

**Fillmore, cor. Greenwich.** One-story and basement frame. O.—John Heyn. Days' work. \$1,000.

**Pine, nr. Taylor.** Additions to stable. O.—Senator Fair. Days' work. \$4,700.

**Battery, x Jackson and Pacific.** Repairs to iron building. O.—F. Barnard & Co. A.—T. J. Welch. C.—T. G. Barnard. \$1,500.

**Bush, nr. Leavenworth.** Alterations and additions. O.—Rutherford. Days' work. \$1,600.

**Mission, x Thirtieth and Thirty-first.** One two-story; two one-story frame. O.—F. Kelterer. C.—F. Bonicke. \$3,400.

**Twenty-sixth and Hampshire.** Additions to frame. O.—F. McAleers. Days' work. \$1,300.

**Army, cor. San Bruno Road.** Two-story frame. O.—Geo. Nicholas. C.—J. McPoland. \$1,500.

**Adair, nr. Howard.** One-story and basement cottage. O.—B. H. J. Weiss. \$1,500.

**Eureka, x Twenty-second and Twenty-third.** Improvements in nursery. O.—H. Meyer. C.—H. J. Weiss. \$2,000.

**Broadway, x Sineone and Montgomery.** Two-story frame. O.—A. Chichizola. C.—G. Roeca. \$2,350.

**Fulton, x Scott and Deviser.** One-story frame. O.—J. Sullivan. Days' work. \$1,000.

**Waller, x Buchanan and Webster.** One-story and basement frame. O.—Egelman. C.—J. Dutton. \$1,150.

**Pacific, x Jones and Leavenworth.** One-story frame. O.—Venekohl Bros. A.—F. Hilbert. C.—A. N. Nelson. \$1,800.

**Vallejo, x Hyde and Larkin.** One-story frame cottage. O.—Mrs. Neely. A.—Townsend & Wyneken. C.—A. N. Nelson. \$1,200.

**Natoma, x First and Second.** Three-story frame building. O.—Mrs. Hayes. Days' work. \$2,500.

**Howard and Seventh.** Alterations to frame. O.—Mrs. Squires. C.—W. Odell. \$400.

**Folsom, nr. Sixth.** One-story frame building. O.—A. Russ. C.—Conrad & Miller. \$2,000.

**Stockton, cor. Post.** Alterations to frame building. O.—Stahl & Maack. A.—V. Hoffmann. C.—G. aron. \$9,000.

**Bryant, cor. Seventh.** Two-story frame. O.—Pac. Cream Tartar Works. C.—F. Bernard. \$4,000.

**Tenth, nr. Harrison.** One-story frame building. O.—McAvoy. Days' work. \$1,500.

**Howard, nr. Fourth.** Alterations to three-story frame. O.—Pickett. A.—T. J. Welch. Days' work. \$1,600.

**Page, x Franklin and Gough.** Repairs and additions. O.—Mrs. Mury. C.—E. Wiencehl. \$3,000.

**Seventeenth, x Church and Sanchez.** Two-story frame dwelling. O.—W. Siebrecht. Days' work. \$2,600.

**Cedar Avenue, x Larkin and Polk.** Repairs to frame dwelling. O.—J. Wensinger. C.—J. McInnes. \$1,000.

**Leavenworth, nr. Vallejo.** Repairs to two-story frame. O.—Mrs. Guess. C.—S. M. Hills. \$1,250.

**Mason, x Union and Filbert.** Repairs to two-story frame. O.—Mrs. Ryder. C.—S. M. Hills. \$750.

**Fifth, nr. Brannan.** Two-story frame building. O.—Fuchs & Euler. Days' work. \$1,000.

**Hartford, x Nineteenth and Twentieth.** One-story and basement frame. O.—B. Jones. Days' work. \$1,600.

**Van Ness, x Sacramento and California.** Repairs and additions. O.—W. B. Bradbury. Days' work. \$7,000.

**Cedar Avenue, cor. Larkin.** Three-story frame building. O.—F. S. Wensinger. Days' work. \$10,000.

**Els, nr. Stockton.** Fitting up offices. O.—T. J. Bass & Co. C.—S. M. Hills. \$4,000.

**Capp, x Seventeenth and Eighteenth.** Repairs to frame. O.—H. White. C.—S. M. Hills. \$2,000.

**Broadway, nr. Octavia.** Two-story frame. O.—Venekohl Bros. A.—F. Hilbert. C.—A. N. Nelson. \$1,800.

**Webster, x O'Farrell and Ellis.** Repairs to two-story frame. O.—Judge Freelon. C.—B. Cook. \$1,700.

**Bidley, nr. Mission.** Two-story frame dwelling. O.—P. C. Casey. C.—Kidd. C.—J. Blake. \$1,800.

**Russ, nr. Folsom.** Two-story and basement frame. O.—J. Phillips. A.—B. Henriksen. C.—J. Kline. \$5,500.

**Mason, x Bush and Sutter.** Repairs to two-story frame. O.—Geo. Lovegrove. C.—Percy and Hamilton. C.—Gray & Stover. \$1,600.

**First, cor. Laurel Place.** Additions to frame dwelling. O.—P. J. Donahue. A.—T. J. Welch. C.—J. W. Smith. \$4,500.

**Clinton Park, nr. Market.** One-story frame cottage. O.—B. J. Campbell. \$600.

**Stockton, x Jackson and Pacific.** Repairs to frame. O.—Zabaldano. Days' work.

**Grove, x Webster and Fillmore.** Additions to frame. O.—B. J. Hinkle. \$1,500.

**Harrison, x Twenty-third and Twenty-fourth.** Repairs to frame. O.—McLoughlin. \$850.

**Twenty-fifth and Treat Avenue.** One-story and basement frame. O.—B. J. Kane. \$900.

**Valencia, cor. Twenty-first.** Alterations to frame. O.—Mrs. Bruns. C.—F. Klatt. \$3,770.

**Grove, x Franklin and Gough.** Repairs to frame. O.—Shaddy. Days' work.

**Pine, x Larkin and Polk.** Repairs to frame building. O.—City of S. F. Days' work.

**Fillmore, x Haight and and Waller.** Repairs to frame dwelling. O.—B. Laherty. \$1,200.

**Geary, nr. Baker.** Repairs to frame. O.—Hilbert. Days' work.

**Harrison, x Twenty-fourth and Twenty-fifth.** One-story and basement frame. O.—Clinton. C.—F. Mitchell. \$1,300.

**Rondel Place, off Sixteenth.** Alterations to frame. O.—Dobler. C.—C. L. Horton. \$900.

**Twenty-seventh, nr. Church.** One-story frame. O.—G. Cash. C.—McLoughlin. \$1,600.

**Twenty-first, cor. Shotwell.** Additions and alterations. O.—H. Ebbingshausen. A.—H. Gellfus. C.—Conrad & Miller. \$3,200.

**Pine, cor. Leavenworth.** Two-story frame. O.—W. Sharon. A.—J. P. Gaynor. C.—W. M. Fletcher. \$12,000.

**Seventeenth, near Dolores.** One-story and basement frame. O.—E. Coffin. A.—W. P. Moore. C.—Terrill & Slaven. \$2,000.

**Powell, No. 1413.** Additions to building. A.—T. J. Welch. C.—F. Buckley. \$1,524.

**SACRAMENTO.**

**Sixth, cor. L.** Two-story frame building. O.—1st Artillery Regiment. A.—N. D. Goodell. C.—M. Madden. \$10,000.

**Ninth, x G and H.** One-story and basement frame cottage. O.—B. Shells. A.—N. D. Goodell. C.—B. F. Bell. \$1,670.

**I, x Third and Fourth.** One-story and basement brick building. O.—J. Rider. A.—N. D. Goodell. C.—E. A. Boyer. \$2,000.

**H, x Seventh and Eighth.** Alterations and repairs. O.—F. H. Russell. A.—N. D. Goodell. \$2,000.

**Sixteenth, near O.** Two one-story frame cottages. O.—Simon Ash. C.—John Atwood. \$1,600.

**J, x Fifth and Sixth.** Remodeling brick building. O.—A. J. Vermilya. A.—A. A. Cook. C.—Carle & Croly. \$2,800.

**Fifteenth, and L.** Frame residence. O.—Mrs. J. Harrison. C.—John White. \$1,500.

**K, near Fifteenth.** One-story frame cottage. O.—E. Himmel. \$1,100.

**Second, cor. M.** Two-story frame, brick cellar. O.—H. Winters. A.—A. A. Cook. C.—John White. \$3,770.

**I, x Tenth and Eleventh.** Raising and remodeling. O.—W. A. Chittendon. A.—A. A. Cook. C.—F. Cady. \$1,800.

**Ninth, cor. K. I. O. O. F.** Encampment Hall. A.—A. A. Cook. C.—Neilson Wilcox. \$1,650.

**J, x Front and Second.** Remodeling Fremont Hotel. O.—P. Bryding. A.—A. A. Cook. C.—E. F. Woodward. \$2,850.

**Second, x I and J.** Fitting up offices. O.—Scobfield & Tevis. A.—Newson & Gash. C.—G. D. Nagle. \$2,400.

**ALAMEDA.**

**Santa Clara Ave., near Willow.** Two-story frame dwelling. O.—W. P. Thomas. C.—Gilbert & Brown. \$4,000.

**Willow, and Railroad Ave.** One-story and attic frame dwelling. O.—B. C. A. Brown. \$1,800.

**Encinal Ave., nr. Oak.** Two-story and attic frame dwelling. O.—Captain Williams. C.—J. Millington. \$5,500.

**Central Ave., x Second and Third Ave.** One-story frame cottage. O.—B. Thompson. \$700.

**Union, cor. Buena Vista Ave.** One-story frame cottage. O.—B. Stackley. \$1,000.

**Railroad Ave., nr. Paru.** Additions to building. O.—C. Cellarius. C.—A. Denke. \$2,000.

**San Antonio Ave., x Union and Grand.** Additions to building. O.—J. R. Spring. A.—Benson & Seidler. C.—Gilbert & Brown. \$2,000.

**OAKLAND.**

**San Pablo Ave. Station.** Two one-story frame cottages. O.—Klinker. O.—S. & J. C. Newsum. C.—Dowling. \$4,000.

**Seventeenth, x Sixth and Seventh Avenues.** Additions to two-story frame. O.—L. H. Wakefield. A.—S. & J. C. Newsum. C.—Knight & Littlefield. \$1,600.

**Tenth, cor. Jefferson.** Four two-story frame dwellings. O.—Lamoureux. A.—Matthews & Son. C.—A. Childs. \$8,000.

**Central Ave., x Twelfth and Thirteenth.** One-story brick building. O.—White & Wallman. C.—Geo. Flick. \$3,000.

**Twenty-third, x Valdez and Waverly.** One-story and basement frame cottage. O.—John Davies. \$400.

**O.—C. Ashton.** A.—S. & J. C. Newsum. C.—C. Kimball. \$2,000.

**Seventh Ave., x Tenth and Eleventh.** Two-story frame building. O.—A. Malpas. A.—S. & J. C. Newsum. Days' work. \$1,000.

**Harrison, No. 1,268.** Additions to building. O.—W. P. English. C.—Haskell & White. \$800.

**Frame building near Lake Merritt.** O.—House. A.—Newson & Gash. Days' work. \$1,500.

**Jefferson, cor. Twelfth.** Two-story frame residence. O.—O. B. Smith. \$4,500.

**San Pablo Ave. and Sixteenth.** Two-story building—stores and dwelling. O.—J. C. Estey. \$1,500.

**Filbert, near Twelfth.** Two-story frame. O.—Benson. \$1,500.

**Wood, x Chase and Taylor.** Three one-story cottages. O.—J. Ziegenbein. \$1,500.

**Taylor, cor. Wood.** Two-story frame residence. O.—W. S. Jeffries. \$20,000.

**East Oakland—Additions.** O.—Dr. Pinkerton. C.—Haskell & White. \$400.

**MISCELLANEOUS.**

**Maxwell.** Two-story brick school house. O.—Colusa County. A.—S. & J. C. Newsum. C.—J. M. Warren. \$5,000.

**Centerville.** Two-story and basement frame. O.—Dr. Hall. A.—S. & J. C. Newsum. C.—Knight & Littlefield. \$5,500.

**Stego.** One-story brick building. O.—Vulcan Powder Co. A.—H. C. Macy. C.—G. Holmes. \$1,200.

**Fresno.** Two-story brick building. O.—J. Ryan. C.—J. Clifford. \$6,000.

**One and one-half story frame building.** O.—Hughes & Son. Days' work. \$6,000.

**One-story frame dwelling.** O.—L. Einstein. A.—Kestner & Rann. C.—Carlson & Bro. \$4,000.

**One-story frame dwelling.** O.—Chas. Schloch. C.—W. J. Beers. \$1,000.

**One-story frame building.** O.—John Miller. C.—W. J. Beers. \$600.

**Wheatland.** One-story brick building. O.—Farmers' Bank. A.—A. A. Cook. C.—Swain & Hudson. \$1,233.

**San Jose.** Second near San Antonio. Two-story frame dwelling. O.—Mrs. M. E. Bassett. A.—J. O. McKee. C.—W. A. Boyler. \$2,800.

**At the Willows.** Two-story and basement frame. O.—T. B. Keeling. A.—J. O. McKee. C.—Carter & Clark. \$6,000.

**Cor. Sunol and the Alameda.** Two-story brick. O.—John Davies. Additions to flour mill. O.—Moody. C.—J. Lenzen.

# The California Architect and Building News.

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### Labor Movements in San Francisco.

During the long period of severe dullness which preceded 1881, and which was the outgrowth of Kearneyism and the new Constitution, the working classes of California were compelled to submit to reductions in wages, and thousands found it difficult to obtain employment, even at low rates of compensation. But with the revival of the building business, which set in during the last past year, and especially so during the present year, wages in nearly all lines of mechanical pursuits have gained firmness; and many families among the working classes, who had struggled through the dark days of dullness, have been made comparatively happy by the return of better times, satisfied for the time being with the improvement in engagements and pay. No movement of special moment was inaugurated having for its object a general advance in wages through concerted society organization, many of which had in former years flourished; but from the financial inequalities on the part of the membership to perpetuate them, and business conditions not seeming to justify their continuance, they were permitted to die out. But the increased activities of the year have induced reorganization and a revival of the society affiliations in nearly all the branches of labor.

This is, so far, well. The banding together of men with common interests is as it should be, as all pursuits in life are benefited by the assembling of those engaged in them, when the objects and purposes actuating are based upon the right, and wise counsel prevails. But when influenced and controlled by rabid minds, bent upon the accomplishment of projects not within the bounds of sound reason and for the common good of all, action is apt to be brought about, calculated to arouse opposition within and without, and raise obstacles and antagonisms prejudicial if not destructive in character.

