



PERSPECTIVE VIEW OF WOODLAND SCHOOL-HOUSE.

pine, rough, \$35 per M; redwood, \$40; common brick, \$7 50, delivered at site; press brick, \$22.

Carpenters' wages, \$3.25; masons', \$3.75; stone-cutters', \$3.50; painters', \$3.00; plumbers', \$3.00 to \$4.00; hod carriers', \$2.00.

But limitation in time will at present prevent more, as engagement to be present at a debate by members of the profession, at 1 o'clock, to be followed by luncheon, and the necessity for early mailing, so that this may reach San Francisco in time for November issue, render it necessary to close for the present.

We have simply introduced Salt Lake and its interests, have not touched Denver, and have but named Chicago. The innumerable items of great interest remaining unnoticed, will provide subject matter for future correspondence.

NEW PUBLICATIONS.

"INTERIOR DECORATION."

By Arnold W. Brunner and Thomas Tryon, Architects.

The authors, in this new work, concede that the house is built to suit the tastes of the owner. The exterior features are all arranged in architectural array, so that the gables and chimneys make, with the walls and roofs, the harmonious composition which, until now, has existed on paper. Within, all is perfect. The halls, rooms, stairways, and cupboards are of ample size and properly located, so that every long-desired plan is at last realized.

But, alas! smooth-plastered walls, well-laid flooring, and white ceilings are not enough to constitute what we call a home. The house must be decorated. And it is with the broad purpose of illustrating how this can best be done, artistically, that the authors have placed before the people generally, the above-named book.

For sale at this office. Price, \$3.00.

"MANTELS AND SIDE WALLS."

By E. Prignot and other architects and designers.
32 large plates.

The designs represented are in the Cheminee, Louis XIII., and Louis XVI. styles. The engravings are very fine, and artistically represent the various fine details.

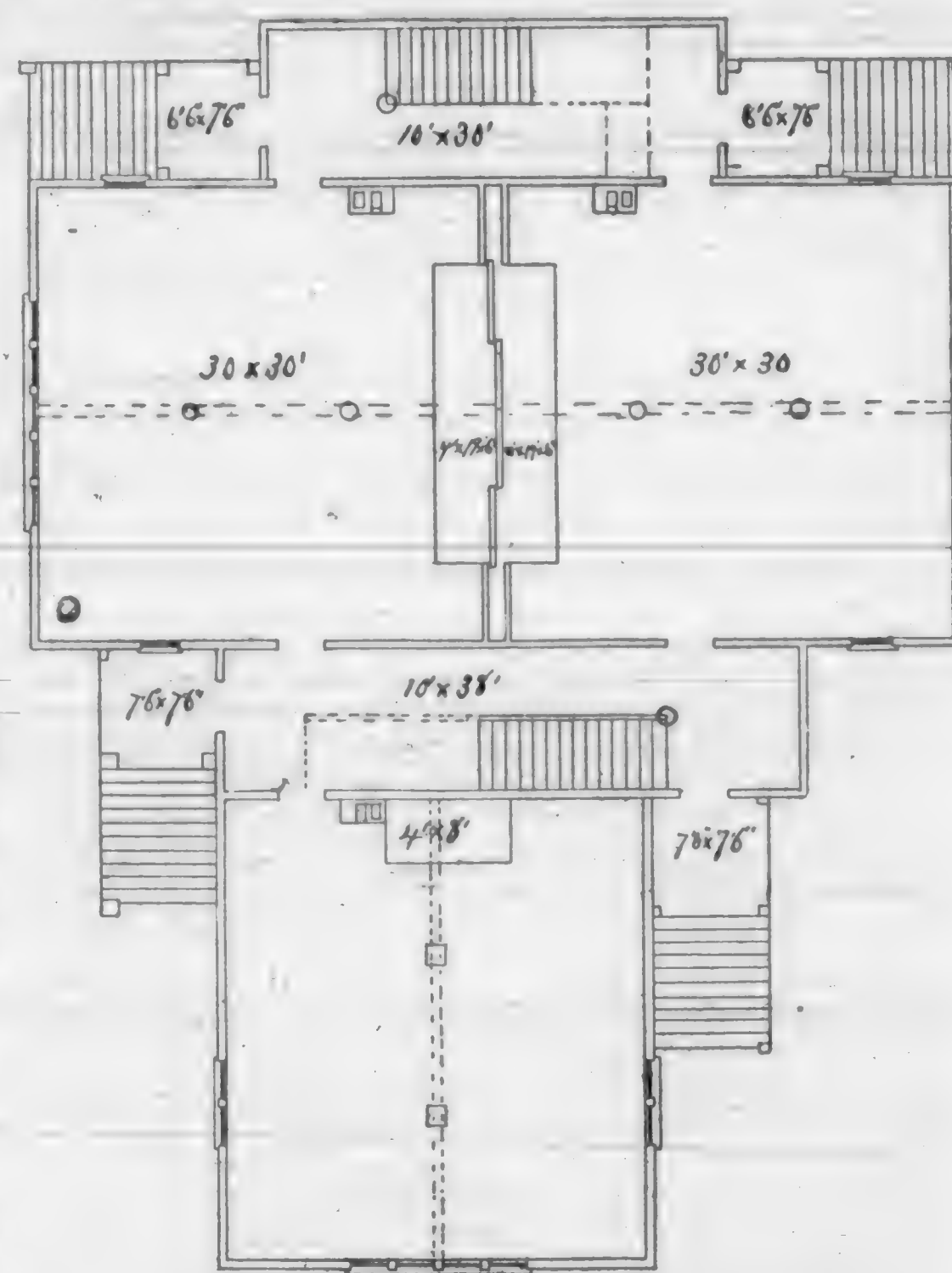
Price, in portfolio form, \$5.00. Send to this office.

"School House and Church Architecture".....	\$ 3 00
"Public Buildings".....	3 00
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"Modern Architectural Designs and Details".....	10 00
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"Mechanic's Geometry" (how to frame by card-board models).....	5 00

School-Houses.

AS people enter a town or city for the first time, they notice particularly the character of its public buildings. As architecture embraces to the elevation of national and individual character, and the increase of the physical comfort and well-being of mankind, it becomes the duty of the officers of every city to study carefully into every detail of the work of constructing buildings for public use. A celebrated German writer and thinker, F. Schlegel, has described architecture as "frozen music." If a building has for its primary object the education of the young in every branch, should we not pay some degree of attention to the building in which the minds of the youth are to be moulded? We have seen school-houses in the country where the wise and faithful teacher has been obliged to take the children and run around the room to keep warm, because of the wind blowing the cold air through the cracks in the siding upon the children, who were almost freezing. We hope that there are not many Boards of Directors in our State who allow their children to go to school in a building that is not as good as the barns they have for their animals. While this may seem to be an extreme case, yet there is large room for improvement, not only in our country districts, but in our cities. How many are to-day complaining of our school buildings because they may be illy contrived, poorly heated and ventilated.

In this issue of the ARCHITECT we give a cut of the Walnut Street public school building, in Woodland, which is one of the three now being used, and under the management of an efficient Board of Trustees. The building sets well up from the ground, the rooms are well arranged, high, light, and airy, and the ventilation good. This is one of the buildings that has been specially arranged for the comfort and convenience of all who labor and study therein. Messrs. Gilbert & Sons are the architects, and superintended the work of building, in which they have succeeded in combining utility and beauty of architecture. Architecture bears a strict analogy to language. Both are an expression of thought, and in the one, and in the other, the richness, variety, and precision of the expression will be in proportion to the quantity of the thought to be expressed.

