there is a street—wide or narrow—within the limits of San Francisco, upon the lines of which there are no building improvements under way; while in some cases there are buildings in various stages of progress upon almost every block, from alteration and repair jobs up to fine business structures, expensive residences, and rows of houses for renting.

Consequently there is universal employment for all competent mechanics, in all branches of mechanical pursuits, and the demand for labor is so great that the employment of incompetent men is unavoidable, and the labor of the "scrubs" has to be utilized to the best advantage. Hence an increase of wages rules in all directions. Carpenters are receiving the wages paid ten years ago, ranging from \$3 for very common hands to \$4 for good men. Brick layers' wages for good hands run up to \$5 and \$5.50 per diem, with limited supply. We have been requested by several master masons to invite the immigration to San Francisco of competent brick layers, with assurances of immediate employment. But we do so cautiously, remembering that some ten or twelve years ago inducements were held out, and unqualified statements promulgated in eastern cities, which caused a rush for California, which flooded the labor market, and resulted in a common injury to the State and to hundreds who came; who, after the great pressure ceased, found it difficult to obtain employment, and were in time reduced to severe straits, many finally leaving the State with no

kindly reflections. Still, a moderate increase in present number of brick layers would find ready engagement.
The journeymen plumbers and gas-fitters have united in a society movement for increase of wages, fixing the rates at \$4 per day. They have also decided upon the re-organization of the Plumbers' and Gas-fitters' Guards—a result induced by the present most gratifying condition of the building interests generally, and the regular receipt of full week's pay each Saturday evening.

The Carpenters' and Joiners' Union have, in addition to finding employment for all its members, also made a move to reduce the hours of labor on Saturday, fixing the time of quitting work at 4 o'clock.
The lathers—always among the first to exact increase of pay when the slightest opportunity offers—have run up the price for lathing fully double on the rates prevailing during preceding years.
We have in former issues this year referred to the bettered state of things existing in California, and stated facts just as they were; but the work of improvement has gone on solidly and steadily, until the demand for labor has absorbed all that there was available, and leaves the market at present unsupplied in part.

The indications all favor a continuance of prosperity, and the masses are made happy by reaping the benefits flowing from an outpouring of gold from the purses of those who have it in abundance. As far as the common comforts of life are concerned, there is at present far greater equality among the people of California as a whole, as none willing to labor need be idle; and when all hands are busy at from fair to excellent wages, want and suffering is eliminated from common life, and the streams of happiness flow gently and sweetly, or roughly and ruggedly, just as each by his own acts shall make them, except when uncontrollable affliction intervenes; and with the rich and wealthy, they can have and enjoy no more of temporal things than just the amount of happiness derived from them; and it is a debatable question whether the peace, contentment, and quiet joys and solid comforts of the humbler home is less soul-satisfying than those of palaces and abodes of luxury. We pray God that present prosperities may continue; but that with it, men may cultivate the higher and better sentiments of living, and seek to use and employ the blessings, now being so freely showered upon us as a people, wisely and prudently, rather than recklessly spending all that is received, seemingly defying the future with its possibilities, and forgetting the times that have been, when to obtain employment even at reduced pay was a privilege enjoyed only by a portion of our working classes.

contemporary remarks, than "one-sixth the price which would be paid to an architect of any character for one set of drawings." The "prize" for the cheaper buildings—singular to say—is better, but far below a proper sum, amounting to two hundred dollars, or one per cent. for the twenty-thousand building, and two hundred and fifty for the fifteen-thousand building.

Had this proposition originated among the inmates of some lunatic asylum, and been by them promulgated, architects would be prepared to receive the same as one of the freaks of diseased minds, and treated it accordingly. But coming from men controlling the educational interest of the city of Brooklyn, with the appointment of the president of the board of education, the chairman of the school-house committee, the superintendent of public instruction, the superintendent of the buildings of the board of education, and the city building commissioners as a committee to decide the merits of the plans submitted and award the prizes, sets one to thinking and searching for the motive actuating the parties in control. Dishonesty and unfairness are conspicuously evident upon the face of the transaction. If the gentlemen managing the affair flatter themselves they are governed by upright, honest business considerations, they fail to comprehend to what extent they are deceived; for if they know anything about the value of the services called for, they know they are asking labor without the intent to return more than a fractional compensation, which is neither honest nor just; and as they do not make an appeal for gratuitous contribution of plans, for the public good or otherwise, they cannot free themselves from the impurities of intent sustained by their acts. If the purpose is to comply with certain existing municipal requirements which render the advertisement for plans a necessity, they have adopted the most successful method possible of shutting off all honorable competition, as no architect governed by upright and honest professional views and purposes would permit himself to draw a line upon any such understandings as those held out in the circular; and good and fair-minded men being thus excluded from the competitions, the parties for whose special benefit the matter is being manipulated will have a clear course, and the dear people will pay the bill—not six-tenths of one per cent., but more likely several times the right and proper charges established by the architectural chapters and associates the world over.