The developments and improvements in scientific and mechanical spheres are as much the result of free discussion and the interchange of thought among the leading men engaged in them respectively, through societies, assemblies,

conventions, the publication of books and papers, and similar methods, as from special personal abilities and effort. By these means, men gather information and secure new ideas, which enables them to extend and enlarge upon first thoughts and conceptions, and produce results which would never be reached by them if debarred from the benefits and advantages derived from mutual, personal affiliations.

The great obstacle in the way of better results in labor organizations exists in the limitedness of purpose. Some one idea which becomes the prominent or sole factor of the movement is made the issue from the beginning, and its enforcement is insisted upon with rigid persistence, either with or without the approval of opposing interests, or any effort being made to reconcile the opposition. Hence we advise that labor movements shall make haste slowly, deliberate wisely, and act prudently. The general on the battle-field who holds special advantages in forces and position may press and defeat the adversary according to his own pleasure; but in business battles, where the rights of all parties in conflict are protected under the law, the advantages cannot long remain one-sided. If labor for the time being asserts and secures prestige, capital submits only so long as compelled to do so, refusing unconditional surrender while seeking for shelter in more quiet and undisturbed retreats. Hence the necessity for higher and broader purposes in labor organizations than the arbitrary and dictatorial objects more generally made the basis of action.

We speak not a word against wise labor organizations, but heartily commend them, with these qualifications: that they be established on broad principles of mutual rights, and more for the purpose of the culture and improvement of the membership than the arbitrary enforcement of any single peremptory requirement. For enforced results are never permanent, when the means of escape are possible. And if the mechanics of California would unite and establish organizations of the character suggested, it would enhance their interests, and secure to them a power and influence for good far greater than all the one-purpose movements that can be conceived. There is a vast volume of talent and mental and moral excellence within the circles of labor in California, which may be developed and rendered almost irresistible, by the concerted action of the laboring classes. And it is a matter of surprise to us, that so many intellectually competent men should permit the multiplied favorable opportunities within their reach to pass unimproved. "It can't be done," is the sluggard's reply. What right thing is there that honest men banded together on right principles cannot do? Rugged mountains have been crossed by the foot of man, and the "iron horse" has made his way through snow drifts and over lofty peaks; oceans have been reduced almost to mill-ponds in effect, by massive vessels, designed and built by man, defying the rudest storm, and fleeing before the fierce winds; continents have been discovered by men of will power; and our own great nation is the result of the doings of the determined souls whose feet first trod the virgin soil of America. In all the successful works of life, it requires the exercise of the will power, which, sustained by pure motives, is irresistible.

The "Carpenters' and Joiners' Union" has secured the concession from the bosses of the men quitting at four o'clock on Saturdays for full time. There seems to have been but little opposition to this arrangement, which is likely

to continue during the winter months, as men can do but little after that hour through the season of early sunset. And should the spring work start up early and lively, the rule may extend through the coming year. But if there should be a let-down in building activities, and the market be flooded with labor-seeking employment, it is not likely that men requiring steady work to meet daily demands will remain idle for the sake of sustaining the eight-hour rule on Saturdays. We hope, however, that our future prosperity as a city may be such as will enable continuance of the rule, and that for years to come the concession of two hours on Saturday may be sustained.

The other special movement of the Union—that of breaking up the piece-work system—has been to some extent beneficial, as its presentation to the Chapter of Architects has enlisted a greater interest therein by the members of the Chapter, and the general discussion of the question among contractors has exposed the error of the method to such an extent, that none are willing to admit themselves guilty of the practice. Many, however, who disclaim culpability in this regard, do so very gently, and often with a very cherry-colored countenance, as if inclined to blush a little while protesting their innocence. But the members of the Union may rest satisfied that no piece-work will be permitted by the members of the Chapter, with their knowledge, on works under their superintendence.

The plumbers, marble-workers, and others have also revived or created society organizations; but in some cases may have demanded more than circumstances justify, unless a very propitious condition of business continues. All attempts to introduce new rules and regulations, calculated to increase cost and expenses, are destined to meet opposition; and unless there is power and force in the aggressive ranks, either in abundance of work or other controlling circumstances, the feeblest will yield and accept the terms offered by the stronger. Consequently, it is wise on the part of those who seek to better their condition to forbear harsh measures, and strive to conciliate and accomplish their purposes by persuasive and argumentative means. The views expressed by us may not prove acceptable to all, or even a majority of the working classes, but they are the gleanings of fifty years' experience, and we are very well satisfied of their practical correctness. We have witnessed the rise and fall of scores of movements of various import—political, mechanical, professional, and others—which have gone down to dust and the slumbers of oblivion through unwise and injudicious management. We therefore hope wise counsel will prevail in the ranks of the laboring classes, and that prudence and equity and fairness may govern all their acts.

### Early Rains—A Bad Omen.

Although there is no rule governing the seasons in California, which may be relied upon as invariable, still, the experiences and observations of the "oldest inhabitants" upon this coast sustain the theory that copious showers prior to the month of November indicate shortness of rain supply for the season. The month of September ending with rain, followed by heavy showers during the early days of October, does not argue well for a satisfactorily wet winter. No State in the Union is so disadvantageously affected by lightness of rainfall as California, as there exists two great interests, vital to the common welfare, while in other States



there is, as a rule, but one—that of agriculture in its various ramifications; while to this in the Golden State is to be added the great mining interests, which without sufficient rains suffer to a greater or less extent. Consequently the common interests of the State hinge upon the rainfall of the respective seasons, abundance and prosperity resulting in the years of abundant rains, while depressions and dullness ensue in years when the heavens fail to furnish the requisite quantity of water.

We hope that there may be a failure this year in the fulfillment of the commonly accepted theory that early rains presage a light, wet season, and that the present business outlook may not be dimmed by too much sunshine and "beautiful weather" during the months when, for the common good, muddy streets, miry roadways, and moderate floods are more to be desired.

The unexpected "first rains of the season" found but few prepared for them, and as usual, considerable damage has been experienced in building spheres, as the result of unfinished roofs, unprotected openings, etc. Many contractors and owners have suffered considerable damage to their works and property by neglecting to prepare in time for the uncertain storms, which neither come nor tarry because people are or are not prepared to receive them. But the experiences of the past thirty years fully demonstrate the fact that those who fail to adopt precautionary measures against rain storms by the early day in September, or who take it for granted that the rains are entirely over, before the 1st of July, assume considerable risk in so doing. Heavy rains have fallen on or before the 12th of September in several years since 1850, and in as many or more cases late in the month of June.

#### A Word of Caution to Eastern Mechanics.

While gladly welcoming the immigration of mechanics from all parts of the world, of those who desire to locate in San Francisco or other parts of California, we deem it to be our duty to extend a word of warning to such to beware of erroneous reports in reference to the rates of wages prevailing upon this coast, and the probabilities of ready and permanent employment.

Sometimes the zeal and earnestness of writers for journals and newspapers override good judgment, and induce statements greatly in excess of actual conditions. The magnifying and inflation of real facts sometimes embellishes articles for publication, and glowing accounts are read with special interest, and accepted as true; and thousands of mechanics and others have been misled, and financially and otherwise injured, by being influenced away from good situations with false hopes of bettering their future prospects.

Our object in writing this article is simply to correct, as far as our influence may extend, any wrong idea that may have attained in other cities and States, in reference to the building interests of California. From information before us, it appears that quite a number of mechanics have left their eastern homes and good situations, and come to California, under the impression that business was brisk in this State, and wages higher than east of the Rocky Mountains; and that some of them have not realized their expectations. We therefore extend the following correct information, based upon personal knowledge as practicing architects, to wit:

The building business during 1878-79 was so light that only a minor proportion of the mechanics were employed, and positive distress existed among the working classes. 1880 shaded up a little better, followed by a still greater improvement in 1881, during which year, at times, but not continuous by the entire working forces were employed. With the commence-

ment of 1882 a still greater improvement set in, and wages increased over the rates paid in 1879 and 1880, from \$2.50 to \$3 for carpenters, to \$3 and \$3.50, and in some cases \$4. The latter amount being the exception. At times during the current year there has been a scarcity of good mechanics, and some advertizing has been done to secure help to forward work undertaken under a forfeiture for over-time. These temporary pressures and scarcities of help gave color at the time to liberal statements in reference to the necessity for a greater number of mechanics in San Francisco. But as we have stated, the pressure was but temporary, growing out of the fact that during a few months an unusual amount of work was let, among which some half-dozen buildings, costing from lesser amounts up to \$150,000 or more. And these not being fairly distributed through the season, but bunched within a period of sixty to ninety days, necessarily exhausted the supply of workmen to rush them through, which being done, released the pressure, and again equalized the supply and demand for labor. During this condition of things increased wages were offered in some cases, with doubtful probabilities of the increase being sustained during the winter months, and not the slightest prospects for advance in the future over the figures stated. Brick-layers have at times been scarce, with wages at \$5.50 per day for best men. But the amount of brick-work done during the year has been no more than sufficient to comfortably employ the resident working forces, except that for a limited period master masons found it difficult to obtain a sufficient number of workmen.

The same state of facts exist in connection with other mechanical branches, and for the information of mechanics in other States, we append the ruling rates of wages in the several lines. As before stated, carpenters, \$3 to \$4; brick-layers, \$4 to \$5.50; plasterers, \$3 to \$4; plumbers, \$4 to less for scrubs; painters, \$3 to \$4 for special hands; laborers, \$1.50 to \$3 for mortar men and hod carriers; stair builders, \$3.50 to \$4.

We hope, however, that the facts furnished will not discourage any one from coming to California, who desires to change their places of residence, as there is room and opportunity for thousands of competent, energetic, and industrious people to settle down in the various cities and places of the Pacific coast, with good prospects of success. But let none come with the fancied idea that it is only necessary to reach California to secure all that heart and soul can wish, or that this is a State where wealth is obtained by the holding out of the hand, or the folding of arms until the Goddess of Fortune shall pour into the lap of the patient waiter gold sufficient for all the future necessities of life.

#### The Lateral Support Question.

Once more this question is being or will be ventilated, in the case of William Ede vs. James Phelan, in which the plaintiff seeks to recover \$2,500 as damages arising from the defendant having excavated his property, adjoining that of the plaintiff, to a depth of fifteen feet below the official grade of sidewalk, for building purposes. It is claimed that the defendant did not "give any previous or reasonable notice of his intention," etc., and is therefore liable for the expenses incurred by the plaintiff in underpinning the walls of his building or buildings.

The City Ordinance, Section 5, Chapter VI, Order 1,281, as amended May 16th, 1876, very justly and equitably provides that all owners desiring to improve their property, may, by giving due and proper notice of intention, and using proper care, excavate to a depth of fourteen feet for building purposes, without being required to underpin the property of others.

But Section 832 of the Civil Code annuls this ordinance, and as interpreted by the Fourth District Court, decided by Judge Morrison and affirmed by the Supreme Court, in the case of Ziele vs. Hood, that owners excavating must take care of and underpin the property of coterminous owners. But we have before argued, and still hold—although the case cited was decided in Ziele's favor—the question is not conclusively settled, as there is no clearly expressed conclusion as to whether the obligation is imperative upon parties excavating for the purposes of construction to do more than use ordinary and reasonable care in making such excavations, leaving it for the coterminous owner to protect and secure his own premises and property, by underpinning and otherwise. The Code expresses the right of owner to "excavate for purposes of construction," but in no clear and intelligent sense imposes the duty of building walls to uphold the adjoining buildings; and the decision quoted is based in part upon the assumed or proven fact that the defendant did not do certain things, his neglect to use proper care being one of the propositions operating to his disadvantage. As it appears to us, the courts have reversed the intent of the law in making the rights of the party excavating subject to the rights of the coterminous owner to lateral support; while the Code expressly states that the lateral support rights are to be "subject to the right of the owner of the adjoining land to make proper and usual excavations for purposes of construction, on using ordinary skill and taking reasonable precaution to sustain the land of the other, and giving previous reasonable notice to the other of his intention to make such excavations." As it appears to us, the language of the Code is complicated, contradictory, and indefinite, furnishing grounds for almost endless argument, and the basis of any sort of decision by the courts. And however clear it may be to legal minds, it requires a vast amount of explanation and twisting to make its clearness transparent to persons of no more than ordinary business sense and understanding. But as the law in the case is likely to be more fully ventilated and determined in the issue of Ede vs. Phelan, we shall await the final decision with interest. Judge Waymire having denied the demurrer of the defendant, it is altogether likely that both the contestants will seek with earnestness to win.

It is to be regretted that a law affecting so large and varied interests should be so worded as to leave any doubt as to the meaning and intent aimed at. Certainly the Code as it now stands cannot be made to harmonize with its four several and separate propositions, as reviewed in the July, 1880, number of this journal.

The Detroit "Free Press," in the columns to which its "funny man" is not allowed access, speaks its mind as follows:

"It would seem as though something should have been learned from our experience with wooden pavements; but there is nothing in public or municipal action to show it. Year after year the Board of Public Works goes around ramming new blocks into interstices in the oozy, half-rotten pavements, and calls it repairing. Year after year citizens who have postponed and fought off repaving, until the streets in front of their property are mere filth holes, half filled with rotten splinters, petition for renewed pavements of wood. And year after year the council orders such pavement. Nothing, probably, but the pestilence so recklessly invited will put a stop to the evil.

"Yet there ought to be wisdom and foresight enough to lock the stable door before the horse is stolen. It would be far wiser, better, more economical in every way, to stop the wood paving now, than to wait until driven to it by the dire consequences of outraging sanitary laws."

## Uses of the Steel Square.

San Francisco can, we think justly lay claim to being considered the largest wooden-built city in the world. This fact has not been caused by the absence of quarries of granite or other materials suitable for building, but to the large expense it is necessary to undergo in order to get such materials to the city, and the high rate of labor in placing the more durable materials in buildings.

Outside of our fire limits there are but very few brick buildings erected. Even our bonanza kings, with all their wealth, used wood in the construction of their mansions. Necessarily, wood being so universally used, many improvements in framing have been adopted, and it is to these that we will devote part of our attention in the course of the next few articles, while we consider the subject of the balloon construction of buildings.

The older heads may say, "What do we care for balloon framing?—We knew that years ago." All right; but there is many a reader of this journal who does not know the science of framing even the simplest building; and we think many of the bosses themselves, if called upon to state why timbers for certain places have to be of a certain size in order to sustain certain weights, and the rule for such sizes, would be at a loss to give the information.

Many of our distinguished men have spent years of their time in experiments upon the weight necessary to crush timber, and the result has been such that an architect or master builder can at once give the necessary size of any timber to occupy the space, and be equal to the demands made upon it in order to safely carry the load with which it is intrusted.

From the experiments of one of these men, we find that no pressure less than that which would absolutely crush it would cause a square post to bend, when its height is less than about eight times the size of its base. "The resistance of timber to crushing seems to increase in a higher ratio than that of the area of its section."