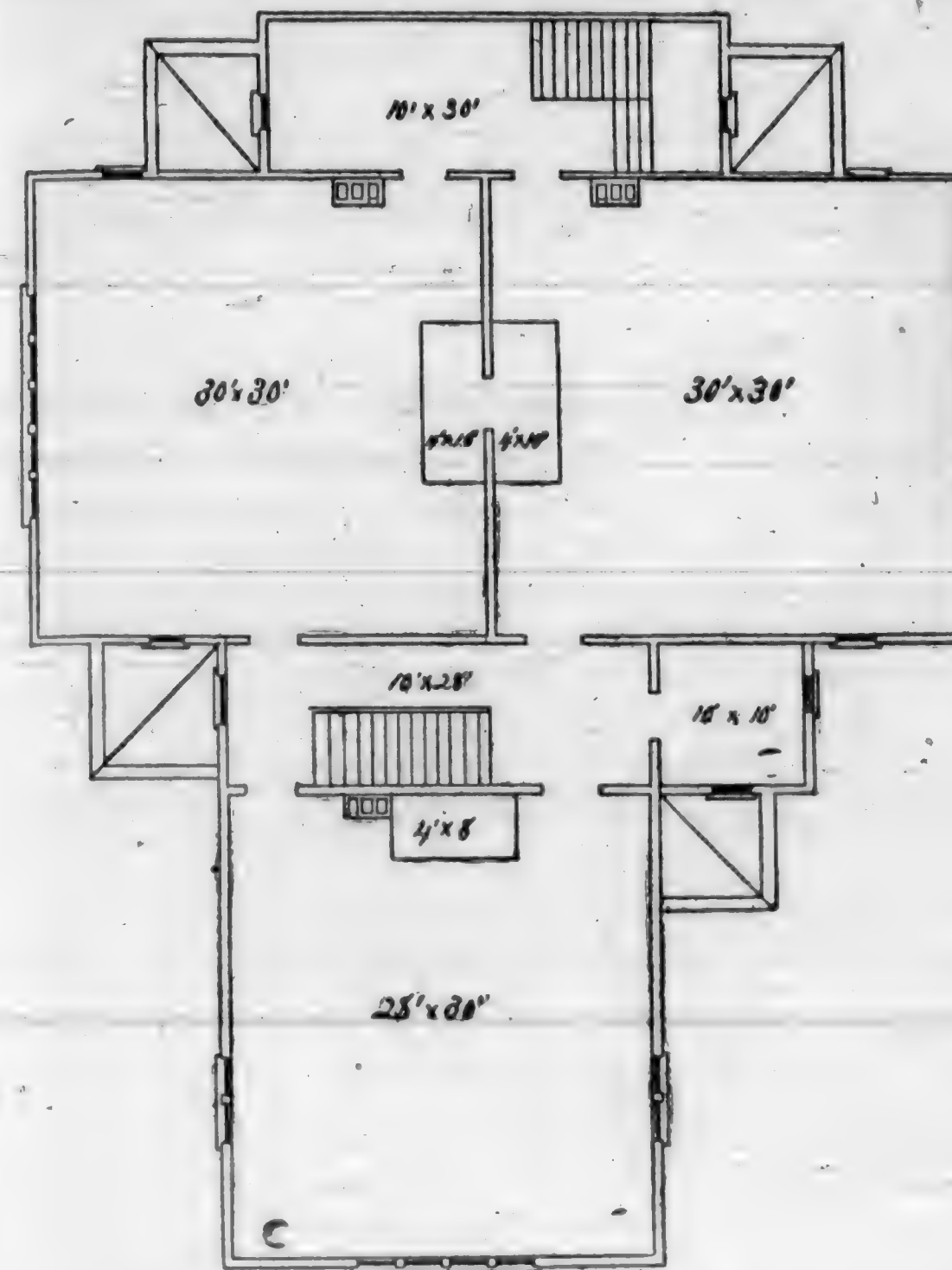


FIRST FLOOR PLAN WOODLAND SCHOOL.

Mechanics' Liens.

AN INTERESTING DECISION BY JUDGE LEVY.

SOME time ago Elizabeth Doherty had a building erected. A number of liens were filed against the same. These were all assigned to one C. A. Barker. The owner set up the claim that the action of those holding the liens assigning



SECOND FLOOR PLAN WOODLAND SCHOOL.

them to a third party, was illegal. In rendering a decision fully sustaining the plaintiffs, Judge Levy remarked: "It would require express words to prevent the assignment of a claim and the incidental lien. If every case in action is assignable, then a claim of a mechanic is one of them, and the assignment of the claim transfers the lien. In the cases at bar the liens themselves are transferred. It would be a gross injustice to the mechanic if he could not transfer his demand against an unwilling creditor, and thus perhaps be provided with the only means of a speedy return for his labor. To deprive the mechanic of this privilege to realize at an early date on his work, without the sanction of clear language in the statute, so clear that he who runs may read, would be to apply a rule of construction unworthy of the liberal spirit of our mechanics' lien law. Certainly, the bare right to sell his demand, without at the same time assigning his lien, would be holding the word of promise to the ear, and breaking it to the hope of the mechanic or laborer."

How Are Paints Analyzed?

IT is often a matter of prime importance to ascertain the constituents of a paint. The majority of master house painters, indeed, never trouble themselves with getting an analysis of a pigment. Should a paint prove unsatisfactory, they merely change the brand, and usually continue uninformed, however they may suspect adulteration, of the cause of disappointment in its working. Analysis, after all, is a somewhat expensive affair, and necessitates the labor of an expert. To manufacturers and large dealers, more particularly to the latter, the employment of chemical tests from time to time is a necessity. Danger, though not of a dynamic order, may lurk in the raw material supplied to them commercially as pure; or an article in itself unadulterated may contain for the purpose wanted a disproportionate amount of a given constituent, rendering it unserviceable, or at least objectionable. There are clerks who closely watch over the interests of their customers, in becoming thoroughly acquainted with the qualities of what they sell, which is done partly by ascertaining the constituents, and again watching the effects of subsequent combinations where two or more pigments are mixed together for certain hues; further, by ascertaining from practical painters how they work. It will doubtless be of interest to our readers to learn something of the processes of resolving an article into its constituents.

At the New York Convention it was suggested that possibly it might be desirable for the body of master house painters and decorators to appoint officially a chemist to whom members might send samples of paint for examination, but the subject was not formally discussed. It is easy to perceive the advantages that would arise from such an arrangement on the part of State organization, which would encourage members to have samples made at the moderate price at which these could be obtained. Many occasions arise on which the purchaser wishes to discover exactly what he has got; and even the labeling of goods for what they are, even if enforced by law, would not wholly dispense with such occasions. There is abundant evidence to show that even laws which carry penalties, if violated, cannot make all manufacturers and dealers honest.

Among other objects of analysis is the discovering of the amount of coloring principle. For instance, a sample of plumbago should moisture 0.26 per cent; ash, 8.5; carbon, 91.19. Some of these coloring principles contain great colorific intensity, and will stand an admixture of white pulverulent substances, such as barytes and whiteness, without assuming a gray appearance.

The sample to be analyzed may be in the dry state, ground in oil or in liquid form, ready for use. In the latter case, the fatty or resinous portions of the paint are extracted with benzene, alcohol, and ether, which leave the pigment in a form of powder suitable for analysis. In some cases the additions may be removed by simple ignition; however, as reductions are very apt to take place, that is to say, some of the elemental constituents of pigments thus destroyed, this process is followed only in a limited number of cases.

In analyzing dry colors, or those freed from oil by extraction, the main difficulty consists in the separation of the different lead salts, as, for instance, plumbic sulphate and carbonate from each other, and from baric sulphate and silicate (clay) a solution is first applied to separate the two. Sodic hydrosulphate proves an excellent solvent for the plumbic sulphate. In fact, all analysis is based on chemical reactions. It will surprise most persons that the most complicated process of analysis occurs with chrome green, blue, and yellow. It is so elaborate that space prevents an account of it. Then there are chemical tests to be applied to the various substances precipitated, or otherwise separated from their compounds. As a confirmation for the correctness of the result, the several residues of extraction are weighed, sometimes after being again dissolved and reprecipitated.

To ascertain the relative "strength" of two colors of similar shade, the following experiment is made: Half to one gram of each sample is mixed with five to ten times its weight of a pulverulent substance, which exerts no chemical action on the pigments, as, for instance, baric sulphate. After sufficient mixing, the shades are compared, and the darker one made equal to the light one by further addition of baric sulphate. On re-weighing the samples their weights will give the ratio of their relative "strength."

In the case of so-called liquid or ready-mixed paints, the vehicle, as well as the suspended coloring matter, is an object of analysis. The vehicle for paint is combined with the aim of obtaining approximately the same specific gravity as that of the pigments, so as to keep the latter suspended (most of them "settled," however, nevertheless). Among the most commonly occurring constituents of the vehicle may be mentioned benzene, oil of turpentine, resins, linseed oil, etc. Soap, water, glue, small quantities of soda, borax, or alum, besides all kinds of low-grade oils, are frequently met with. The nature of a vehicle may be approximately determined by fractional distillation.—*Painters' Magazine.*

Apt Names for Bad Workmen.

STRIKES bring out the technical slang of the trades, and particularly the opprobrious epithets with which the different classes of workmen distinguish the unskilled operatives who labor at the same trades. In most cases it will be found that these slang terms originate in some technicality of the trade. Thus the telegraphers call a poor operator a "plug," after the little metal implement which divides the switches on the key-board, inasmuch as the plug or "key" is a comparatively unimportant part of the machinery. Printers designate an unskilled type-setter a "shoemaker" or a "blacksmith." The derivation of the former appellation is from the fact that a compositor who makes errors is obliged to correct them after the type is set up by taking out the misplaced letters and "pegging" the proper ones into



THE RUBIDOUX—SOUTHERN CALIFORNIA ARCHITECTURE.

their places. Tailors also use the word "shoemaker" to distinguish a poor hand, as an unskilled workman makes his stitches too far apart, and is therefore better adapted to sew leather, where he can punch the holes with an awl before putting the needle through. The appellation "blacksmith" is applied to a printer whose fingers are clumsy, and a jeweler also terms an unskilled worker at his trade a "blacksmith" for the same reason.

A term of opprobrium which was used by old New York printers to designate an unskilled compositor was the word "boarder," from the fact that a poor hand was generally a drinking man and spent his time loafing or "boarding" in liquor saloons. All striking trades-workers in common use the general word "scab" to distinguish workmen who take the place of strikers. The derivation is obviously from the fact that the scab is a morbid growth, and lives only at the expense of the well-being of the rest of the body. Shakespeare uses the word scab as a word of opprobrium, and Webster defines scab as "a mean, dirty, paltry fellow," which may have suggested the original application of the word to its present use. The printers and telegraphers, two of the most intelligent classes of workmen, are the only tradesmen who have invented names to particularize the scabs of their respective professions. Thus, compositors call a scab a "rat," in contemptuous allusion to the rodents who infest printing offices. The telegraphers have only recently invented a term for scab operators. They call them "contumists," though the application is not of technical derivation, but is probably an attempt to manufacture a word from the Latin *contuma*, the root of contumacious, to describe a stubborn and obstinate person.