The regular monthly meeting of the Chapter was held Sept. 1st, in the rooms of the Art Association. The number present and the interest manifested were especially gratifying to those who attended.

The report of the committee upon the awarding of the premiums for the competitive designs for the CALIFORNIA ARCHITECT AND BUILDING NEWS was received. The committee were granted till the next regular meeting to make their decision for the purpose of correcting an apparent error in printed report.

L. Goodrich of San Jose was elected a Fellow member; W. G. Matthews of Oakland was proposed as a member.
A beautifully bound volume of the Constitution and By Laws was presented to the Chapter by its President, John Wright, Esq. A vote of thanks, preceded by a brief speech, was

Another Absurd Competition Proposition.
We see noticed in the *American Architect and Building News* a circular that has been issued for plans for school buildings in the city of Brooklyn, New York, which should be treated with the utmost contempt by architects generally. Plans are solicited for one school building to cost fifteen thousand dollars, one to cost twenty thousand, and one, twenty-five thousand. For each, complete working plans are to be provided, showing drainage, provision for heating, etc., with the express stipulation that NO PLAN WILL BE RETURNED. For all this work, the recompense offered is one hundred and fifty dollars, or six-tenths of one per cent. for the twenty-five-thousand building, a little more, our

San Francisco Chapter American Institute of Architects.

The regular monthly meeting of the Chapter was held Sept. 1st, in the rooms of the Art Association. The number present and the interest manifested were especially gratifying to those who attended.

The report of the committee upon the awarding of the premiums for the competitive designs for the CALIFORNIA ARCHITECT AND BUILDING NEWS was received. The committee were granted till the next regular meeting to make their decision for the purpose of correcting an apparent error in printed report.

L. Goodrich of San Jose was elected a Fellow member; W. G. Matthews of Oakland was proposed as a member.
A beautifully bound volume of the Constitution and By Laws was presented to the Chapter by its President, John Wright, Esq. A vote of thanks, preceded by a brief speech, was

Another Absurd Competition Proposition.
We see noticed in the *American Architect and Building News* a circular that has been issued for plans for school buildings in the city of Brooklyn, New York, which should be treated with the utmost contempt by architects generally. Plans are solicited for one school building to cost fifteen thousand dollars, one to cost twenty thousand, and one, twenty-five thousand. For each, complete working plans are to be provided, showing drainage, provision for heating, etc., with the express stipulation that NO PLAN WILL BE RETURNED. For all this work, the recompense offered is one hundred and fifty dollars, or six-tenths of one per cent. for the twenty-five-thousand building, a little more, our

San Francisco Chapter American Institute of Architects.

The regular monthly meeting of the Chapter was held Sept. 1st, in the rooms of the Art Association. The number present and the interest manifested were especially gratifying to those who attended.

The report of the committee upon the awarding of the premiums for the competitive designs for the CALIFORNIA ARCHITECT AND BUILDING NEWS was received. The committee were granted till the next regular meeting to make their decision for the purpose of correcting an apparent error in printed report.

L. Goodrich of San Jose was elected a Fellow member; W. G. Matthews of Oakland was proposed as a member.
A beautifully bound volume of the Constitution and By Laws was presented to the Chapter by its President, John Wright, Esq. A vote of thanks, preceded by a brief speech, was

Another Absurd Competition Proposition.
We see noticed in the *American Architect and Building News* a circular that has been issued for plans for school buildings in the city of Brooklyn, New York, which should be treated with the utmost contempt by architects generally. Plans are solicited for one school building to cost fifteen thousand dollars, one to cost twenty thousand, and one, twenty-five thousand. For each, complete working plans are to be provided, showing drainage, provision for heating, etc., with the express stipulation that NO PLAN WILL BE RETURNED. For all this work, the recompense offered is one hundred and fifty dollars, or six-tenths of one per cent. for the twenty-five-thousand building, a little more, our

San Francisco Chapter American Institute of Architects.

The regular monthly meeting of the Chapter was held Sept. 1st, in the rooms of the Art Association. The number present and the interest manifested were especially gratifying to those who attended.

The report of the committee upon the awarding of the premiums for the competitive designs for the CALIFORNIA ARCHITECT AND BUILDING NEWS was received. The committee were granted till the next regular meeting to make their decision for the purpose of correcting an apparent error in printed report.

L. Goodrich of San Jose was elected a Fellow member; W. G. Matthews of Oakland was proposed as a member.
A beautifully bound volume of the Constitution and By Laws was presented to the Chapter by its President, John Wright, Esq. A vote of thanks, preceded by a brief speech, was