It is difficult to give the exact weight that will be necessary to crush a cubic inch of any given kind of wood. Many scientific men have spent much time in experimenting on the subject, and we give below the results of their labors. We do not propose to give a table of all the different woods, with their respective tensile and lateral strength, but will confine ourselves to Oregon or Mendocino pine, as that is the wood that is generally used on this coast for joists, girders, and posts. At the time of the building of the Central Pacific railroad, some of the "section bosses" spent

their wintry days and evenings experimenting in a rude way on the weight that a cubic inch of pine would stand without being crushed. One of the "bosses" gave us the following information: A cubic inch of pitch pine when loaded with railroad iron was split all to pieces with a weight of 2,100 pounds. A piece of Mendocino pine, perfectly straight grain, was crushed with 2,300 pounds. One piece was splintered with 1,800 pounds.

According to the experiments of Mr. Rondolet, a force much greater than the above was necessary to produce the same results. Mr. Rennie's experiments gave a much less figure, 1,606 pounds being found sufficient to crush a square inch. Du Hamel and Buffon spent much time on this subject, but no two give the same figures. All these experimenters used picked wood, dry and straight grained. Of course much less satisfactory results would follow by using the average quality of wood, with knots and cross grain running through it. We will have occasion in the near future to revert to this subject again.

The tensile strength of timber is a load above was necessary to produce the same results. Mr. Rennie's experiments gave a much less figure, 1,606 pounds being found sufficient to crush a square inch. Du Hamel and Buffon spent much time on this subject, but no two give the same figures. All these experimenters used picked wood, dry and straight grained. Of course much less satisfactory results would follow by using the average quality of wood, with knots and cross grain running through it. We will have occasion in the near future to revert to this subject again.

To find the tensile strength of timber, that is, the safe load it will carry, use the following rule: Multiply the area of the piece of timber, in inches, by the weight that is capable of crushing a square inch of the same kind of wood, then one-fourth of the product will give the load, in pounds, that the piece would bear with safety.

Timber that in length is over ten times the side of the section will bend before it is crushed. Therefore the above rule will only apply to timber whose length is to its base in above ratio.

To find the lateral strength of timber: Multiply the square of the perpendicular by the horizontal, in inches, at the center, and that product by 600; then divide by the length, in feet, and the quotient will be the load, in pounds, at the middle of the timber.

This rule applies when the timber is loaded at the center. Of course the stick will support a much greater load if it is placed nearer one end. In that case, the strain will be in proportion to the product of the two ends of the stick, measured from the point where the load rests.

By following these rules, the beginner can readily determine the necessary sizes of girders and posts to be used in the construction of a barn where a large amount of hay is to be stored, or of a warehouse where large quantities of

merchandise are piled. Illustrations of the rules applied to various kinds of buildings will be given as we proceed with these articles.

For the present we will confine ourselves to the difficulties, and the solution thereof, usually encountered by the younger members of the trade. TRUE AND SQUARE being the watch-word we advised our young friends in a former article to follow, we will endeavor so to have our work from the start. See that your rough or mudsills are level across the grain. This is important, as it is necessary for the posts to set square on the mudsills, and if the latter are not level, the post cannot set square upon them. It is better to have a block under each post with the grain crossing that of the mudsills, these blocks to be nailed well to the sills. In case the ground is uneven, or has a heavy pitch, the sills should be kept level in sections. The first sill put in should be level, and the second one should either drop down or be raised (according to the ground) just as much space as is necessary to keep the second piece level. Care should be taken to let the ends of the sills run by each other, and the space between should be filled with suitable material.

As much care should be given in placing the proper size of timbers for the mudsills as for any other portion of the building; and it is just money thrown away to place in foundation timbers that are in the least affected with the dry rot, or with streaks of sap running through them. The latter soon becomes decayed, and the weight of the building causes the posts to sink in the wood as it decays, and in a little while the building or barn begins to lean, and only waits the lapse of a few years to become a dilapidated building.

In our next issue we will give a sketch of a "balloon" building, showing the proper way such a structure should be erected; also giving the various sizes and quantities of the timbers to be used, and the reasons why such sizes were placed in the various positions.

Mechanics who desire to become proficient in the art of framing should at once possess themselves of a copy of that splendid work, *The Science of Carpentry Made Easy*. Price \$5. 1882 edition.

We have also just received Gould's *Carpentry*, combined with his celebrated *Steel Square Problems*. Price \$3. 1882 edition.

Gould's *American Stair Builder's Guide* is a work that is especially adapted to those who do not know it all, but are willing to commence at the beginning, and end by finding themselves possessed of information which will enable them to lay out the most difficult flight of stairs. Price \$3.

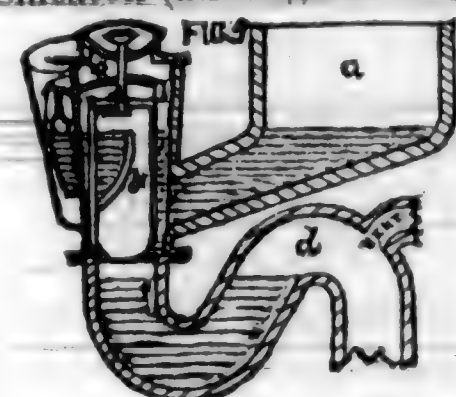


## Dwelling-House Sanitation.—IV.

BY GLENN BROWN.

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

Of the plunger closets there is a large number in the market, differing only in the detail of their parts, all having a plunger (Fig. 4, b), which holds a large amount of water in the bowl (a), and when this plunger is drawn up the water is let out of the bowl, thoroughly flushing and washing the traps, soil and drain pipes. We name among the more prominent of this style of closet, Jennings, Demarest, Adie's, and Smeaton (an English closet).



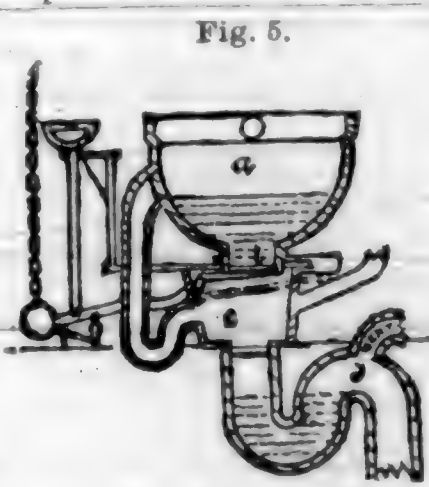
PLUNGER CLOSET.

Fig. 4 is a sectional view of the Demarest closet, it being one of the best of the above-named class. The good points in this style of closet are that it retains a large amount of water, which in its discharge carries off all the fecal matter, also thoroughly flushing the drains, forcing down any gas that may be in soil-pipes, and not letting it into the house; but its defective points are in the closet itself. The large chamber (c), which contains the plunger, overflow valve, and hand rod of the plunger, becomes foul in a short time. The plunger (b) and the other portions of this chamber (c) become coated with a foul decaying matter, that breeds the very germs and generates the gas which forms a medium for the germs, that very it is desirable to keep out of the house. This apartment is also carefully concealed, and requires a plumber to open and clean it.

Fig. 5 shows one of the valve closets, which has to have such nicely adjusted parts that they are liable to get out of order. Hair, paper, a string on the valve (b), or sediment might even thus keep the valve open, allowing the water to escape from the bowl (a), and permitting the gas to come into the rooms from the space (c) between the tap (d) and the bowl. This space (c) in position, and in being a chamber where foul matter can collect, somewhat resembles the cess-pool (Fig. 3, c) in the pan closet. Both the plunger (Fig. 4) and the valve closet (Fig. 5) usually have water seal traps (d), and the plunger or valve portion was patented with the idea that a water-trap was not effectual in preventing the harmful parts of sewer-gas from entering the house. Quite recently, however, it has been conclusively demonstrated that sewer-gas does not pass through a water seal to an injurious degree, and that the organic germs in sewer-gas will never pass through a water-trap. Dr. Neil Carmichael of Glasgow, Scotland, draws the following conclusion from his experiments: "Water-traps are, therefore, for the purpose for which they are employed, that is, for the exclusion from the house of injurious substances contained in the soil-pipes, perfectly trustworthy."

Quite recently a new class of closets have been put into the market. These closets have no mechanical valve or plunger, but they are so arranged as to keep the bowl partially full of water; and having their supply from a tank or cistern, are readily flushed.

The "Brighton," manufactured by Henry C. Meyer, New York, and the "Tidal Wave," manufactured by Henry Huber & Co., New York. Taking the Brighton as a type of this class, we



VALVE CLOSET.

find it has a small amount of water retained in the bowl, so as to keep the porcelain from becoming foul. Fig. 6 is a section of this closet.

The Dececo closet, recently designed by Col. George E. Waring, and put in the White House in Washington, so as to have a syphon action emptying the bowl at each discharge. See Fig. 6.

Those closets have scarcely been in use long enough to enable us to judge properly of their merit; but it is quite a stride in the right direction, getting rid of mechanical valves. Another



Fig. 6.

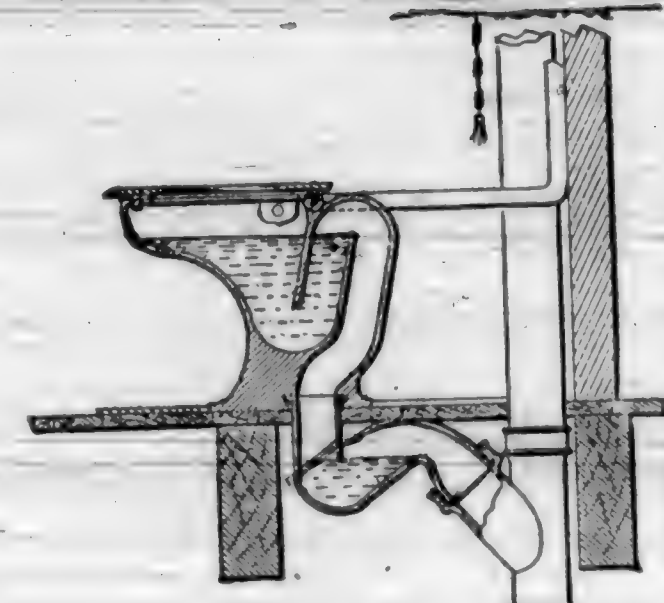


Fig. 7.

recent improvement is a flushing rim, which may be made on any style of closet. This rim supplies the water to all parts of the bowl at the same time.

The advantage of a simple short hopper closet (Fig. 2), made of porcelain, with a porcelain ventilated trap, lies in its simplicity, and therefore it is not liable to get out of order. Its whole surface (Fig. 2, a) above the trap (d) is readily accessible to any one, and is thus easily washed and kept clean just where cleanliness is most needed—inside the water-trap. The large supply of water from the tank (Fig. 2) empties the trap, and thoroughly washes the soil and drain pipes. By obtaining these important points in this closet, and by the proper ventilation of the soil and drain pipes as described before, we have the most effectual mode known, at the present state of sanitary science, for preventing sewer-gas or causative germs from entering our homes. In this connection, it cannot be too well remembered that the thorough washing of the bowl with soap and water is all-important; as otherwise a sediment will collect, which is both offensive and deleterious.

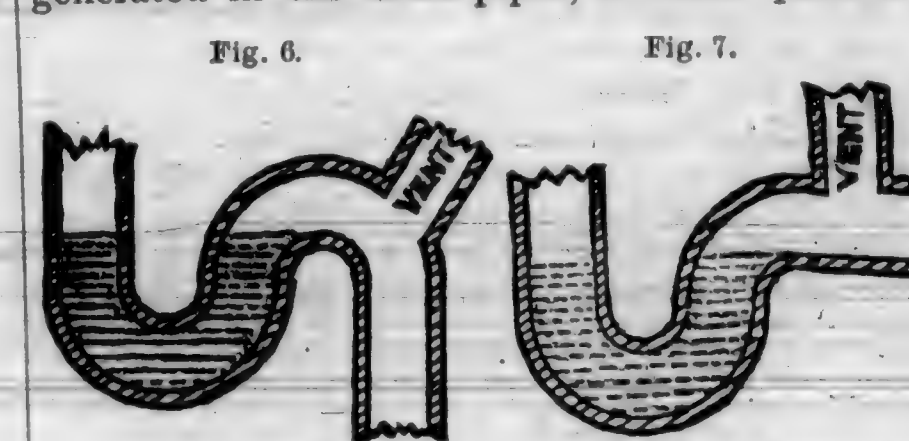
Where urinals are used they should be made of porcelain, and have slate floor, with slate sides, to the compartment. A good substitute for urinals in a private house is the slop-dish, or pan, made by J. L. Mott of New York, placed directly over the bowl of the water-closet, the seat being made to lift up. Soap and water should be unsparingly used on all urinals.

A water-trap is an appliance with a water-seal, connecting water-closets, wash-basins, bath-tubs, etc., with the soil and drain pipes, so arranged as to prevent the ingress of sewer-gas to the house. Traps are made of lead, iron, plain, painted, and enameled, and of porcelain (Fig. 1, c). Lead traps should not be used, from reasons already stated in the account of lead pipes, and also for the reason that they are liable to have holes punched into them by servants, if they should become stopped. Porcelain or enameled iron ones are the best; but plain or painted iron ones should be preferred to lead.

Where traps other than S-traps (Fig. 6) have been used, such as the cylindrical (Fig. 8), or D-traps (Fig. 8), which are larger than the pipe running into or from them, it has been found in prac-

tice that all portions of the trap in excess of the amount of water flowing through them fill with putrefactive matter, and really from the S-trap (see Fig. 7). These traps, containing a large amount of water, were made so the water in them would not be withdrawn by suction or syphonage, which result is accomplished by ventilating the S-trap, as shown in the cut (Figs. 6 and 7).

The vent also carries off the gas that may be generated in the drain-pipes, or other parts of



S TRAP VENTED.

HALSE TRAP VENTED.

the drainage system. The S-trap is the best trap for use under all fixtures requiring them, if the trap is ventilated to prevent syphonage; but where there is not a ventpipe to the traps, these small traps are in constant danger of losing their seal by syphonage, and a trap with a large body of water having a screw attachment so it could be cleaned out when necessary.



CYLINDER TRAP.

Bowers' patent trap is probably the best in a case of this kind. The lower half is made of glass, and unscrews, so it can be easily seen and cleaned. (Fig. 9.) The ball used in it may be considered almost an excessive precaution, since it has been proved the causative germs would not pass through a water seal trap.

Sinks should have a large grease-trap, with water and gas tight cover, that can be easily removed, where the grease would collect and be taken out. Grease which is in the water is deposited in the pipe or trap as soon as it becomes chilled.

Some good sanitarians insist upon a grease-trap outside the house, as the water is more certain to deposit its grease from the difference of the temperature inside and outside the house.