The various names actors give to the unskilled members of their profession are familiar to most of the reading world. A poor actor is termed variously a "stick," "fakir," "statue," or "dummy." A "stick" or "statue" is, naturally enough, an actor who is awkward and stiff on the stage. The term "dummy" is derived from the fact that when a traveling company has not enough members in the company to fill up a large stage, men and women are employed to stand in the back with choruses or supernumeraries, and take no other part. They are called "dummies." "Fakir" is a generic term, and comprises those actors who lack talent and depend upon other resources. For instance, a comedian who makes faces is called a "nugger," and a tragedian who bellows is a "ranter," and both are "fakirs." The professors of the manly art are also apt in this style of nomenclature. They call a cowardly fighter a "duffer," and a weak, unskilled boxer, a "sand bag" or "stuff," the latter terms being derived from the contrivance upon which the pugilist does his practice.—*Carpentry and Building.*

THE rapid increase of hotel building in the southern part of California, is a fact that is noted by most all metropolitan journals throughout the Eastern States. With the exception of the new hotel on Coronado Beach, opposite San Diego, probably no one has caused more comment than that represented above. The length of the building is 341 feet; length of the north side, 282 feet, and the south side, 199 feet, while the total area of the main floor comprises 19,473 square feet. The exterior will present a combination of the English, Gothic, and Swiss styles of architecture, and with a touch now and then of Old Holland timber work, presents a very beautiful and uniform appearance. The dining-room is 50x100 feet in size; ladies' parlor, 40x65; kitchen, 65x70. Billiard room is circular in form, having a diameter of 40 feet. Ball-room is 40x100, with ceiling 20 feet in height. A children's play-room is provided, same size and character as billiard-room. From the above measurements one can somewhat judge of the great size of the building. There are 250 guests' rooms. The hotel is thoroughly supplied with all the modern conveniences, and when in running order, no doubt will be one of the leading hotels in California. J. C. Pelton is the architect.

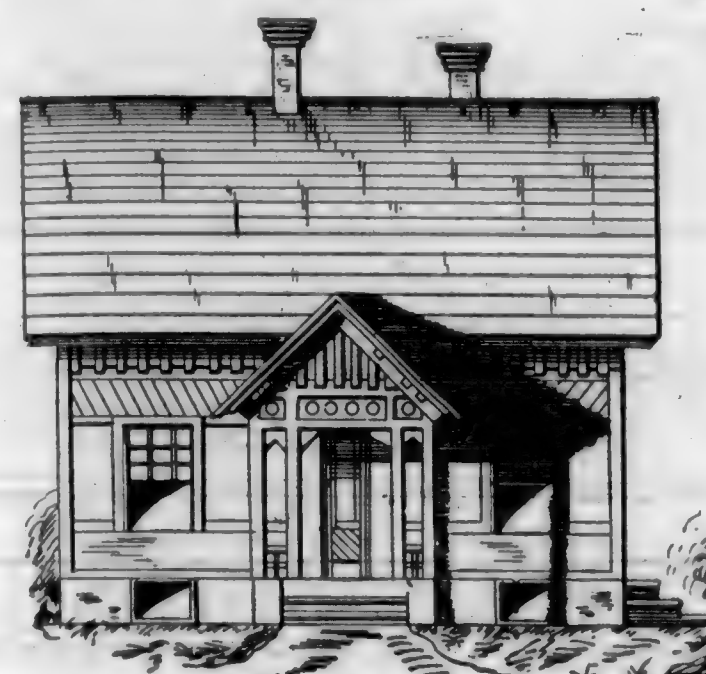
Safety Dumb Waiter Fixtures.

THE New York Safety Dumb Waiter Fixtures are the most complete, simple, and absolutely safe waiter made. They move with perfect ease, and are perfectly noiseless in their operation. They are provided with a safety rope, thus avoiding the chances of an accident. These fixtures are handsomely bronzed, and packed one set in a box. They can be adjusted by any carpenter or mechanic. Full directions accompany each box. Dunham, Carrigan & Co. have been appointed as agents for this city, and they will keep a full stock on hand. Manufactured by the Edward Storm Spring Co., of Poughkeepsie, New York.

Constitutionality of the Plumbing Act.

A PLUMBER, by the name of Chas. Friermuth, was lately arrested and convicted for a violation of the provisions of the Plumbing Act, passed March 3, 1885. The defense set up the plea that the Act was unconstitutional. In order to test the matter, after being found guilty, Mr. Friermuth quietly went to his free accommodations, but was immediately released on a writ of *habeas corpus*. Judge Wallace decided the Act constitutional, which leaves the matter open for Mr. Friermuth to take an appeal to the Supreme Court.

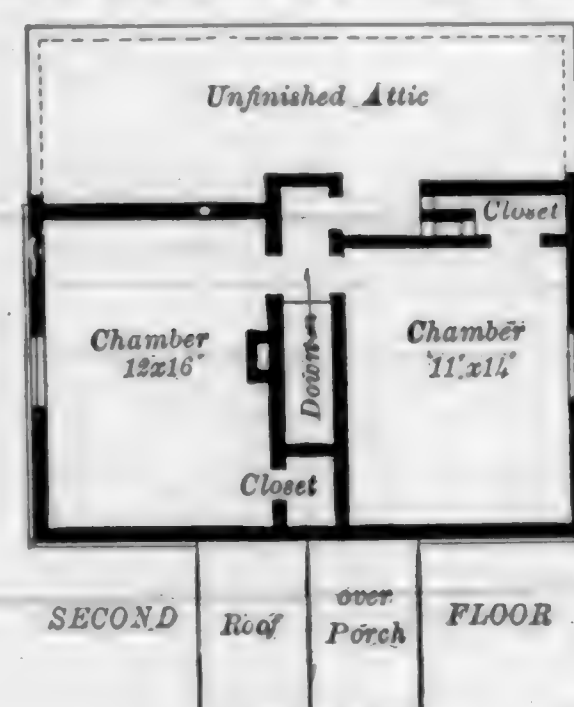
A Wage-Worker's Comfortable Home.



FRONT ELEVATION

IN the accompanying plans and elevations of a small but comfortable home, we had, primarily, in view the expenditure of but a small sum of money, and, in view of this fact, the rooms have been kept to a size convenient for the purposes marked on each. The outside finish, also, while presenting an attractive appearance, has but few, if any, embellishments that can be dispensed with. The addition of the front porch adds much to the beauty and utility of the design, and yet the expense of the same is but trifling. We present a few suggestions to those who are interested in the plans given.

A well-lighted and ventilated basement is always to be desired in a country home, as it prevents the articles kept therein from being affected by either heat or cold. (We are now writing in California, where very cold weather is never experienced.) A farmer or mechanic can construct his own



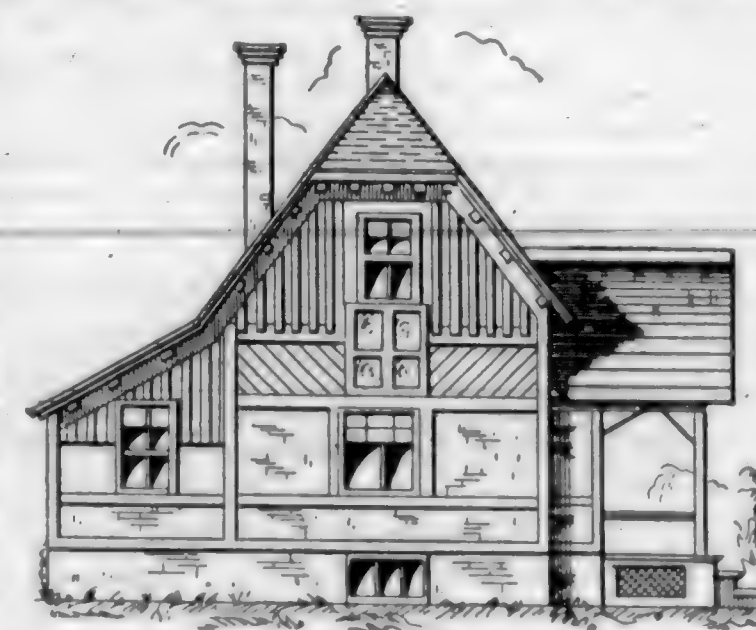
basement at but little expense. There are but few places where rock cannot be conveniently had. During the spare time, haul enough of this material to the building site. With the aid of one mason, you will soon have a basement that will bid defiance to the storms. Calculations can be made so that the dirt excavated can be placed on the four sides of the house, sloping gradually from the walls outwards, so as to insure proper drainage. If the cellar is to be used at times as a work-shop, it would be well to place more windows on the side for light; but those shown will be found sufficient for all ordinary purposes.

The walls of basement being finished, see that the wall plate is well bedded, and as near level as possible. This is important, as it saves much time hereafter. After the joists are placed in position, fill up the spaces between them with rock, so that rats and mice will not be able to get a foothold. This is also an important fact. Cut your flooring, and turn it upside down. Do not nail it until house is all inclosed. By this means

the workmen have a substantial place to work on, and, better still, the lumber has a splendid chance to thoroughly dry and shrink. Do not rest your plates on the joist. Nail thoroughly a piece of flooring first on top of the joist, and let your plates rest on that. This prevents the unpleasantness, common to so many houses, of a draft from under the base-board. These suggestions may look simple, but they serve, if carried out, to make a home truly comfortable to live in.