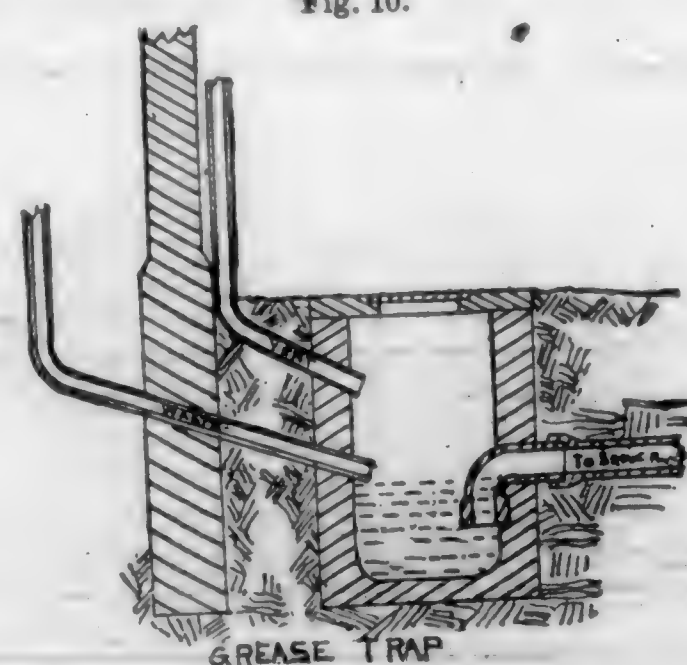
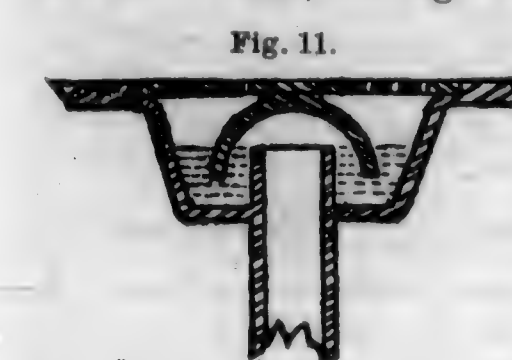


Fig. 10.

GREASE TRAP

A trap of this kind should be made according to Fig. 10, with a man-hole for cleaning it out. Bell-traps (Fig. 11) should never be used as they often are in cellars and areas, as their

water seal is so slight that the water evaporates in a short time, leaving the sewer-gas free access to the house.



BELL TRAP.

Col. George E. Waring, Jr., says: "Still sewerage can be safely depended on in a village or rural establishment when there is sufficient amount of lawn or garden to absorb the waste by underground irrigation, beginning at a point sufficiently far from the cistern or well. Disposed of in this way, and made to feed a vigorous vegetation, all the liquid matter of the house may be safely treated, by a small lawn or garden combined, with earth-closets."

Cesspools should never be allowed where we obtain our drinking water from wells or pumps, as the well and cesspool are apt to be connected by natural conduits or by filtration through the soil, thus contaminating our drinking water.

Cleanliness has an important part to play in house sanitation. The bowls of water-closets, urinals, as well as the parts under the seats, should be frequently and thoroughly cleaned with soap and water. For this purpose the fixtures and appurtenances should all be readily accessible. Rubbish, decayed animal or vegetable matter, or anything of that kind, should never be allowed to remain in the cellars; cellars should, on the contrary, be kept rigorously clean, and also properly ventilated, to take off any dampness or foulness which it might be impossible to exclude in any other manner.

Deodorizing and disinfecting properly belong to house sanitation. Bad smells do not necessarily indicate dangerous gases, but are a sure warning of danger that will follow.

In purifying our homes, we must be careful to use something which will not only destroy bad smells (a complete deodorizer), but which will also destroy the dangerous emanations that are likely to arise from the same source. Chlorine and its compounds are deodorizers. Copperas is an excellent deodorizer, and also a disinfectant. Being cheap and readily procured in any part of the country, it is one of the best substances to use for the above purpose.

Deodorization and disinfection must only be relied on in case of need; the real source of the trouble should be gotten rid of as soon as possible; with everything in a proper condition of cleanliness and ventilation, there would be no need of deodorization or disinfection.

We would finally advise all who have homes, and wish them arranged properly in a sanitary point of view, to call in a competent architect and sanitary engineer. Without such assistance, they must not expect to have their homes in a proper sanitary condition, more than they should expect a broken arm to knit and heal in good condition unless it has been set by a competent surgeon.

## An Important Publication.

The *Northwestern Lumberman* of Chicago is now engaged in the compilation of a new directory of all the saw mills in the United States and Dominion of Canada, which stupendous undertaking it expects to have completed in December next. The event will be signalized by the publication, in January, 1883, of a mammoth extra number of the *Lumberman*, which, its publishers claim, will be the largest single copy of any trade journal that has ever been published; it will contain about two thousand pages, and it is now announced that an edition of thirty thousand copies will be printed for distribution among lumber and mill men all over the world.

An edition of twenty thousand was first announced, but the publishers assure us that the number of saw-mills developed by their canvass thus far so greatly exceeds their expectation that the extra ten thousand copies will be required to cover the ground over which they intend to distribute this mammoth number. Besides the list of saw-mills, which will be printed in full, this extra will contain the *Lumberman's Tenth Annual Review* of the White Pine Lumber and Shingle Product of the Northwest, giving the production in detail of each saw and shingle mill, with comparative statements showing the amounts of lumber and shingles manufactured each season for ten years, with stocks of logs and lumber carried over at the close of each season, etc. It will also contain carefully drawn plans, elevations and specifications for the construction of model saw and planing mills, showing all the improvements made in mill architecture, construction and arrangement of machinery, with illustrations of all the latest improvements in the way of machines for sawing and dressing lumber. The new directory will also be published in book form, and besides the name and post-office address of the owner or operator of each mill, will give its average daily capacity, whether run by steam or water power, and the kind of lumber manufactured. The list will be arranged in alphabetical order by States, Territories, and Provinces, with the towns also arranged alphabetically in each. The price of the book has not yet been fixed, but will be announced in due time; advertisers who desire to avail themselves of the opportunity to reach all the saw-mills at once, presented by the *Lumberman's* mammoth extra, will do well to secure space at an early date.

## The Blue Process of Copying Tracings.

As we have had several inquiries recently in regard to the best method of copying tracings by what is known as the "blue printing process," we will give a brief description of the method employed by us; we do not say it is the best, but it certainly is as simple as any other, and has always given us perfect satisfaction.

The materials required are as follows:

1st. A board a little larger than the tracing to be copied. The drawing-board on which the drawing and tracing are made can always be used.

2d. Two or three thicknesses of flannel or other soft white cloth, which is to be smoothly tacked to the above board to form a good smooth surface on which to lay the sensitized paper and tracing while printing.

3d. A plate of common double-thick window glass of good quality, slightly larger than the tracing which it is wished to copy. The function of the glass is to keep the tracing and sensitized paper closely and smoothly pressed together while printing.

4th. The chemicals for sensitizing the paper. These consist simply of equal parts, by weight, of citrate of iron and ammonia and red prussiate of potash. These can be obtained at any drug store. The price should not be over 8 or 10 cents per ounce for each.

5th. A stone or yellow glass bottle to keep the solution of the above chemicals in. If there is but little copying to do, an ordinary glass bottle will do, and the solution made fresh whenever it is wanted for immediate use.

6th. A shallow earthen dish in which to place the solution when using it. A common dinner plate is as good as anything for this purpose.

7th. A brush, a soft paste brush about 4 inches wide, is the best thing we know of.

8th. Plenty of cold water in which to wash the copies after they have been exposed to the sunlight. The outlet of an ordinary sink may be closed, by placing a piece of paper over it with a weight on top to keep the paper down, and the sink filled with water, if the sink is large

enough to lay the copy in. If it is not, it would be better to make a water-tight box about 5 or 6 inches deep, and 6 inches wider and longer than the drawing to be copied.

9th. A good quality of white book-paper. Dissolve the chemicals in cold water in the following proportions: 1 ounce of citrate of iron and ammonia, 1 ounce of red prussiate of potash, 8 ounces of water. They may all be put into a bottle together and shaken up. Ten minutes will suffice to dissolve them.

Lay a sheet of the paper to be sensitized on a smooth table or board; pour a little of the solution into the earthen dish or plate, and apply a good even coating of it to the paper with the brush; then tack the paper to a board by two adjacent corners, and set it in a dark place to dry; one hour is sufficient for the drying; then place its sensitized side up, on the board on which you have smoothly tacked the white flannel cloth; lay your tracing which you wish to copy on top of it; on top of all lay the glass plate, being careful that paper and tracing are both smooth and in perfect contact with each other, and lay the whole thing out in the sunlight. Between eleven and two o'clock in the summer time, on a clear day, from 6 to 10 minutes will be sufficiently long to expose it; at other seasons a longer time will be required. If your location does not admit of direct sunlight, the printing may be done in the shade, or even on a cloudy day; but from one to two hours and a half will be required for exposure. A little experience will soon enable any one to judge of the proper time for exposure on different days. After exposure, place your print in the sink or trough of water before mentioned, and wash thoroughly, letting it soak from 3 to 5 minutes. Upon immersion in the water, the drawing, hardly visible before, will appear in clear white lines on a dark blue ground. After washing, tack up against the wall, or other convenient place, by the corners to dry. This finishes the operation, which is very simple throughout.—*The Locomotive*.

## Flats, or Apartment Houses.

The building of flat or apartment houses, occupied by all the appurtenances of many families under one roof, must go on in increasing ratio with the immense rise in the value of real estate, and consequent increase of rents in our most populous cities; and no form of structure will more tax the ingenuity of the architect, and probably be of more importance in the near future, than these. In this country they are as yet comparatively new, but already some very obvious defects have become the subject of complaint. Of these the most serious is the difficulty of securing anything like ventilation for the interior rooms. To light them well is probably out of the question, under such conditions as prevail in this city, and as yet their ventilation cannot be considered to have been satisfactorily dealt with. The close, stuffy smell of the hallways and inner rooms of even high-priced flats in the middle of blocks is familiar to every one. To get exposure directly to the outside air is impossible, and the comfort of the flat must depend on the architect's skillful arranging of his make-shift air shaft, and the rooms which must necessarily depend on this "hole in the wall" of two adjoining houses for such little ventilation as they can receive. In London the bad condition of apartment houses in this respect has led to comment by the *Lancet*, which is of the opinion that the most redeeming feature about living in flats, from a sanitary point of view, is that the families occupying them do not often have children to suffer from the unwholesome atmosphere. In this aspect, the objection of landlords to children may after all be a blessing in disguise to the tenant.—*Sanitary Engineer*.



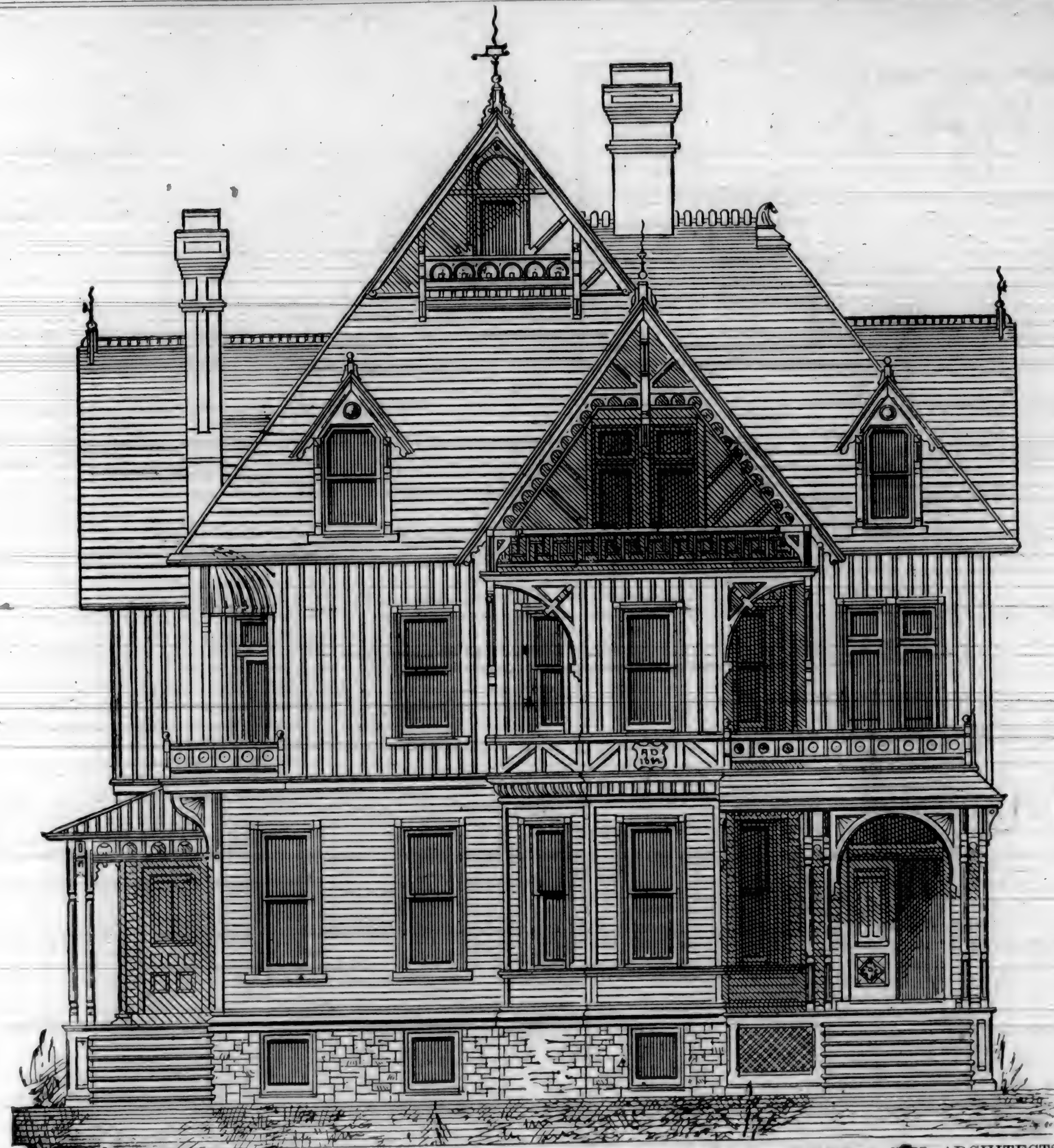


PLATE 1.—DESIGN FOR COMMODIOUS SUBURBAN OR COUNTRY RESIDENCE. WOLFE & SON, ARCHITECTS.

#### 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.

#### 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; sent post-paid to any address, upon receipt of \$2.00.

#### 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.

#### 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.

In Germany, sawdust is combined with glue, or some other intensely adhesive material, to form a plastic mass from which are wrought door-knobs, piano-keys, and a variety of objects.

Science of Carpentry Made Easy, \$5.00.

#### Our Illustrations.

Plates 1 and 2 are the plans and elevations for a very desirable country or suburban home. The arrangement of rooms for persons who receive much company is admirable. It will be noticed that the three principal rooms on first floor can readily be thrown into one room. The cost of such a house can be made to vary from \$8,500 to \$15,000. If built according to the design, and painted according to the more modern and advanced ideas, its appearance will be very artistic and striking.