Do not spare the braces; they cost but little. Have them well nailed. Then when the storms come, as you sit in your dainty parlor, what a pleasant sense of satisfaction you have to feel that no storm can shake your little abode, for it is well nailed together, well braced, and founded upon a rock.

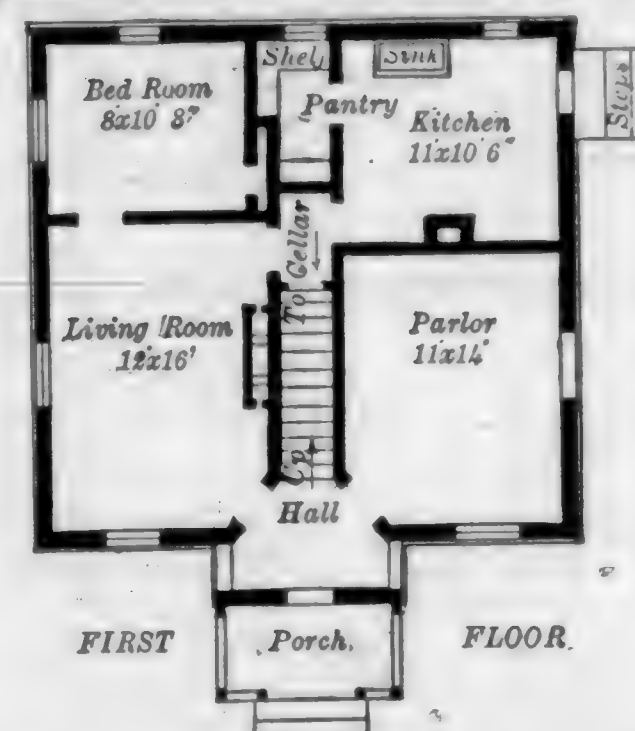
Two more essentials of the building must receive careful attention. See that your chimneys are well built. Do not let a single joint pass your observation. Have the in-



SIDE ELEVATION

side well and smoothly plastered. Take no chances on, "That will do." It will not do to have your house catch fire from a defective flue simply because you wanted to save an hour's time and a bucket of mortar. Notice carefully the shingling of your roof. Do not let the workman fool you by saying one nail in two shingles is good enough; that is all nonsense. Shingles must be well nailed, as much so as the flooring. Look out for the flashing around the chimney. No leak is wanted there, and a little care will effectually prevent the same.

The plans are very legibly marked as to the size and character of the rooms. Any mechanic can erect the house shown by the designs given. We hesitate to give the cost of the house. Lumber in this city has increased from \$15, a little over a year ago, to \$25 at present time. Wages are higher. All necessary materials are higher. But for a general average, we may say that the build-



ing will cost anywhere from \$1,200 to \$1,600, depending altogether on the location.

The unfinished attic will be found a convenient receptacle for the storage of trunks, etc. By increasing the height of the stories

a little, this part can be utilized for sleeping-room in case of necessity.

Mutual Destruction.

IT is a fact, but nevertheless one that has escaped the attention of many, that many substances and materials used in building are mutually destructive. Certain kinds of wood which, taken individually and separately, possess remarkable lasting and wearing properties, placed in positions of mutual contact rapidly deteriorate, and, may be, soon disintegrate and decay. In a firm fence two woods, cypress and walnut, each a timber justly celebrated for long wear and immunity from the destructive atmospheric influences, when placed together rotted very rapidly. The same was true with reference to cedar posts and cypress leaders and palings. At the point of contact decay set in at an early day and progressed very rapidly; and to prove that actual contact was the ultimate cause, the two were separated in a number of instances, in every one of which rotting ceased, and the wood remains perfectly sound save where they were in contact formerly.

With the growing scarcity of many valuable building woods, it becomes necessary to back and fill with varieties not formerly used. As a result there are many structures already tottering with decay that should have remained perfect and erect for many years yet, and that, too, when the timber is in out-of-the-way and isolated positions favorable to long life and usefulness.

Though the world of science is yet too young and weak to reconcile the two branches, architecture and chemistry, the time will come when the scarcity of building material in general, wood in particular, will necessitate chemical as well as architectural analyses before it will be deemed safe and expedient to place two untested woods, or other substances, together. All have seen the effects on timber exposed to gases emanating under certain processes of manufacture, and many have marveled at the permanency of some and fragility of others, when, as is often the case, conditions and surroundings being changed, the property of wood often changes correspondingly.

It is safe to state that no two varieties of wood possess the same essential chemical characteristics, and the instant one possessing much alkali is placed near another that may acid in its reaction, it will invite rapid dissolution and decay. What is true with reference to wood applies with all the force to other materials used in structures. Two uprights, the main-stay of a quite large country bridge, rotted off at the ends when bolted together with an iron bolt. New ones were placed in and fastened by wooden pins of the same variety, and ten years have elapsed, and still they stand. In the first instance beech, which is known to contain much acetate, was used, and the iron soon oxidized, transmitting the rot to the wood, and though the rest was perfectly sound, about the splice soon rotted off, while in the latter case the same wood, I believe from the same tree, was used, but the wooden pins did not rust, and the joint remains firm and sound at this writing, and it is now nearly ten years since the renewal was made. Now, if a wood like ash or oak, having less acetate in its composition, had been used, instead of rotting and oxidizing it would have tended to preserve the iron, hence would last longer than if fastened with pins made of its own species of wood, or any other, for that matter. —J. Frederick Elsom, in *Inland Architect*.

San Francisco's Wooden Houses.

THE captious and transient critic rarely visits us without having his fling at our wooden houses. A city of shanties, a wilderness of redwood, a big lumber yard and a collection of shells, are some of the expressions which he throws at our devoted heads and into the pages of his correspondence. He contrasts San Francisco with the brick-and-mortar cities of the East, much to the discredit of the former city; he compares the flimsy character of our architectural materials with the brown-stone veneers of New York and the solid limestone walls of St. Louis, and he charges us with living in a flimsy place and in houses that must impress their owners' minds with feelings of instability and change.

Our critic has much reason in what he says, but at the same time there is a good deal to be urged in extenuation. The main point in the answer is that with us it has been very largely a question of supply and demand of material. The first missionaries have left their architectural imprint in the crumbling ruins of adobe walls. They built of adobe because the clay was at hand, the sun was nearly always shining warmly enough to bake their bricks and the work of kneading and cutting was an easy one that the Indians could learn in an hour. That was one reason; and another was that the padres were rabid on the subject of arboricide. They believed and carried out the belief that the man was blessed who made one blade of grass to grow where none had grown before, and instead of cutting down trees they planted them. To destroy a tree was a crime against nature, and they gave much loving care to the culture of "shade-making trees." The oliviers of the San Diego Mission, the lovely avenue along the Alameda of Santa Clara, the vines of the Mission San Jose and the gardens of Santa Barbara all prove how deep was the love of the padres for leaves and blossoms and how they strove to add to the scant beauty of their surroundings. When the use of timber was imperative, as, for instance, in the rafting of a church, they only used a few massive logs and scarcely squared them at that. Every other part of the building was made of clay. The roofs were covered with clay shaped into convoluted tiles and burned a deep red; the walls, as we have seen, were built of clay blocks burned in the sun, and the floors were lined with flat tiles made of a finer clay and brought from Spain.

Then came the early mining era, when men lived in tents, or in lean-tos of branches and calico. But the summer breeze blew the calico into rags and the winter's rains poured through the rents, and some other shelter was absolutely necessary. Of what material that shelter was to be built was a very serious question. The adobe was thought of, but the hunting for clay beds and the tedious waiting for the bricks to dry when once they had been made was a work and waiting not at all suited to the hurry-scurry miner. Of stone there was very little, and its use meant quarrying, and our argonauts decided that they would have all the pick-and-shovel work they wanted in the mines. There remained, then, lumber, and the first "house" that was built in San Francisco was of rough sawed lumber. The planks were brought up in a schooner from Monterey, where a mill had been established, and soon other mills were started and the lumber-carrying trade became one of sufficient importance to keep a small fleet of coasting schooners busily employed. That was an era of experiments. Some men pressed the Mission people into service and built an adobe hotel on the southwest corner of Clay and Kearny in 1847, but he had no imitators. Then some enterprising spirit brought out a ship load of bricks from the East, in the fifties, but they were worth almost as much as though they had been made of bullion. Granite was brought from China, sheet-iron from France and more bricks from Philadelphia; but all were found too expensive or too troublesome to work in those easy-going days, and the handy plank, upright and a nail or two grew steadily in public favor.

So the building of wooden houses was due to a question of material and the expense of securing it, and so it has largely been ever since. We have grown accustomed to our houses of planks, and, being accustomed to it, we are led to discover excuses for its short comings and to find good points where strangers can only see faults. It will be curious to look into some of these claims for the next minute or two.