Plate 3 is the elevation and plan for a beautiful country residence. The arrangement of the rooms is specially convenient. A servant can answer the door-bell, and not disturb anything going on in either parlor or dining-room. A servant's room could easily be added on by making the kitchen part 1½ stories high; or by building on a room at the end of the kitchen. Its cost may be put down from \$3,500 to \$5,000, according to the height and finish of the basement, etc.

We have received a fine plate from the Mechanical Company of New York. Their work is very nice; and if the drawings furnished them are such as they ought to be, they guarantee to produce as fine cuts as any process now in operation in the United States. Their prices are very reasonable. We regret that we are unable to present their engraving in this issue, as we are so crowded with matter that is of so much interest to the profession and business men, property owners and mechanics, that we were compelled to leave their plate over till next issue.

#### Francke's Monuments.

A superior work of its kind. Designs for every description of monuments and tombstones. Price \$9. Sent post-paid to any address on receipt of the price. Large size, 12x18 inches.

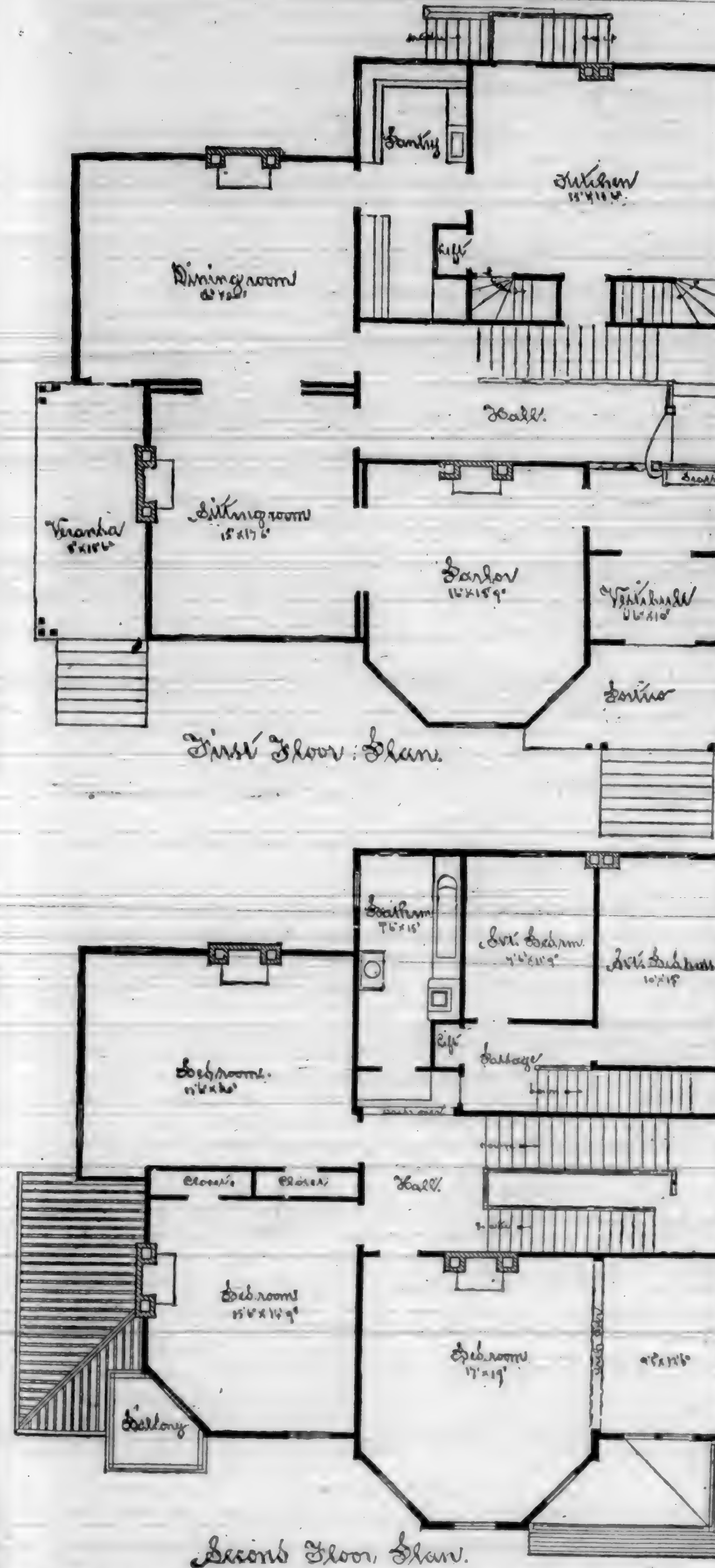


PLATE 2.—GROUND PLAN FOR SUBURBAN RESIDENCE.

#### Proposed Plumbing Law for California.

A movement in the right direction is at last being made by the more worthy class of plumbers in San Francisco. We have earnestly endeavored through the columns of this journal to awaken an interest in this matter, and we are glad to notice the movement inaugurated. We have been shown a form of a plumbing law for this State, similar to that of New York, which works well. The object of the proposed law is to empower boards of health to control, by approval or rejection, the plumbing and drainage works of buildings generally. It is hoped to secure the passage of the law by the

next legislature, and through its protective provisions surround the plumbing business with safeguards calculated to secure the community against the terrible effects of sewer gas, which has sent so many thousands to untimely graves. The matter is being managed by those who understand its importance, and who have no other special object or motive in view than the public welfare, and to restrict the operations of that large class of so-called plumbers, who understand nothing correctly about sanitary principles or decent workmanship, and who have, at least indirectly, been instrumental in imposing the sorrows of sickness and death upon innocent multitudes.

#### Supplement to this Journal.

On the first of this month we issued an edition of 15,000 copies of a Supplement to the CALIFORNIA ARCHITECT AND BUILDING NEWS. In size it is 26x38 inches, folded into four pages, 19x26. We have given a goodly number of illustrations and ground plans of country and suburban residences in different styles of architecture. It is interspersed with entertaining matter, and will no doubt receive due attention from those into whose hands they may fall.

The object of the Supplement is to inform those who have not seen our regular monthly publication that we have, after a struggle of nearly four years, succeeded in placing upon a sure and paying foundation an architectural and mechanical journal that will, we hope, in the near future, be without a peer in the United States.

In order to accomplish our ambitious aspirations, it is absolutely necessary that our subscription list be increased to a number that is represented by the figures 25,000. This can be accomplished if we receive subscriptions from but a part of those receiving the Supplement. Should any one be so unfortunate as not to receive a copy of the latter, we will immediately mail them one upon notification.

A few slight errors crept into the columns of the Supplement, one of which we regret. We gave a list of the principal architects of San Francisco, with the location of their respective offices. We inadvertently missed Mr. A. P. Moore, 330 Pine street. Mr. Moore is treasurer of the San Francisco Chapter of Architects, and is universally esteemed for his social as well as his professional character. Mr. P. J. O'Connor should also have appeared in regular order, with place of business, 640 Market street. We by no means intended to do injustice to either gentlemen.

In our Supplement we did not insert a single paid advertisement. We devoted the space entirely to forwarding our claims upon the community, and endeavoring to show why a journal of the character of this should be supported by every architect, mechanic, and property owner in the State.

In a short time we will issue

#### SUPPLEMENT No. 2.

We guarantee an issue of 25,000 copies. A limited number of advertisements will be received. We positively will make no deviation from our rule; viz., No advertisements received except those which strictly belong to the building interest.

We intend a copy of Supplement No. 2 shall be sent to every bona fide property owner on the Pacific Coast, as well as every architect, mechanic, contractor, etc. Advertisers will see at once the great benefit that will result to them by securing a space in this mammoth edition. No such opportunity has ever been offered in California to place your wares and inventions before the people that use them.

The Supplement will consist of eight pages, in size 16x23½. Each page will be divided into four columns. A square will be the space of one inch by the width of the column, 3½ inches. For terms, address the business manager of the journal.

#### Indexed Atlas of the World.

But one copy remains of this magnificent work. They are not for sale in any bookstore, and it is but seldom that a copy can be had. This last copy is bound in half-morocco, and will be sent post-paid upon receipt of the price, \$35.

Subscription price of this journal is \$2.00 in advance.



## Farm Architecture: Houses and Barns.

BY E. C. GARDNER.

(Extracts from a lecture delivered at the annual meeting of the Massachusetts Board of Agriculture. Take the lecture as a whole, it is the spiciest, most entertaining and instructive that we have read for some time. Mr. Gardner has had it printed in pamphlet form. A copy can be had by forwarding 15 cents to E. C. Gardner, Holyoke, Mass.)

Farm architecture, in its essentials, is precisely identical with all other domestic architecture the world over, from London to Kamtschatka, from the Aleutian Islands to Patagonia. It is building the shell that incloses and protects the family. It is a matter of common sense—of evolution, if you please.

Before setting out upon the hard, uninteresting turnpike of practical details, let me refer to a familiar and most significant fact. We read of people who awake some fine morning and find themselves famous. We Americans awoke a short time ago and found ourselves artistic, or, at least, enthusiastically determined to become so. Cheap chromos led the procession, and now fill the air as the painted leaves fill the woods in October. Dadoes and drapery demand our admiration. The stork is abroad in the land; Eastlake corners and angles assert their rectitude; white china is dismissed in disgrace, not because it shows dirt, but because it does not show peacocks' plumes, butterflies, and poppies. House and sign painters are exhorted to compound impossible hues for the outside of our buildings. Freehand drawing has become a part of public instruction; and the boy who, when we were young, would have been whipped for making pictures on his slate in school-time, and caricaturing the master on the fly-leaf of his "Webster's Speller," is the favorite pupil, specially detailed to embellish the blackboard for examination-day with his sketches.

Farmhouses and barns in their architectural study must be separated into two classes: those already built, those which are to be built—the old and the new; the former being, perhaps, the most important, certainly the more numerous. The average New England farmer clings



AN EARLY SETTLER.

to the delusion that it is impossible to make two farms of one by short division. It does not occur to him, if, happily, he has two sons, that he may assign the old house to one of them, build a new one for the other, and when he dies divide his acres equally between the two. He has found it hard to get a living from the whole farm; how, then, shall his sons support themselves and their extravagant, artistic wives from half of it? As a rule, the sons prefer to support themselves and their artistic wives in some other way, and will accept neither the old house nor the new.



AN EARLY SETTLER RENEWED.

Still, for the sake of the argument, we will suppose that the cards are out, the cake baked, and both the old house and the new in eager

demand. With due respect to age, we will consider the old house first, beginning, where we usually begin in making acquaintance, with the outside. On this point, the external appearance, there will be more to condemn concerning the new than the old; for the old farmhouse is commonly a picturesque object. Architecturally viewed, its general form and composition are satisfactory, for the simple reason that the man who built it knew what he wanted, built what he wanted in the simplest fashion, and then stopped.



AN OLD PURITAN.

The usual faults in the farmhouses of former years are the absence of porches (I wonder our grandmothers didn't catch their death-colds sitting on the stone door-steps when they came home from quilting and singing-school), the small windows and poor glass, the steep, narrow stairways, the low ceilings, and the dark cellars, not infrequently damp as well as dark. The latter is the most serious defect, the most difficult to remedy. If a house cellar is damp, persistently damp and moldy, tear the house down. Then build in a dry spot.



THE OLD PURITAN REVISED AND ENLARGED.

The absence of porches, and the ease with which they can be appended to the old house, has been suggested. But they need not be elaborate or fanciful; they should be generous in size. I am sorry for a house that tries to look hospitable and inviting by holding out a stingy little balcony four or five feet wide. Eight, ten, or twelve feet are none too much. But the wide piazza-roof must not be allowed to keep out the southern sun. Better omit the roof, if it stands on the south side, using a cloth awning for shade when needed. The morning and evening rays are glad to enter aslant beneath an overhanging roof; and a wide north veranda is a capital place for the noonday rest. To take out the small windows of poor glass, and substitute larger and better, is also a simple matter. The window of a house is like the eye of the soul. If it is single and clear, the whole house will be full of light and cheerfulness. The narrow stairs cannot often be improved, except by giving up a part or the whole of an entire room, as has been suggested; and the low ceilings need no improving, unless they are extremely low; indeed, just at present, low ceilings are the height of fashion.

Old houses are sometimes subjected to another indignity, against which we cannot too strongly protest. The old finish is torn out and made into kindling-wood, and the queer old moldings and flutings of the architraves, the chair-rails, ceiling-beams, and corner-posts, ruthlessly demolished. It is vandalism to destroy these honest, homely features. By all means let them stand. Above all things don't commit the unspeakable folly of filling up, burying alive, the old fireplace. If it is too large

for the modern wood-pile, line it with fresh bricks (molded patterns cost but little more); and never make an apology for the high, stiff, old wooden mantel. Rather let us weep for our own stupidity if we cannot see and bring out the beauty it contains. The frequent superiority of these old members arises from the fact that they are the product of more thought and less machinery. The thought was not spread so thin. Hand and brain worked together then more than now.

There are several reasons why the first or principal floor of a house should not be too high up in the world. From the picturesque standpoint the lowly estate is decidedly preferable, especially as the underpinning is usually treated. But other reasons for keeping the living-rooms well above the surface of the ground are too important to be disregarded. A free circulation of air and plenty of light underneath the first floor are indispensable to the best sanitary condition. These can be most easily secured when at least half the cellar or basement story is above the ground. The porch and the main entrance hall may perhaps be upon a lower level. For warmth and dryness the cellar-wall above the ground, commonly called the underpinning, should be hollow—two thin walls of stones, of bricks, or one of each; which introduces the subject of materials.

A farmhouse should be the very type of stability, repose, completeness, and perfect adaptation to its condition and surroundings. For these reasons, I should say that a cheap wooden frame is not the best kind of farmhouse to build. A well-constructed wooden house is good; a well-built house of stones or bricks is better, and costs but little more.

Concerning the internal arrangements of farmhouses, only general suggestions can be given. Situation, size, and desired cost—the taste, needs, and aims of its occupants are conditions that vary indefinitely, and should be met with absolute directness and honesty. If the peculiarity of the situation requires the kitchen to be in the front corner of the house, that is the right place for it. If it makes the pantry next neighbor to the main stairway, that proximity should be accepted as best for both. The room or rooms most constantly used by the most important members of the family should be those which, all things considered, are most desirable for such occupation. But rank varies in different families. With some the highest consideration is given to the children, with others to parents, with others to visitors and rich relations. I should vote for the children. I think most housekeepers who, in common phrase, "do their own work," would like a kitchen to be light, sunny, and cheerful, with windows looking out upon the garden, orchard, or fields of grass and grain—not into the barnyard or sink-drain—and a view of hills and woods beyond. Even if the heavier housework is done by hired help, this room, which is the workshop, and in which the daughters of the house must serve their apprenticeship, if they would ever manage households of their own, should be as comfortable as possible, and not placed beyond easy access and oversight from the family sitting-room.



A PROMISING SUBJECT.

Truly, it is a serious question, one of the legitimate side issues in a discussion of the plan-

ning of farmhouses; for our home-life does depend to a wonderful extent upon the character and plan of the house we live in. If, for instance, there is one large, cheerful sitting-room, which contains all we have for general use in the way of comfort, beauty, luxury—a room in which the best thought and the best work of the household finds daily exercise and expression—it will soon be found that another room for any sort of company is a sheer waste of resources. On this great command hang all the law and the prophets of domestic architecture; our houses should be built to live in; not for show, not for company, not for fashion, but to furnish to the occupants the greatest amount of comfort and enjoyment all the time. Nothing should be so fine that it may not be seen and heard and enjoyed every day, nothing so poor and mean that we must hide it from our visitors. And it will follow, as the day the night, that the home which is most freely and largely enjoyed by its inmates will be the most delightful in the hospitality it affords to kindred and friends.



THE PROMISE FULFILLED.

The modern French roof—a fashion that, having nothing to recommend it, has already passed out of fashion—is interesting in comparison with its humble prototype, the old gambrel roof. Even with its scroll-sawed brackets and cast-iron cemetery-fence on the roof, it is less attractive than the old house, and not half as susceptible to improvement. Here, as in so many other things, the new fashions are greatly inferior to the old. Why not, then, imitate the old outright, it may be asked, if they are always better? They are not in all respects; and, moreover, in architecture, as in patent medicine, we should "beware of imitations."



THE "ITALIAN VILLA" IN AMERICA.

As we go out to the barn, let us look back at the house a moment to see how it is painted. We might profitably spend an entire evening in discussing color alone; we have only time for a hasty glance. To step at once upon absolutely safe and solid ground, and broad ground, too, we may say that Nature—who never utters discordant sounds, never makes a mistake in her colors, which are always elegant, always in the height of fashion—has an infinite variety, from the most brilliant hues that can be conceived to the rare, pale tints that no man can name or classify; and she uses them lavishly on her own work. She manifests her gentle spirit, and at the same time her unerring sense of fitness, by painting the works of human hands a quiet, unobtrusive gray, treating them kindly, harmoniously as far as possible, but never allowing them to wear such garments of color as she bestows upon her own perfect creations. She paints every fence and wood-pile, every roof and artificial stone-heap, every bridge, barn, and house,

the same quiet gray. Still I do not think the good mother will resent our temerity if we sometimes humbly strive to imitate certain tints



A FRENCH CHATEAU.

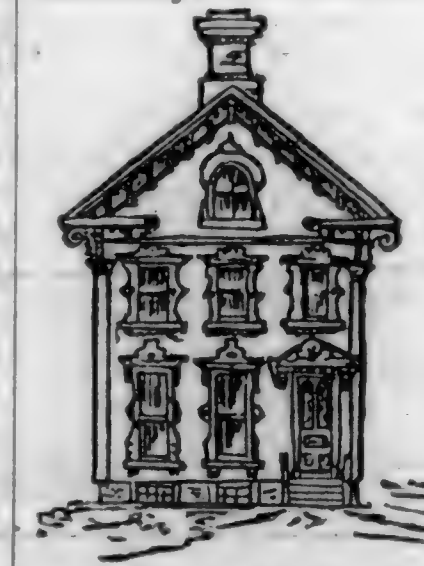
from her palette; always keeping on the safe side, and not attempting to outshine our teacher. She shows us many shades of gray, of brown, of olive, of maroons, and of umbers, as well as the warmer tints of drab and yellow. Even the good old Venetian red, with a broad frame and background of green, is not to be despised. Above all things, we should study her combinations; for a discord in color is as gross a violation of natural law as is a discord in musical sounds.

I omitted to speak of house-drainage, in order to bring the drains together, and will not now discuss the sanitary bearings of the subject—although in this respect we are but half civilized; our friends and neighbors are dying by the hundreds, of sewers, cess-pools sink-drains, and poisoned wells—and thousands more are half dead, but, keeping on the common ground of economy and thrift, I wish to remark that every sewer, cess-pool and waste-pipe, every barn-yard, pig-pen, and cellar, in which water is not absorbed as soon as it appears, is an intolerable nuisance, and a wicked waste upon a farm. It is so everywhere, but less inexcusable in villages, because the dwellers in town do not depend directly upon saving these raw materials of agriculture for their incomes, and to save them



TELESCOPIC ARCHITECTURE.

is more difficult. It is the special duty of farmers, of all men, to make two blades of grass grow where one grew before. To this end every particle and atom of these valuable volatile elements should be saved—saved by absorption. Water in the shape of drains and ditches, to convey these waste, or rather wasted, elements to some remote outlet, stream, or even a covered pit, to be cleaned out once or twice a year, or not at all, is a highway robber. If it can be compelled to distribute the sewage of the house precisely where it is needed, by sub-irrigation, that is a wise economy.



THE BIG END OF THE TELESCOPE.

It is a mistake to suppose that houses or barns or mills are any better for being piled one story above another. Unless land is worth many thousand dollars an acre, it is cheaper and better to keep the whole establishment as nearly as possible on a common level. The days when the farmer tied two pieces of wood together, and with that primitive implement pounded out a bushel of rye, put it in one end of a bag, with a stone in the other to keep the balance true,

laid it across his horse's back, mounted the whole, and rode off to mill, are among the days that were. Farmers and their boys do not spend their evenings making flails, nor need they build "barn floors" to swing them on.

The farmhouse of the future will be built mainly of bricks and stones. It will be broad and not high. The windows will be large. Shade-trees will stand at a respectful distance, allowing the sun to rest upon it in healthful benediction. Each room will have an open fireplace, wisely contrived to give the greatest amount of heat and ventilation with the least consumption of fuel. A steam-boiler, which is only a scientific tea-kettle, will hold a slice of the summer months beneath the double roof all winter long. Sunshine and good cheer will prevail from cellar to attic, from outer court to innermost chamber. The roof will not leak; the chimneys will not smoke. Rats and mice will not raise armies and fight battles in its hidden cavities. The kitchen will be a workshop fully equipped, a studio in which the fine art of cooking will be learned and practiced. There will be a private room for every adult, and every child old enough to take care of a room. There will be a library full of books, and a sitting-room so cozy, so interesting, so homelike and charming, that the parlor, if there happens to be one, will be literally left out in the cold.

Co-operation, nineteenth-century inventions, railroads, telegraphs, and telephones are bringing us nearer and nearer together, are making us more and more dependent upon one another, upon mutual intelligence and good behavior. More and more it is the duty of every man and patriot to let the light of his life and of his home illumine the world, and leave it better than he found it.

## San Francisco Chapter American Institute of Architects.

The regular meeting of the Chapter was held Friday evening, October 6th, J. Wright, Esq., presiding. It was very pleasing to notice the large attendance, and the general good feeling that was manifested in the discussions of the different subjects brought before the meeting.

Mr. W. G. Matthews was elected a Fellow member of the chapter. Mr. E. J. Molera and J. Gosling were proposed as members.

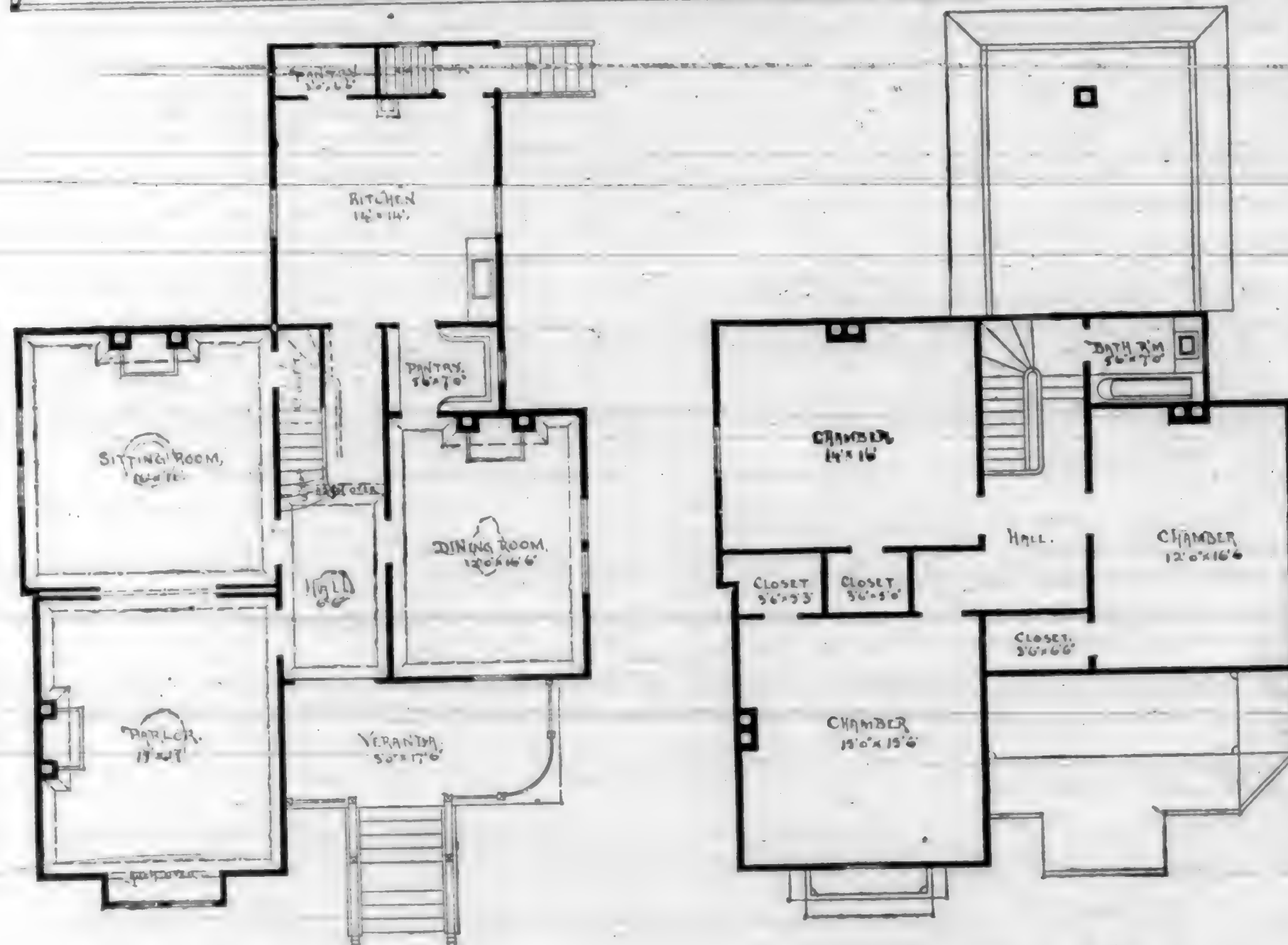
The committee appointed to investigate the matter of establishing classes for the tuition of arted students of the profession reported as follows. Several of our prominent scientific men have offered to teach classes in their several branches during the winter months. One of our most noted sculptors and modelers said he would take pleasure in giving lessons to the students in modeling. Another would give lessons in aesthetics. And in all the different branches professors have manifested willingness to devote one evening a week to the advancement of the arted students of the profession.

The students will see at once the advantage of availing themselves of the openings thus presented during the long winter months. There will be no charge in connection with these lessons. They are the outgrowth of the general good feeling that has been engendered by the formation of the San Francisco Chapter, and one of the legitimate fruits of the organization. Any information will be cheerfully given to any student, by calling on the Secretary, room 11, 240 Montgomery street.

A standing offer was made to the Chapter, tendering the use of a car free to the grand red woods in Sonoma County, the Chapter to go in a body and survey the wondrous beauties of nature. The offer was kindly accepted. The excursion to take place upon any time the Chapter may select.

Now is the time to subscribe for 1883. Send us \$2, and we will send the numbers for the balance of the year 1882 free.





First Floor Plan.

Second Floor Plan.

PLATE 3.—PLANS AND ELEVATION FOR COUNTRY HOME.

## Priming for Oil Paint.

O. Kall, of Heidelberg, prepares a substitute for boiled oil by mixing ten parts of whipped blood, just as it is furnished from the slaughter-houses, with one part of air-slaked lime sifted into it through a fine sieve. The two are well mixed and left standing for twenty-four hours. The dirty portion that collects on top is taken off, and the solid portion is broken loose from the lime at the bottom, the latter is stirred up with water, left to settle, and the water poured off after the lime has settled. The clear liquid is well mixed up with the solid substance before mentioned. This mass is left standing for ten

or twelve days, after which a solution of permanganate of potash is added, which decolorizes it and prevents putrefaction. Finally the mixture is stirred up, diluted if necessary with more water to give it the consistence of very thin size, then filtered, a few drops of oil of lavender added, and the preparation preserved in closed vessels. It is said to keep a long time without change. A single coat of this liquid will suffice to prepare wood or paper, as well as lime or hard plaster walls, for painting with oil colors. This substance is cheaper than linseed oil, and closes the pores of the surface so perfectly that it takes much less paint to cover it than when primed with oil.—*Deutsche Industrie Zeitung.*

## EVERYBODY'S COLUMN.

"FAS EST AB HORTE DOCTER."

## Something about the Grindstone.

There are comparatively few persons that ever have had the pleasure of grinding on a stone that was properly rigged up. Let us see what kind of a rig we will find in the carpenter shop on the first farm we come to. Well, here it is. A stone of about fifty or seventy-five pounds, hung on a rickety frame, with treadle hung on a pivot, and shaft hung on four friction rollers, with two out of the four rollers worn so flat, that they will not turn. However, the stone turns "all the same," and reminds a person of an eccentric on a steam-engine; we find no water, no trough, and no dipping pot.

We will now go to the next shop, and see what kind of a rig they have there. Well, here it is: A stone rigged in all respects like the first, only this one has a trough, that would not "even hold potatoes"; here we find a man grinding a chisel, and a boy pouring on water which soaks into the dry stone about as fast as the boy pours it on.

Let us go into one more shop, and see the rig they have there. We find a stone not much larger than the first two. But, mark the difference in this rig: we see a stiff wide frame, long shaft with polished journals, running on babbitt-metal, and a fly-wheel of about 130 lbs; also a large trough full of clean water; we also notice that the stone is all boxed up excepting that portion upon which the tools are held; consequently, if the stone is turned ever so fast, the water will not fly off onto the person grinding. We also notice an old hatchet lying under the frame, the use of which being to hack the stone occasionally on the high places. This hacking makes the stone cut much faster in those places, and consequently this stone did not remind us of an eccentric.

There is no economy in hanging a stone much smaller than three hundred pounds. This size does not need a fly-wheel. A stone much smaller than the above would need a fly wheel as much as a sewing machine or a cutting-off circular saw.