We are in the habit of saying, for instance, that our frame houses are warmer than those made of brick, for San Francisco is not entirely without residences built in the Philadelphia fashion. This proposition, we think, is scarcely tenable. It may be true

that the sun will heat a box more quickly than it will a pile of bricks, but it is equally true that the pile of bricks will retain that warmth long after the box has grown cold. Stone retains the warmth still longer than brick, and this is susceptible of very easy proof. Let the reader walk for an evening beside a brick wall, a stone wall, and a wooden fence that have been all day long in the eye of the sun, and he will find that the stone wall gives out a heat that is perfectly perceptible at two feet of distance, that the bricks are warm to the touch and that the fence is cold. Then, too, if the wooden wall, allows the warmth to penetrate easily it must also allow of easy entrance to the cold and the wind. About this latter proposition there can be no doubt, and the proof is to be found in every wooden house parlor in San Francisco. Let the southwest wind blow up smartly in January or February, and every room in the house with that exposure is so cold and damp that fire is needed all day long. The fact of the matter is that the old brick houses were built with too much wall and too little window. We want all the sun we can get, and in the wooden houses, there being less support wanted, there is generally as much window-glass space as of plank.

It has been said, too, that the wooden houses of San Francisco are its salvation from extensive fires, because the redwood lumber does not burn easily, because it scorches rather than blazes. There may be something in this, but we would much rather believe that our immunity from large conflagrations is more owing to the efficiency of the fire department than to the incombustibility of redwood. When once a big fire has got full headway we are afraid that the wonderful sequoia will not check its progress.

The wooden house has done good service, but unless we are very much mistaken it has seen the prime of its days. It has enabled us to build up a great city quickly and cheaply; it has resulted in a pleasing if not very classic form of architecture, but we do not depend upon it as exclusively as we did. The brick fields of the State are spreading, the quarries are being opened, good building-stone is found in every county in quantities sufficient to build a metropolis, and lumber is becoming yearly more expensive.

Besides this, the necessity and inclination to build hurriedly are both past. We no longer look upon ourselves as fitting sojourners, we know that we shall spend our years in this same city of San Francisco; we want to erect substantial monuments to the spirit of domesticity; we are running to the brown stone blocks and cyclopean walls; we are "going in" for solidity; we have new ideas of style, and we believe that the time is not far distant when the man who spends his money in a redwood mansion will be looked upon as being behind his times.

FOR ELEVATORS.

Automatic shutters or doors that completely close the well openings at each floor of a building. A California invention.

Probably no one subject has been more generally studied by inventors than elevators and the safety appliances connected therewith. Hundreds of patents have been obtained for the purpose of guarding those who are obliged to go up and down to the various stories of our large buildings, from receiving injury, should any portion of the machinery break. The large fires that have occurred in this city in brick buildings, turned the attention of many of our deep thinkers to providing a simple remedy against the spread of fire through a building, by means of the elevator shaft. Device after device was experimented with. Difficulties beset the inventor's path, until the object sought to be obtained seemed farther away than when the thoughts first run in the direction referred to.

Mr. A. G. Page studied and experimented after the Bancroft fire in this city, to overcome the various defects noted by fire marshals and the insurance men generally; and in the PAGE AUTOMATIC FIRE SHUTTER we have the successful result of his inventive genius. The device is a very simple one. Two wooden shutters or doors are thoroughly covered with sheet iron. These are hung on a level with the floor, and fit closely the opening through which the elevator passes. A set of doors are placed at the level of each floor, be there two or six stories. As the elevator rises, the doors below the floor of the cage close automatically, while at the same time the doors of the floor above open. The same operation is repeated at each floor ascending or descending.

One of the chief merits of this device is that the doors, after the elevator has passed, can be used the same as the floor. Hand trucks loaded with goods can be freely rolled across the doors. They are securely held in position by an ingenious automatic lock, and cannot be moved except by the running of the elevator. On the main floor, especially, this will be found of great benefit, for, after the elevator has passed upwards, truck loads of goods can be moved across the elevator way, on a level with the floor, without any obstruction.

Again, this invention, in case of a fire, will prevent the usual fiery draft up the elevator shaft. At each floor the cut-off is perfect. The firemen instinctively feel there are no dangerous openings for them to fall into, and thus they will have more energy to penetrate into all parts of the building.

All the different parts of the simple machinery are in plain view. In going up or coming down, the whole action is before you, and you wonder at its extreme simplicity. It does not matter about the height of story or size of the opening. These shutters can be fitted to suit the various conditions connected with any description of building. Their cost can be saved in mercantile buildings in one year, from the time gained in using the different floors at all times, save when the elevator cage is stopping at any particular floor.

This device is no experiment. The large mercantile house of Cunningham, Curtis & Welch has the elevator fitted with this device. The San Francisco Tool Co. have two in successful operation. The chief engineer of the Fire Department, the fire marshal, the fire patrol, the city architect, many of our leading architects, and agents of the principal insurance companies and "Insurance Union" have given their approval of the invention. We shall call attention from time to time to the various buildings in which it is to be introduced. The device is clearly illustrated in the advertisement in this issue, and the company are prepared to execute all orders for shutters in new buildings or in those already constructed to insure safety from fire or accident.

Elevation of School Building at Lodi.

LODI is the largest town in northern San Joaquin Valley. It contains many nice buildings, but none receive the notice that is bestowed upon the public-school building. All the citizens look upon it with pride, and strangers entering the beautiful farming town are soon made to feel that more than ordinary attention is given to bestowing a liberal education upon the young of the section in which is built the fine school-house, a faithful representation of which is portrayed above.

Japanese Carpentry.

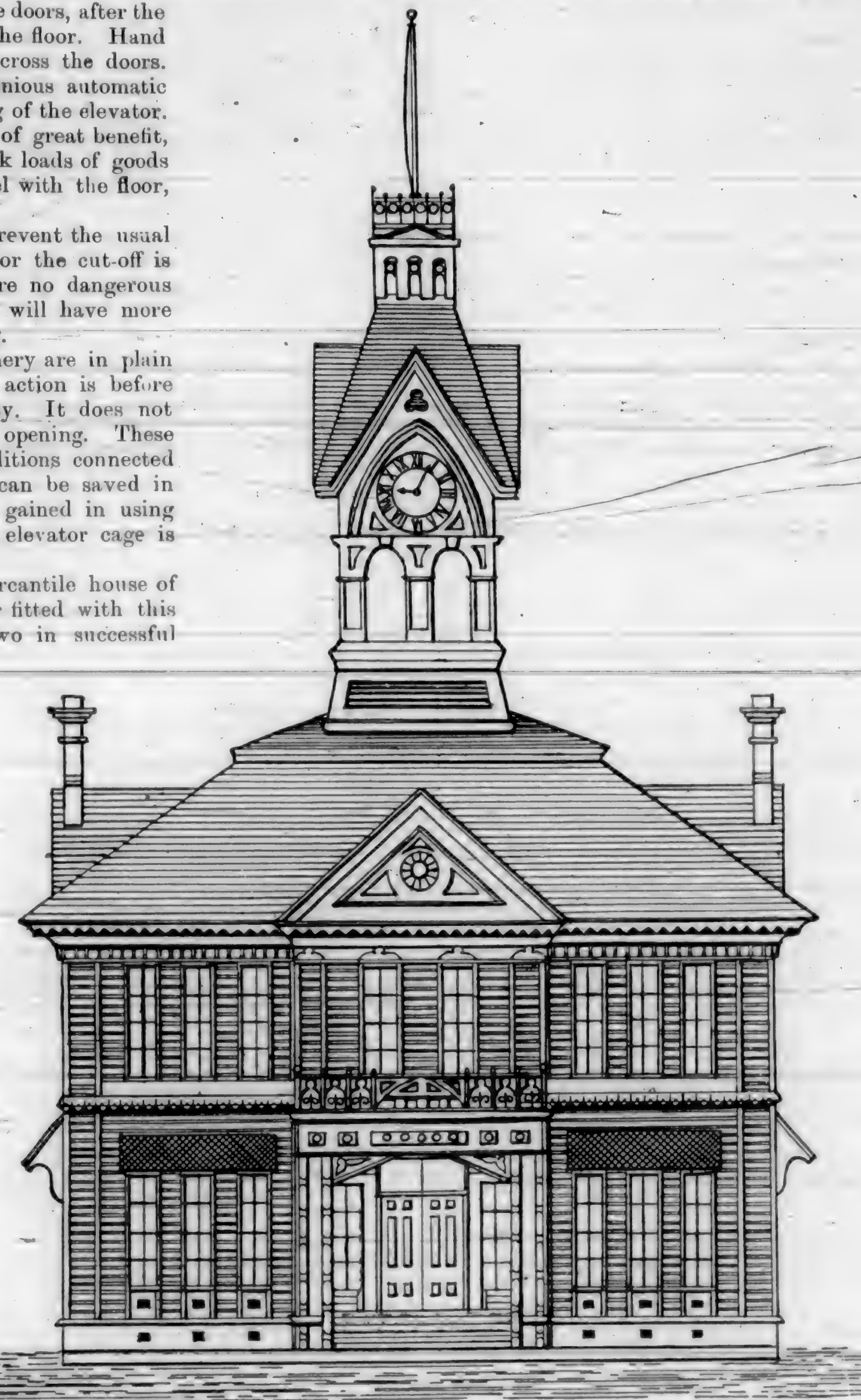
K. BURTON, in the *British Journal of Photography*, gives the following interesting account of how Japanese carpenters work:—

"The work-shop is a room perhaps twenty feet square, the floor all covered with straw mats. We are accommodated with chairs. This is an unexpected and certainly a pleasant advantage. We had looked to sitting on the floor, and accommodating our lower limbs as best we could.

"And now to give some idea of the manner of working, if possible. There are four carpenters in the shop. Each squats on the floor with his bench—or what takes the place of the bench—and his smoking gear beside him. The bench is nothing more than a flat board of hard wood, the dimensions some three or four feet long, about eighteen inches wide, and an inch thick. It lies directly on the straw mats. The smoking gear consists of a stone-ware bowl, which is filled with wood ash, in the center of which a few embers of charcoal are kept always alight. The bowl stands in a square box, in one corner of which also stands a short piece of bamboo, into which is knocked the

tobacco ash after smoking. The pipe has a wooden stem and a metal mouth-piece and bowl, the latter very diminutive. A pinch of tobacco is put into the bowl, the bowl is thrust among the live embers, a single puff, or at most two, are taken, the ash is knocked out of the pipe into the bamboo pot, and the smoke is over. The tobacco is the very mildest, and is cut exceedingly fine. I think no Japanese workman is ever without this smoking gear. In his work he pauses every few minutes, takes his smoke, as I have described, very deliberately, then returns to his occupation. The smoke is by no means unpleasant, but would certainly be too mild to satisfy certain photographers at home that I could mention.

"The bench has no arrangement whatever for fixing the work. It is merely the board of wood that I have described, without any addition whatever. That work should be turned out, on such a bench, of a quality to rival all but the finest camera work at home, is a thing I certainly should not have believed unless I had seen it. One thing which enables a Japanese carpenter to get on without any arrangement for fixing his work is that he uses his feet as well as his hands.



ELEVATION OF PUBLIC SCHOOL BUILDING, LODI, CAL.

"It is doubtless mostly due to practice, but also in great measure to the foot gear used by the Japanese, that they can use their toes to grip in a manner which Europeans could not imitate at all. The foot gear consists either of straw sandals or wooden clogs, the latter generally mere thick slabs of hard wood, which are held on the feet each by a thick cord, which passes up between the big toe and the one next to it, bifurcates just over the toes, and joins the sandal or clog again at each side of the heel. The foot is thus never cramped or distorted, as with us, and the toes can be freely used. A Japanese tailor holds his cloth with his toes, and a carpenter holds and turns about his wood with his feet. I was about to say that he manipulated it, but this, I presume, would not be allowable.

"The tools are much more simple than ours. The hammer is merely a cylindrical mass of iron, with a transverse round hole through which the handle passes. The saw is merely a strip of steel with serrated edge, and with a "tang" whereby it is fixed into a round handle like a chisel handle, much as we fix a file at home. The work is done by the upward or drawing stroke.

"The plane is in general form somewhat like ours, but the wooden portion is much thinner, shallower from top to bottom, and the knife is inserted much nearer one end than with us. It is unlike our planes in that there is no second adjustable iron, and that there is no wedge for fixing the iron. The iron is just in the form of a chisel, and is held in position by friction against the sides. With the plane, as with the saw, the work is done by pulling or drawing, not by pushing. The knife is fixed near the end, which goes in advance as the plane is drawn along. One would suppose that with such a primitive tool only rough work could be done, but the very reverse is the case. I have seen a Japanese carpenter do what anyone who has ever practiced carpentry will know is by no means an easy thing. I have seen him take out of the middle of a board of hard wood a thin, delicate shaving several feet long, and the whole width of the plane-iron. One reason, perhaps, why such good work is done with the Japanese plane is that unless the edge of the knife is kept in very good condition, the tool will not work at all. It is, therefore, kept as sharp as a razor, a deal of time being consumed in the very frequent setting of it.

"One result of the simple construction of the Japanese plane is that a carpenter thinks nothing of making a special plane for any piece of moulding or such like work that he may have to do. These are sometimes very minute. I have seen them only about an inch and a half long and three-eighths of an inch wide. It thus comes that much of the work done by us with gouges, chisels, etc., is done by the Japanese with the plane. None of the other tools that I noticed differed greatly from those used at home, except in being rougher and less finished in appearance.

"The work that was being done was merely the exact copying of an English camera and dark slides. At work of this kind the Japanese are very clever, but they appear to have but little capacity for original mechanical contrivance. They, moreover, have very little idea of saving labor by machinery, or of division of labor. The consequences are that, although they turn out work of the kind that I have been describing, cheaply—the camera was to cost about one-half what it would cost at home—they would turn it out no more cheaply if goods were manufactured on a large scale. If a thousand dark slides were to be made, each one would be made precisely as the first, one workman doing the whole of the work. It is probably due to this very fact, to the fact that the Japanese use little or no machinery, and that, as a rule, an article is made from beginning to end by one individual, that we owe the indefinable artistic charm which there is in the commonest product of Japanese labor. It is because each article has something of the individuality of the worker in it.

"The camera maker thought it his duty to keep us entertained as we watched the progress of the work, and brought up to us, one at a time, what he considered the greatest treasures of his store. He brought first a fine and very large musical box. It was of French make, but set to play Japanese airs, or music, rather, for I have failed as yet to find any approach to air or melody in the Japanese singing or playing. He next produced a Hall type writer, afterward various other mechanical toys for our amusement. The bellows of the camera was being pressed in the selling shop by the simple expedient of piling lithographic stones on the top of it to a height of some four or five feet."

Remaining number of this year given free to all new subscribers for 1888.

HILL'S Patent Inside Sliding Window Blinds,

Are Adapted to any Style of Window,

And Suitable for all Buildings, Dwellings, Stores, Office Buildings, and for Houses Built to Rent, Hotels, Boarding or Lodging Houses are Unexcelled.

They are entirely inside of the window casing, and while requiring no furring out or boxing, make it an impossibility to tear curtains, interfere with plants or window ornaments, or become broken by contact with chairs or other movable articles.

The light can be admitted and sunlight excluded from any part of the window; can be instantly removed and taken to any part of the house to clean and as easily replaced.

They can be opened or closed with the window raised, and without removing articles from the window-sill, and cannot blow open or rattle. The Blind is very light (one-half inch in thickness) and strong, possessing more durable qualities than a hinged blind one inch in thickness.

There is no sagging, banging, or getting out of order. They are made in three sections in height (each section sliding past the others), and any number of divisions in width corresponding to the folds in the old-fashioned folding blinds. They require no hinges—all trimmings furnished with blinds—are made of all woods, finished or unfinished.



The Blind manufactured throughout the United States and Canada by the members of the HILL SLIDING BLIND ASSOCIATION, is the only sliding Blind ever put into practical and general use, or that has been adopted and used by the leading architects and builders, both East and West.

It is rapidly displacing the objectionable folding blind, also shades, which since they have ceased to be considered the fashion, are used principally in cheap dwellings and tenements.

The Hill Blind is the only sliding blind made of white cedar, and where the grooved slide can be used as the window stop, or placed on the pulley stile, similar to the ordinary stop—the slide is only 2 1/2 inches wide—plenty of room can be obtained by setting the casing flush with the pulley stile, in light studded buildings. NOTE.—Any other sliding blind using the slide as the stop for the sash, is an infringement of our patents of February 26, 1884, and February 24, 1886, and anyone selling, using, or making such a blind will be prosecuted by the HILL SLIDING BLIND ASSOCIATION, as they are determined to stop the sale of several cheap and worthless imitations.

The Hill Sliding Screen, working the same as the blind, is the only screen covering one-half of the window, which will remain at any desired point, and which can be instantly removed, when not required, or to clean the windows.

Over eight thousand sets have been specified and put in, throughout the Pacific Coast, since April 1, 1885.

We refer to the following prominent architects of San Francisco, who have used or specified the Hill Blind and Screen; also hundreds of owners throughout the Pacific Coast:

Miller & Armitage, Pissis & Moore, H. D. Mitchell, John Marquis, John M. Curtis, Moore & Schultze, J. T. Kidd, J. H. Humphreys, T. J. Walsh, Jas. E. Wolfe, Townsend & Wyneken, Chas. J. Devlin, Geo. E. Voelkel, Copeland & Banks, M. Balczynski, Edw. R. Swain, Chas. V. Pierce, S. & J. C. Newson, Wm. Mosser, Chas. Geddes, Macy & Jordan, H. T. Bestor, A. A. Bennett, Salsfield & Hohlberg, A. J. Barnett, John J. Clark, G. V. Capelletti, P. R. Schmidt, M. P. Schetzel, Clinton Day.

HINDES & MURRAY,

Main Office and Factory, 411 Mission Street, Corner of Fremont.

Sole owners of the right to SELL and MANUFACTURE for the Pacific Coast, except Counties of San Diego, Los Angeles, San Bernardino, Santa Barbara, Kern, San Luis Obispo, and Ventura in California.



COUNTRY BUILDING INTELLIGENCE

We earnestly desire the co-operation of country editors and mechanics generally to this department of our Journal. Forward us all the building news connected with your different localities. Architects should also notify us of "plans to figure on." No charge is made for such notices. Direct letters to office of this Journal, 240 Montgomery St.

Alameda.

J. Cordes is building a very handsome two-story house on Briggs Avenue, near Ninth Street, to cost \$4,000. C. H. Foster is the contractor.