Perhaps a few hints on power grindstones would not be amiss. Grindstones should always turn from you (i. e., the top of the stone). They should always be boxed up, with no more of the stone exposed than is actually necessary. They should run in a trough of clean water. A dipping pot should never be used. The wetter and cleaner a stone is, the faster it will cut away the iron or steel.

Two hundred revolutions of a stone that runs as fast as the water will stay on it, will cut away as much iron as three hundred revolutions will if the stone runs very slow. Large stones should be geared down, or else have a long shaft, so that the pulley will be out of the way.

E. H. DAVIES, Santa Clara.

(We would be pleased to hear from Mr. Davies on the subject, how to pick out a perfect grindstone.)

Now is the time to subscribe for 1883. Send us \$2, and we will send the numbers for the balance of the year 1882 free.

## PRACTICAL LESSONS

— I N —

## ARCHITECTURAL DRAWING,

PRICE, POST-PAID, \$2.50.

## The Would-be Great London Light of Journalism.

We were surprised and yet somewhat amused in reading the preface to a bound volume of the *Illustrated Carpenter and Builder*, London, evidently penned by one who looked down upon "all the world and the rest of mankind," as but tributary to the greatness of the concern represented by his pen. A measurement of his head at the time might have proven an interesting item in physical science, as illustrating to what enormous dimensions that portion of the human frame may expand under certain conditions. He says—presumptuously assuming the *Builder* to be the fountain head of class journalism—"Another point of importance to which we must briefly refer is the establishment in America of several papers of a similar character to our own." This sentence portrays either a deliberate purpose to misrepresent, or inexcusable ignorance on the part of a would-be leading London class journal writer as to the actual state of facts made by him the subject of misrepresentation. For at the time the preface was written there were many journals published in America devoted to the various interests represented in the *Builder*, and the term "several" used in the preface was deceptive and misleading, as its proper significance means more than two, but not many. If truthfulness and fairness had controlled this London writer, he would have stated, while claiming great things for his own journal, that a considerable number, many times several American journals had, seemingly to him, imitated the London publication, and with truthfulness added, many of them equaling if not excelling us in interesting matter, editorial ability, and progressive skill and enterprise.

He further adds: "The old proverb that imitation is the sincerest of flattery seems to obtain in our case, since we find a host of imitators." Here the poor fellow cuts his own throat, for in this immediate connection he has stated that there were only several imitators, while now he finds them rising in host-like numbers before him. Editors should exercise at least a safe degree of precaution in the use of words when penning statements intended to impose upon the credulity of their patrons. Several, not many, and host, a large number, are not reconcilable when referring to the identical same thing. He then continues by saying: "From the civilized cities of the West, to (uncivilized?) San Francisco, from whence a copy of an imitator has but just reached us, and which contains one-third of one of our numbers. From city to city of the States they are finding out that the industries for which we have now long and successfully represented on this side are wanting in their newspapers in America." (The italicizing is ours; the language the *Builder's*.)

THE CALIFORNIA ARCHITECT AND BUILDING NEWS being the only journal ever published in San Francisco devoted to architectural building and sanitary sciences, it is fair to infer that the slur in the above quotation was intended for us; but if so, the absence of truthfulness is so emphatic that we are warranted in questioning every line of the preface, and regarding its statements of asserted facts as hypothetical in the broadest sense.

We have in nothing imitated our British contemporary. So far from it, our entire editorial and publication work was arranged, constructed, and put into execution long before we had so much as seen a copy of the London book. And as to one of our issues containing "one-third of one of our (the *Builder's*) number" is concerned, the statement is simply a reckless perversion of facts, as our selections from its columns were infrequent, and never

extensive. And so far as we may have extracted from its columns, we pursued the common practice of journalism throughout the civilized world, and a privilege which every journal published to a greater or less extent practices—the London light included. And whatever of privilege we may have availed ourselves of was paid for by us through a New York agency. But with the rapid increase of exchanges, which now number nearly if not quite three hundred, we found so many containing information and matter so much better adapted to our purposes, that after the first year we discontinued our subscription to the London work. We are not in the least disadvantageously affected because our contemporary is not among the number of our exchanges, as the facilities within ourselves are sufficient to enable the issue of our journal monthly, or daily if we wished, to the entire satisfaction of our patrons, without the aid of those who are capable of misrepresenting us. There are but few journals published in which a greater amount, proportionally, of original matter appears, and we are content to realize the fact that our editorial and publication work has been and continues to be a success, notwithstanding our demise as a publication might have been a source of exultation to our British contemporary.

One might reasonably suppose, from the tenor of the quotations under notice, that the journal in question was the light of the journalistic world, and that all others were but the lesser reflected luminaries of the great would-be London central publication. To imagine one's self so poised above all others of human kind or origin would, to the soul so diminutive and full of self-conceit as to indulge the thought, be a pleasant dream. But the London journal forgets that the stain—if such it be—of common humanity rests upon its garments, and that others have reached heights as great, and descended into depths of enterprise as deep, as have been reached by the would-be leading class journal of her Majesty's dominions.

## Restrictions on London Builders.

The building trade of London has been legislated upon at various times to such an extent, that if all the acts still in existence, which were intended to regulate it, should be literally put in force, there is, perhaps, scarcely a house in the course of erection within metropolitan limits which might not be interfered with and prohibited from completion, upon the ground that the conditions of some by-law or Act of Parliament, obsolete but never rescinded, had not been complied with.

Then came the Metropolitan Board of Works, with supreme power over the thoroughfares of London, to vex still further the souls of the building fraternity, and elbow them out of the way wherever they show themselves, and still seeking increased powers from Parliament to put them to further expense and annoyance at every turn. If the Metropolitan Board of Works succeed in getting their new bill through the House, no builder can erect a shed for his workmen, nor make a road for his materials to any new building, without first obtaining the authority of the Board of Works in writing, under severe penalties constantly recurring.

The Royal Institute of British Architects, at their fortnightly meeting, which took place last week, held a long discussion upon a proposal to apply to Parliament for the adoption of a General Building Act, for the purpose of regulating the supply of buildings of various kinds, with the sanitary provisions essential to all. Mr. Boulton, who introduced the subject by reading an elaborate paper, asserted that, including by-laws, the number of varying codes for the government of the trade had been estimated at pretty nearly 2,000. What was wanted was

simplification and intelligibility. In a General Building Act, local peculiarities might be allowed for, anomalies would disappear, and practical uniformity be substituted for it. Mr. Rawlinson, C. B., was of opinion that any General Building Act should have a wide range, and must not be centralized too much; and, as to sites of houses, he did not see how any general law was to apply to them, for some houses were built on sites that it was impossible to sewer and drain properly, and he knew some towns—he ought to have named them—the state of which was "absolutely shocking." This gentleman was severe on "jerry builders," which he wanted a law to reach. But are there not plenty of safeguards already prescribed by law, if only they were properly applied? What are our district surveyors for but to see that proper materials and good workmanship are used in the buildings they have to survey? Speaking as a Government official, he did not want too much centralization. He thought it would be bad for this country if, like France, they could not move a paving stone without the authority of a Government officer. Dr. Thorne, of the Local Government Board, spoke to the point, when he said the curse of large towns was the overcrowding upon area, and he might have included the suburbs of London in the same rebuke. In rural districts, where five years ago cows and sheep were grazing, houses are now so crowded together that some of them have no more outlet than if they were built in Barbican. It would not be difficult, one would imagine, to get a law passed which should prevent the country about London from being overcrowded in this way. Sanitary regulations are probably as much appreciated by the public now as they ever were or will be, but some penalty might be inflicted perhaps on builders who willfully disregard them. Before this can be done, however, they ought to be well defined. Some of those sanitary regulations, which consist in clever contrivances for letting in currents of cold air to ventilate our law courts and places of public assemblage, not unfrequently mar your enjoyment of them by sending you home with a cold and sore throat. A Mr. Hebb considered it would be impossible to frame a law that would work well for all England, and alluded to the apathy of Government on the question, as in 1875, when an attempt to codify the existing law met with a disastrous failure. Other speakers followed, but it does not appear that any resolution was passed.—*Timber Trades Journal.*

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## Building Intelligence.

Building operations still continue brisk, as will be seen by our report. The late rains have put a damper on the erection of buildings in the country, but in our judgment it is only a temporary lull. Mission property is looking up, and next year there will be a larger increase of buildings erected in that part of the city than has been witnessed for many years.

## SAN FRANCISCO.

**Folsom and Tenth.** Nine two-story frame.  
O.—Mrs. C. H. Robinson.  
A.—Schmidt & Havens.  
C.—C. A. Hussey.  
\$35,000.

**Ninth, cor. Jessie.** Five two-story frame.  
O.—A. P. Hotelling.  
A.—Kenitzer & Baum.  
C.—Ed. Farrell.  
\$18,000.

**Leavenworth, nr Ellis.** Two-story frame.  
O.—W. Sharon.  
A.—Gaynor.  
C.—W. M. Fletcher.  
\$13,000.

**Jackson and Fillmore.** Four two-story double frame.  
A.—H. C. Macy.  
C.—J. J. McCready.  
\$15,000.

**Eddy and Taylor.** 13 two-story frame.  
O.—N. Luning.  
A.—Schmidt & Havens.  
C.—Walker Bros.  
\$29,000.

**Washington Avenue, nr Howard.** Eight two-story frame.  
O.—A. P. Hotelling.  
A.—Kenitzer & Baum.  
C.—Ed. Farrell.  
\$12,000.

**Pine and Leavenworth.** Four two-story frame.  
O.—W. Sharon.  
A.—Gaynor.  
C.—W. M. Fletcher.  
\$29,000.

**Fillmore, x Jackson and Pacific.** Two-story attic and basement frame.  
O.—W. A. Johnson.  
A.—Smith.  
C.—J. Robinson.  
\$8,000.

**Oak, x Gough and Octavia.** Two-story and basement frame.  
O.—J. Flaherty.  
A.—J. Gosling.  
Days' work.  
\$4,000.

**Waller and Buchanan.** One-story attic and basement cottage.  
O.—J. Nightingale.  
A.—J. Marquis.  
C.—T. J. Hamilton.  
\$4,500.

**Guerrero and Ridley.** Two-story frame.  
O.—Capt. Rogers.  
A.—J. C. Pelton.  
C.—W. Clark.  
\$5,500.

**Filbert, nr Buchanan.** Three one-story frame.  
O.—Jas. Aitken.  
A.—Behrens.  
Days' work.  
\$2,500.

**Larkin, nr Union.** Two-story and basement frame.  
O.—Mrs. C. Hines.  
C.—O. Murphy.  
\$3,400.

**Oak, nr Octavia.** Two-story and basement frame.  
O.—G. Puriensky.  
A.—Schmidt & Havens.  
C.—H. Thom. Wohrden.  
\$1,000.

**Clay, x Leavenworth and Hyde.** Alterations and repairs.  
O.—F. Cordes.  
A.—Curlett & Eisen.  
C.—D. Perry.  
\$2,500.

**Pine and Jones.** Conservatory.  
O.—Jas. G. Fair.  
A.—Gaynor.  
C.—Wilcox.  
\$3,000.

**Union, x Jones and Leavenworth.** Two-story frame.

O.—F. Kapke.  
C.—J. P. Hanson.  
\$3,100.

**O'Farrell, x Powell and Mason.** Raising and additions.  
O.—Marchand.  
C.—G. R. Bowles.  
\$4,000.

**Ellis, nr Powell.** Additions to frame.  
O.—Peast.  
C.—Rowels.  
\$2,140.

**Ninth, nr Utah.** Additions to Glass Works.  
C.—Falconer.  
\$600.

**Ellis, nr Larkin.** Repairs to frame.  
O.—B. B. Kennedy.  
Days' work.  
\$1,110.

**Howard, x Twenty-ninth and Thirtieth.** Two-story frame.  
O.—Buckley.  
C.—T. F. Mitchell.  
\$3,500.

**Twenty-fourth, nr Potrero Avenue.** Repairs to frame.  
O.—N. O'Leary.  
C.—T. F. Mitchell.  
\$1,000.

**Sixteenth and Nebraska.** Buildings for match factory.  
O.—Newbauer.  
A.—Wolfe & Son.  
C.—M. Antosh.  
About \$1,300.

**Baker, nr Sutter.** One-story frame.  
O.—P. Martin.  
Days' work.  
\$1,500.

**Harrison and Essex.** Additions and alterations.  
O.—H. Miller.  
A.—A. Laver.  
C.—C. H. Atkinson.  
\$3,000.

**Bryant Avenue, and Mariposa.** Barns and sheds.  
O.—Walker & Lutz.  
C.—C. H. Atkinson.  
\$4,000.

**Essex Street, and Laurel Place.** Repairs to brick dwelling.  
O.—Captain Nelson.  
C.—B. P. Hurlbut.  
\$4,000.

**Berry, nr Fourth.** Repairs to frame.  
O.—Cal. Cigar Factory.  
Days' work.  
\$2,500.

**Waller and Buchanan.** Alterations.  
O.—Protestant Orphan Asylum.  
A.—Swain & Cleveland.  
C.—A. Flood.  
\$15,000.

**Clinton Park, nr Market.** One-story frame cottage.  
O.—J. Hetzel.  
C.—G. Sauer.  
\$900.

**Fourth Street, nr King.** Repairs to frame.  
O.—A. T. Spotts.  
Days' work.  
\$1,500.

**Laguna, nr Greenwich.** One-story frame.  
O.—B. R. Brotherton.  
\$1,500.

**Union, nr Buchanan.** One-story frame.  
O.—B. J. W. Cudworth.  
\$800.

**Sacramento, and Van Ness Avenue.** Frame building for church.  
O.—First Presbyterian Society.  
A.—Wright & Sanders.  
C.—Gray & Stover, Carpenters, Waggoner, Mason.  
\$25,000.

**Twenty-third and Valencia.** Four two-story frame.  
A.—T. J. Welch.  
Days' work.  
\$15,000.

**First, x Folsom and Harrison.** Interior decorations.  
O.—P. J. Donahoe.  
A.—T. J. Welch.  
C.—J. W. Smith.  
\$1,460.

**McAllister, x Gough and Octavia.** Two-story frame flats.  
O.—Mrs. McGinney.  
A.—T. J. Welch.  
C.—J. Doherty.  
\$6,725.

**Pine and Steiner.** Remodeling church.  
O.—Dominican Fathers.  
A.—T. J. Welch.  
C.—J. Blake.  
\$2,140.

**Geary, nr Polk.** Three-story frame.  
A.—H. C. Macy.  
C.—F. Klatt.  
\$6,500.

**Sixth, x Folsom and Howard.** Alterations to frame.  
O.—L. Dumas.  
A.—Behrens.  
C.—L. D. Frichette.  
\$1,500.

**Hill Street, nr Valencia.** Two-story frame addition.  
O.—D. J. Stack.  
A.—H. D. Mitchell.  
Days' work.  
\$1,200.

**Sutter, nr Kearny.** Alterations and fitting up store.  
O.—Chenoweth & Lewis.  
A.—E. De Pierre.  
C.—Cook & Tronson.  
\$7,000.