J. B. Finley is remodeling his cottage on Alameda Avenue, near Willow Street, at a cost of about \$2,200.

Work has been commenced at the Clark Pottery Works upon a new fire-brick kiln, which will have a capacity for 40,000 bricks.

Joseph A. Leonard, the architect, has associated himself with A. H. Todd in the real estate, house-building, and house letting business. The firm name is now Todd & Leonard.

Alterations. Owner, John Wulzen; architects, John & Zimmerman; contractor, R. Wadell; cost, \$2,500.

Berkeley.

J. L. Barker has two houses in Berkeley under way, to cost \$2,000 each.

Dr. George M. Baronidas appeared a few weeks ago before the Berkeley Trustees, and stated that he and his associates were preparing to build a \$150,000 hotel, four stories in height, with a bank and drug store on the ground floor; also to erect a large bath-house, 60x80 feet, covered with colored glass, to be used for hot and cold-water baths.

P. S. Glasford is having a \$1,700 cottage built on the Hillegas Tract, by C. R. Lord.

J. B. Cogswell has agreed to erect a house for Mrs. H. Gross, to cost \$3,100. Percy & Hamilton are the architects.

A. H. Broad has agreed to do the carpenter work on a building for A. Carlisle, on the corner of Vine and Spring Streets. The contract price is \$2,720.

Oakland.

George E. De Golia is having a very pretty modern cottage built on Hobart Street, near Telegraph Avenue. A. W. Pattiani & Co. are the architects and contractors, and the price is \$1,302. It will be completed by the first of next month.

The California Mill has the contract for the mill work on St. Mary's College, for \$16,921. The Mill Company has filed a bond in the sum of \$10,000, with C. F. Doe and W. J. Adams as sureties.

The proposed Presbyterian Church of Temescal will cost \$8,000.

A nine-room residence is being built for Mrs. J. P. Mene, on Hobart Street, to cost \$5,000.

Councilman Wilson's five cottages on Hobart Street, near San Pablo Avenue, are well under way.

A handsome residence is being built by G. W. Kelly on the Glen Echo Tract, to cost \$8,000. W. T. Veitch has the contract.

C. W. Gibson has had Charles Mau draw the plans for a two-story flat house, to be situated on Alice Street, between Twelfth and Fourteenth Streets. It will have a frontage of thirty feet, with a depth of seventy feet, and will be of two stories, with six rooms and bath on each floor. The cost will be about \$5,000.

Dr. A. Cane is having a handsome house built at Klinkerville, to cost \$4,068. It is a handsome two-story building, with all modern conveniences. J. T. Quirk is the contractor, and W. Winterhalter was the architect. It is to be finished by December 30. The contractor has filed a bond of \$4,000 with Frank Johnson and D. F. McGraw as sureties.

J. S. Greenleaf is having a house built by Woodhouse & Sandy, at Klinkerville, to cost \$2,300.

Pomona.

Killam & Wethercot send the following list of buildings for which they are architects: J. M. Howard, \$3,000; J. W. Goodwin, \$3,200; I. M. Case, \$2,600; A. H. Summers, \$3,500; additions to Presbyterian Church, \$2,500; J. A. Drifill, \$3,200. In addition to the above, there are in course of erection the following: Congregational Church, \$5,000; R. M. Kirkland, \$3,500; R. G. Hamilton, \$2,500; George Way (2), \$4,000; A. F. Crank, \$3,300; J. J. Burdick, \$4,000.

Portland, Or.

Otto Kleeman, the architect, has prepared the plans for a large family hotel to be built on the corner of Fourth Street and Holladay Avenue, for Logus & Burkhard. It will be three stories high, in modern Gothic style, 100 feet deep and 150 feet front. The center tower and observatory will be 105 feet high. The rooms will be laid out in suites, with bath-rooms and all modern conveniences to each. There will be a grand staircase and elevator, besides two side staircases and a freight elevator. The grounds will be laid out around the whole block in walks, with shade trees. The basement and foundation will be of brick, and the other stories of wood, but finished in the finest manner. The estimated cost of the building, without furniture or work on the grounds, is \$65,000.

Contract has been let for completion of the Harrison Street school-house. It will cost, complete for occupancy, about \$15,000.

I. W. Baird offers to erect a \$50,000 theater, if citizens will subscribe a sufficient sum to buy a site for the same.

San Jose.

John Auzeais is having a two-story brick building erected at a cost of \$18,000. Theo. Lenzen is architect; M. D. Green, contractor. G. Peirane is adding a second story to his brick building. Theo. Lenzen is architect; Drew is contractor. Cost, \$5,000.

Additions are being made to the Odd Fellows' old hall. Owner, R. Roberts; architect, Theo. Lenzen; contractor, J. D. Stewart. Cost, \$6,700.

Theo. Lenzen is also architect for F. Baumgardner's \$5,500 building, and also for addition to M. Appleton's house. Cost, \$2,000.

Following are the bids received on the Auzeais building, mentioned above: H. Clifton, \$16,275; Fuller & Lashbrook, \$15,850; M. D. Green, \$15,800; W. S. Boyle, \$16,127; Thomas Livingstone, \$16,125; E. A. Van Dalsen, \$15,987; J. D. Stewart, \$15,965; A. J. McIlvain, \$15,963.

San Luis Obispo.

The new hotel, to cost \$110,000, which has already been commenced, will be finished in course of six months, a great benefit to the town.

It is settled definitely that the magnificent Andrews Hotel is to be rebuilt.

Mr. Crocker will commence building a brick store on the southern corner of Higuera and Garden Streets, 45x90 feet ground dimensions, and one story in height. The building will cost about \$8,000. Architect Laird has the plans nearly completed.

Contractor I. L. Wilson is now at work on two cottages. One is for Mrs. Kiddoo, and will cost \$1,800, and the other is for Mr. Latimer, and will involve an expense of \$2,100.

A great necessity of this city is a commodious theater building, with all the modern appliances. It is said that L. M. Warden contemplates erecting such an edifice on his lot on Higuera Street, near Chorro Street.

In the meantime in all the towns south of San Luis Obispo—at the Avila Hot Sulphur Wells, Ynocenta, Arroyo Grande, Nipomo, Santa Maria, Santa Ynez, and Los Olivas, a good deal of building is already under way, or is contemplated, and the next year will see many important improvements. Architect Laird has lately completed plans for an elegant hotel to be erected on the last-named place, to cost \$10,000; and a large depot is also to be built very soon.

Contractor Hampton has commenced work on the Marsh Street bridge.

Miscellaneous.

PROPOSALS FOR BIDS TO BE RE-ADVERTISED FOR THE NEW CITY HALL, LOS ANGELES.

The following bids for the new city hall have been received:—

CARPENTER WORK.

W. O. Burr.....	\$109,100
Robert Smiley.....	98,779
A. Washburne.....	99,888
F. E. Greene.....	128,600
W. R. Phelps.....	116,150
A. F. Mackey.....	116,000

BRICK WORK.

James W. Wadsworth.....	\$ 98,171
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PLUMBING AND GAS.

W. C. Furrey.....	\$ 6,000
H. Williamson.....	4,344
Wm. Henderson.....	5,350

It was decided that the three lowest bids would make the cost of the building too much, and it was resolved that bids for the construction of the whole or in part be re-advertised for, returnable on Monday, the 24th instant. The architects, Caukin & Haas, were instructed to cut off as many of the extras as possible, in order to bring the building as near the limit, \$150,000, as possible.

J. S. Landon is building a \$2,000 cottage in Pasadena. Hill & Dean are the contractors.

T. H. Goff, the architect, is drawing plans for a fine three-story brick building to be erected on Third Street, San Bernardino.

The contract for building J. C. Herrington's residence, in Fresno, has been awarded to A. Jackson, for \$3,700. The structure will be a two-story, on North J Street, between Tuolumne and Calaveras Streets.

J. M. Saffell is preparing plans for J. C. Herrington's \$5,000 house in Fresno.

The trustees of the new Catholic Seminary in San Rafael will shortly commence work on the \$70,000 contemplated building.

The Southern Hotel Co. of Tulare City are preparing to build a \$40,000 hotel. Consult architects, McDougall & Son, of San Francisco.

In Los Angeles it is understood that the Southern Pacific Railroad Co. are intending to build an \$80,000 depot. Also a \$40,000

building for same purpose is contemplated by the Atchison, Topeka & Santa Fe Railroad.

It is understood that the contract has been let for the Terracina Hotel, at Redlands. Full particulars may be had by addressing T. A. Goff. Over \$30,000 will be used.

The Presbyterian Church Society of San Diego intend to erect a \$25,000 church. Address Reid Bros., architects, for full particulars.

The East Riverside Improvement Co. will commence the construction of a new hotel right away, to cost, when completed and furnished, about \$21,000. Bricks for the foundation are now on the ground. A contract has been made to build a fine railroad station before January 1. The Improvement Company has contracted to furnish the railroad company with water. The building of an \$8,000 school-house will be commenced very soon. S. H. Herrick, of Riverside, is the manager of the company.

SAN FRANCISCO BUILDING NEWS.

A

Ashbury, nr. Frederick. Two-story frame.
O. and B.—W. Lewis.
\$10,000.

B

Bay, bet. Hyde and Larkin. One-story frame.
O.—A. Hanson.
C.—G. M. Salisbury.
\$2,000.

Brannan, bet. Fifth and Sixth. Alterations to French Hospital.
A.—Pissis & Moore.
\$1,800.