**Hyde, x Clay and Sacramento.** Two-story and basement frame.  
O.—Mr. Niebaum.  
A.—W. Mosser.  
C.—A. Pare.  
\$7,000.

**Ellis, x Laguna and Buchanan.** Two-story frame.  
O.—T. Metzler.  
A.—Schmidt & Havens.  
C.—Waterbury & Maxwell.  
\$3,500.

**Post, x Dupont and Stockton.** Four-story and basement brick.  
O.—I. Levy.  
A.—Schmidt & Havens.  
C.—Walker Bros.  
\$30,000.

**Fell, near Polk.** One-story frame.  
O.—Geo. Cumming.  
Days' work.

**Buchanan, nr California.** Two-story frame dwelling.  
O.—A. Montpelier.  
A.—Schmidt & Havens.  
C.—F. Klatt.  
\$6,250.

**Eddy, x Mason and Taylor.** Alterations to frame.  
O.—S. N. Locke.  
A.—Schmidt & Havens.  
C.—Walker Bros.  
\$3,600.

**Montgomery Avenue, nr Broadway.** One-story and basement frame.  
O.—H. Waggoner.  
C.—Ziegler.  
\$3,000.

**Greenwich, near Kearny.** Repairs to frame.  
O.—Mr. Block.  
A.—T. J. Welch.  
C.—Kidd.  
\$1,000.

**Lombard, x Dupont and Kearny.** Additions and repairs.  
O.—S. Menzies.  
C.—C. Chisholm.  
\$6,500.

**Stockton, near Chestnut.** Two-story frame.  
O.—Grimm.  
A.—Mooser.  
C.—Bonds.  
\$2,300.

**Chestnut, x Powell and Mason.** Repairs to two-story frame.  
O.—G. G. Wilkes.  
C.—Ziegler.  
\$800.

**Green, near Montgomery.** Two-story and basement frame.  
O.—H. Kohler.  
Days' work.  
\$3,000.

**Lombard, x Kearny and Dupont.** Repairs to frame.  
O.—J. Brownell.  
C.—J. P. Hanson.  
\$1,000.

**Green, near Leavenworth.** Two-story and basement frame.  
O.—Runyon.  
A.—Meeker & Banks.  
C.—Gray & Stover.  
\$4,000.

**California, nr Polk.** Frame stable.  
O.—Allen & White.  
C.—W. B. Keger.  
\$2,500.

**O'Farrell, near Hyde.** Repairs to frame.  
O.—Royd.  
C.—W. Little.  
\$2,500.

**Post and Webster.** Five two-story and base frame.  
O.—L. Tausig.  
A.—Schmidt & Havens.  
C.—Haskell & White.  
\$18,500.

**Beale, x Folsom and Harrison.** Two-story brick building.  
O.—Whittier, Fuller, & Co.  
A.—Percy & Hamilton.  
C.—W. M. Fletcher.  
\$7,600.

**Bush, nr Fillmore.** Two-story frame.  
O.—S. Siegel.  
A.—J. Goeling.  
C.—T. J. Hamilton.  
\$5,500.

**Bush, x Scott and Pierce.** Repairs to two cottages.  
O.—Tausig.  
A.—Schmidt & Havens.  
C.—Haskell & White.  
\$300.

**Pine, x Sansome and Montgomery.** Five-story and basement brick.  
O.—J. G. Fair.  
A.—J. P. Gayer.  
C.—Bulter & McGown.  
Masons, Mahoney Bros. Carpenters.  
About \$100,000.

**California and Middle St.** Two two-story and base frame.  
O.—E. H. Miller.  
A.—W. P. Moore.  
C.—A. Jackson.  
\$16,000.

**OAKLAND.**

**San Pablo Avenue Station.** One-story cottage.  
C.—Herbst.  
A.—S. & J. C. Newsom.  
\$1,200.

**Washington, x Webster and Fillmore.** Two-story and base frame.  
O.—Mrs. Newgass.  
A.—S. & J. C. Newsom.  
C.—J. McKay.  
\$4,000.

**Third Avenue, East Oakland.** One-story frame cottage.  
O.—E. T. Cooper.  
A.—Newsom & Gash.  
C.—Haskell & White.  
\$3,500.

**Adeline, nr Eighteenth.** One-story frame cottage.  
O.—C. O. Nordhausen.  
A.—Newsom & Gash.  
C.—Wilkins.  
\$3,250.

**Central Avenue, and Market.** Conservatory, etc.  
O.—Hart.  
A.—Matthews & Son.  
C.—Haskell & White.  
\$1,500.

**Tenth, x Franklin and Webster.** Additions and repairs.  
O.—Ice Company.  
C.—Haskell & White.  
\$15,972.

**Watt's Tract.** Frame school-house.  
O.—City of Oakland.  
A.—W. H. Kirke.  
C.—R. Smilie.  
\$6,500.

**Twenty-fourth and Filbert.** Additions.  
O.—J. Good.

**A.—W. J. Cuthbertson.**  
C.—A. G. Lockhart.  
\$500.

**BERKELEY.**

**Walnut and Virginia.** One and a half-story frame.  
O.—B.—A. H. Broad.  
\$1,900.

**Elsworth St., One-story frame.**  
O.—Orlando Smith.  
C.—Isaac Hall.  
\$1,800.

**Bancroft Way.** Two-story frame.  
O.—H. A. Palmer.  
C.—A. H. Broad.  
\$3,500.

**Atherton St.** One and a half-story frame.  
O.—B.—G. A. Embury.  
\$2,000.

**Oxford, cor. Virginia.** One-story frame.  
O.—Haskell.  
C.—Daniel Willis.  
\$2,200.

**Bancroft Way.** Two-story frame.  
O.—Congdon.  
C.—Schon.  
\$1,200.

**Elsworth St.** One-story frame.  
O.—Silas Carl.  
C.—Isaac Hall.  
\$1,800.

**Berkeley Way.** One-story frame.  
O.—L. B. Clark.  
C.—C. R. Lord.  
\$1,100.

**Choate, cor. Dwight.** One-story frame.  
O.—Calhoun.  
C.—John Spencer.  
\$1,200.

**North Berkeley Depot.** Repairs.  
\$400.

**Bancroft Way.** Repairs.  
O.—Mrs. Walcott.  
\$2,000.

**SACRAMENTO.**

**Twelfth and K.** Two-story frame residence.  
O.—F. Elliott.  
A.—N. D. Goodell.  
\$5,500.

**I, x Second and Third.** One-story brick building.  
O.—M. Graf.  
C.—D. Falconer.  
\$3,500.

**K, x Seventh and Eighth.** Improvements and additions.  
O.—Eagle Cracker Bakery.  
\$5,000.

**K, x Tenth and Eleventh.** One-story brick building.  
O.—Soc. Grangers' Association.  
\$4,000.

**Front, x R and S.** Two-story building.  
O.—W. R. Knights.  
\$3,200.

In our last, the architect for improvements to Scofield & Tevis, building should have been A. A. Cook instead of those given.

**MISCELLANEOUS.**

**Red Bluff, Cor. Oak and Washington.** Two-story brick building.  
O.—I. O. F.  
A.—A. A. Cook.  
C.—Swain & Hudson.  
\$15,972.

Bricks are being laid for \$12 per M. in the New Odd Fellows Hall Building.  
One-story building.  
O.—O. A. Lovett.  
C.—J. M. Morris.  
\$1,995.

One-story brick building.  
O.—Chas. McCarthy.  
One-story brick building.  
O.—M. Corrigan.  
C.—O. P. Fuller.

Two-story brick building.  
O.—W. H. Bahney.  
C.—O. P. Fuller.  
Cor. Main and Oak. Two-story brick building.  
O.—J. Clements.  
A.—A. A. Cook.  
C.—Swain & Hudson.  
\$13,940.

**Menlo Park.** Additions to frame.  
O.—B. Burke.  
A.—T. J. Welch.  
Days' work.  
\$4,000.

Two-story attic brick basement frame dwelling with stable.  
O.—John Parrott.  
A.—Schmidt & Havens.  
C.—C. Chisholm.  
\$30,000.

**Woodland.** One-story cottage.  
C.—Dr. L. B. Holmes.  
C.—K. Glenn.  
\$1,200.

**Alameda, Park Avenue, x Alameda and Encinal Avenue.** Two one-story frame cottages.  
O.—Miss Colley.  
C.—Gilbert & Brown.  
\$4,400.

**Encinal Avenue, nr Walnut.** Two-story frame dwelling.  
O.—J. Bennet.  
Days' work.  
\$2,000.

**Fremont.** Brick building for hotel.  
O.—J. A. Blasingame.  
C.—C. S. Peck.  
\$26,000.

**Holtsburg.** Two-story frame dwelling.  
O.—H. Barnes.  
C.—P. Greist.

**Geyersville.** Two-story frame dwelling.  
O.—Mrs. P. Archambault.  
C.—Greist & Favour.

Large barn nr town.  
O.—H. Ellis.  
C.—Harris & Winder.

One-story frame.  
O.—A. H. Stites.  
C.—A. Leigh.

**Vacaville.** Two-story and attic frame building.  
O.—W. W. Smith.  
A.—Taylor & Copeland.  
C.—Burpee.  
\$11,565.

**San Jose.** Ten miles from town. Two-story frame.  
O.—P. Martin.  
A.—Theo. Lenzen.  
C.—M. D. Green.  
\$5,400.

Second, nr San Fernando. Additions and alterations.  
O.—Theo. Lenzen.  
A.—Theo. Lenzen.  
Days' work.  
\$4,000.

Buildings at Fair grounds.  
C.—Switzer.  
\$600.

Cor. Seventh and Santa Clara. One-story cottage.  
O.—Rev. A. Calhoun.  
C.—W. C. Hamilton.  
\$3,000.

Cor. First and El Dorado. Three-story brick building.  
O.—Jas. Phelan.  
A.—L. Goodrich.  
\$32,600.

Rear of Farmers' Union Store. Two-story brick building.  
\$4,500.

Monterey Road. Eight miles from town. Two-story frame.  
O.—J. H. Lee.  
A.—Theo. Lenzen.  
C.—J. D. Stewart.  
\$3,000.

Sixth, x Santa Clara and San Fernando. Two-story frame.  
O.—G. W. Blackford.  
A.—Theo. Lenzen.  
C.—J. Lenzen.  
\$4,000.

## The California Architect and Building News.

VOLUME III.  
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—AND—  
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## General Items.

As has been stated in the several issues of this journal during the current year, a large degree of activity has prevailed in building circles since January, 1882, sometimes approximating a boom in proportions and extent. And although there have been few—very few—single improvements of large dimensions and cost—fewer of the expensive kind than were commenced in 1881—the character of buildings erected in 1882 speak well for the prosperity and growth of San Francisco in a three-fold sense; first, the mere fact that a comparatively large number of houses have been built presumes the employment of mechanics and laborers generally, and consequent bettered circumstances and comforts to the working classes of the community, which in itself is a pleasing feature to contemplate; secondly, the improvements being confined mainly to private residences of various cost, some of them being moderately elegant in design, appointments, and comforts, and a good class of tenements in single residences and flats, none of which seem to remain long unoccupied, evidences the increase of population, and the expansion and general growth of the city; and thirdly, all this is being done mainly from the cash resources of owners, with far less resort to mortgages for the purpose of raising the necessary building fund, demonstrates the fact that the financial conditions of the masses are much improved over former years, when perhaps three out of every five cases of building improvements were incurred by mortgages. This view of matters is supported by the following, from Magee's Real Estate Circular:

"The savings banks did a very light business

last month. One of the smaller banks—the Humboldt—led off in its loans. It lent \$119,800 on city property. The Hibernia Bank only lent \$81,325, the German Bank, 67,750, and the Savings Union, \$65,150. The Hibernia Bank released \$438,400, but \$300,000 of that sum are to be credited to the release of an old mortgage last month, lately renewed at a lower rate of interest. The German Bank released \$213,375, and the Savings Union \$78,070. All of the banks continue to report a very light demand for money. The low rate of interest of 6 per cent., the banks paying the mortgage tax, tempts few or no persons to speculate. Those who now borrow are doing so to improve property they already own, or to acquire homesteads for actual occupation. There is no speculation or excitement, in short, in any kind of city real-estate, consequently borrowers now are not speculative in any sense of the word. The number of real estate mortgages recorded last month was 145, of the value of \$964,760. There were 161 releases, aggregating \$1,311,783. The real estate loans made by private capitalists were very heavy last month; they lent \$555,735. Mr. Blythe borrowed from John Parrott last month \$375,000, at 6 per cent., on his Market Street property, releasing at the same time an old loan of \$275,000.

There is a great deal of talk as to what is to be done in the near future, and although the statements made may be in excess of the undeveloped facts of the future, still there are movements and transactions on foot which give color to large anticipations; and from all that we know or have been able to learn, we are warranted in predicting continued building prosperity in San Francisco for 1883.

All present appearances indicate an undiminished if not increased demand for both skilled and unskilled labor, with perhaps partial and temporary exceptions during the winter months. And whatever break may occur, will be most felt by the less proficient classes, whose services, as a matter of course, are the first dispensed with. When a lessening of forces becomes necessary, the better men are selected and retained, and the inferior discharged. This fact should inspire every man who is compelled to rely upon his daily earnings for the means of support for himself and family to qualify himself to hold his situation so long as there is work in his line for any one to perform. The abject poverty of some mechanics and laborers is the result of their individual neglects and gross indifference to the important duty of filling well and faithfully a position among the best of their fellow-workmen. Indolence and carelessness have kept multitudes in poverty, who might have bettered their condition by energetic efforts to overcome the disadvantages surrounding them. And those who willfully disregard the common law of life, in matters involving their best interests, richly desire all the evils which they bring upon themselves through their persistent omission or willful neglect to secure to themselves benefits which are within the reach of all who act manfully and wisely in the contests of life.

Some people affect to believe that they derive no benefit from advertising, for the reason that they cannot trace any particular transaction to any particular advertisement. Neither can we attribute the growth of vegetation to any particular drop of rain or ray of sunshine, but it is very evident that without rain or sunshine it would fail to flourish.

## Redwood Lumber.

TRUE AND FALSE ESTIMATES CONSIDERED.

The Post-Intelligencer, of Seattle, W. T., has some severe strictures on Prof. Sargent's article, recently published in the North American Review. An extract from the article reads as follows:

"The belt of redwood forest along the California coast has always suffered severely at the hands of the lumbermen, and many of its finest and most accessible trees have already been removed. A large amount of this valuable timber is still standing—less, however, than has generally been supposed; and at the present rate of consumption, the commercial importance of this forest will have disappeared in a few years more."

This the Washington Territory paper calls "the very error of the moon, so to speak." It says:

"In Humboldt County, Cal., the whole area of the redwood forest has been mapped and platted. There are something like 500,000 acres