Brannan, cor. Eighth. Two-story frame.
O.—Mrs. Romely.
\$2,000.

Broderick, nr. Hayes. Two-story frame.
O.—C. G. Brunsch.
A.—Townsend & Wyneken.
C.—A. McElroy.
\$3,800.

Baker, cor. California. Two-story frame.
O.—P. Connelly.
C.—F. Roettger.
\$3,500.

Berry, bet. Third and Fourth. One-story frame.
\$500.

Broderick, nr. Fourteenth; two-story frame.
O.—Mrs. C. Dixon.
A.—A. J. Barnett.
C.—T. Sullivan.
\$4,000.

C

Clementina, nr. Fifth. Additions.
\$1,000.

Capp, bet. Twenty-fifth and Twenty-sixth. Two one-story frames.
O.—C. O. Smith.
\$5,000.

Capp, bet. Twenty-first and Twenty-second. Frame building.
O.—J. D. Spreckles.
A.—C. Geddes.
C.—Geo. Lang.
\$5,500.

Clay, cor. Dupont. Brick building.
O.—L. J. Harvey.
A.—C. Day.
C.—R. Mitchell.
\$35,000.

Calvary Cemetery. Brick vault.

O.—Estate of Mary Rogers.
A.—John & Zimmerman.
C.—Comuth & Briggs.
\$4,500.

Clay, bet. Hyde and Leavenworth. Two-story frame.
O.—Annie Pomeroy.
A.—Curtlett & Cuthbertson.
C.—A. Jackson.
\$7,000.

D

Dolores, nr. Twenty-third. Two-story frame.
O.—E. P. Enas.
A.—S. and J. C. Newsom.
C.—J. H. McKay.
\$4,500.

Dolores, cor. Twenty-ninth. One-story frame.
O.—T. Roy.
C.—R. Bergfeld.
\$1,800.

E

Eighth, nr. Howard. One-story frame.
\$1,500.

Eighth, nr. Harrison. Additions.
\$1,500.

Eighteenth, cor. Sanchez. Alterations.
\$1,000.

Eleventh Ave., nr. Railroad Ave. Two-story frame.
O.—G. Kelly.
A.—C. Rinz.
\$3,500.

Ellis, bet. Steiner and Pierce. Two-story frame.
O.—E. Aigeltinger.
A.—John & Zimmerman.
C.—R. O. Chandler.
\$3,500.

F

Fillmore, nr. Fell. Two-story frame.
O.—Annie Hill.
A.—Townsend & Wyneken.
C.—C. Coady.
\$4,500.

Folsom, nr. Third. Additions.
\$3,000.

Folsom, bet. Twenty-third and Twenty-fourth. Additions.
O.—Mary Phillips.
A.—H. Geilfuss.
C.—Schutt & Precker.
\$2,200.

Folsom, nr. Fifth. Additions.
\$1,000.

Fell, nr. Fillmore. Two-story frame.

C.—J. Houston.
\$3,500.

Fillmore, nr. Hayes. Additions.
O.—Vaultman.
\$2,500.

Fifteenth, bet. Valencia and Guerrero. Three one-story frames.
O.—Mrs. Crane.
A.—C. Geddes.
C.—Doyle & Son.
\$6,000.

Fifth, cor. Clementina. Four-story frame.
O.—H. Voorman.
A.—S. and J. C. Newsom.
C.—S. Walker.
\$16,000.

Fifth Ave., bet. M and N. Frame building.
O.—Mr. Brown.
C.—Elliott.
\$4,000.

Fifth Ave., bet. M and N. Six one-story frames.
O.—R. Giles.
\$5,000.

Fremont, cor. Howard. Three-story frame.
O.—Fulton Iron Works.
Day work.
\$15,000.

Franklin, bet. Broadway and Pacific. Two-story frame.
O.—Zadig.
A.—Pissis & Moore.
C.—Moore Brothers.
\$8,000.

C

Grove, cor. Buchanan. Two-story frame.
O.—Julia Sullivan.
C.—Stilcs.
\$3,500.

Geary, bet. Grant Ave. and Stockton. Four-story brick.
O.—J. P. Whitney.
A.—C. Day.
C.—J. McCarthy.
\$75,000.

Guerrero, nr. Twenty-sixth. Two two-story frames.
O.—V. Chaigneau.
C.—F. W. Kern.
\$7,000.

H

Haight, nr. Webster. Two-story frame.
O.—L. Schwalm.
C.—G. Houston.
\$4,000.

Hayes, nr. Webster. Two-story frame.

O.—Kirshbaum.
A.—Chas. Geddes.
C.—L. B. Jones.
\$10,000.

Harrison, cor. Twenty-second. Frame building.
O.—Gibson.
A.—M. J. Welch.
C.—A. Klahn.
\$2,000.

Howard, bet. Main and Spear. Brick building.
O.—Payne Brothers.
A.—Curtlett & Cuthbertson.
C.—Moore Brothers.
\$16,000.

Hubbard, nr. Folsom. Alterations.
O.—S. M. Hills.
\$3,000.

Hubbard, nr. Howard. Alterations.
O.—Sharon estate.
C.—S. M. Hills.
\$1,500.

Howard, nr. Hubbard. Alterations.
O.—Breslau & Co.
C.—Fiege.
\$2,500.

Hayes, nr. Webster. Additions.
O.—O. Commery.
\$2,000.

Howard, bet. Second and Third. Building constructions.
\$1,200.

Harrison, bet. Ninth and Tenth. Three-story frame.
O.—J. Dwyer.
A.—M. J. Welch.
C.—McCreedy Brothers.
\$4,500.

Haight, nr. Buchanan. Additions.
O.—J. Bock.
C.—Zwierlein & Pavel.
\$2,800.

Herman, bet. Fillmore and Steiner. Cottage.
O.—Mrs. C. Hummelman.
A.—John & Zimmerman.
C.—A. Miller.
\$2,500.

I

Iowa. Two-story frame.
O.—M. Johnson.
\$3,500.

Jackson, cor. Octavia. Two-story frame.
O.—Emil Sutro.
A.—Pissis & Moore.
C.—A. Jackson.
\$11,000.

Jackson, bet. Larkin and Polk. Alterations.
O.—Chas. Sageborn.
A.—John & Zimmerman.
C.—G. F. Knorpf.
\$3,500.

L

Laguna, nr. Clay. Two-story frame.
O.—R. C. Chambers.
A.—Matthews & Son.
C.—Littlefield.
\$10,000.

Lewis, bet. Taylor & Jones. Frame building.
O.—J. V. Bretonelle.
A.—Wm. Mosser.
C.—Kincaid & Thompson.
\$4,700.

M

Market, nr. Sanchez. Additions.
O.—G. Smith.
A.—W. H. Armitage.
C.—A. McDonald.
\$900.

Market, cor. Eighth. Frame constructions.
\$2,500.

Morton, nr. Stockton. Alterations.
\$500.

Montgomery, bet. California and Sacramento. Alterations.
O.—Mrs. A. M. Parrot.
A.—Pissis & Moore.
C.—Gonyeau.
Mason work—Riley & Loane.
\$10,000.

N

Nineteenth, cor. Noe. Alterations and additions.
O.—H. A. Dahler.
C.—A. Miller.
\$2,500.

O

Octavia, cor. Pacific. Two-story frame.
O.—Mr. Theller.
A.—W. Smith.
C.—S. W. Kern.
\$4,500.

Oak, bet. Scott and Devisadero. Two-story frame.
O.—E. Huebner.
A.—John & Zimmerman.
C.—F. W. Kern.
\$5,000.

P

Pine, cor. Baker. Two-story frame.
O.—L. Aronson.
A.—Copeland & Banks.
C.—J. Bruce.
\$5,000.

Pine, nr. Lyon. One-story frame.
O.—F. Hart.
A.—A. J. Barnett.
C.—Doyle & Son.
\$2,000.

Pine, cor. Baker. Two-story frame.
O.—J. F. Kaufman.
A.—Copeland & Banks.
C.—J. Bruce.
\$4,200.

S

Sutter, cor. Pierce. Five two-story frames.
O.—S. Siegle.
A.—Salfeld & Kohlberg.
C.—T. Steinman.
\$16,000.

Scott, bet. Clay and Sacramento. Two-story frame.
O.—C. E. Doughty.
C.—J. P. Shepard.
\$4,000.

Sanchez, cor. Seventeenth. One-story frame.
O.—J. G. Hill.
A.—Woods.
C.—G. S. Gillespie.
\$2,500.

Sanchez, cor. Nineteenth. One-story frame.
\$2,500.

San Jose Ave., nr. Twenty-fifth. Two three-story frames.
O.—B. F. Harris.
Day work.
\$5,500.

Seventeenth, cor. Noe. Two two-story frames.
O.—I. E. Blood.
C.—W. J. Pierce.
Day work.
\$7,500.

Sansome, bet. Pine and California. Four-story stone front.
O.—M. Heller.
A.—Wright & Sanders.
C.—Sanchez.
Stone work—McClellan & Redmons.
Brick work—Mitchell.
Carpenter work—Ed. Farrell.
Plumbing work—Wilson.
\$80,000.

T

Thirteenth Ave., nr. W. One-story frame.
O.—H. S. Gray.
A.—Bordwell.
C.—H. S. Gray.
\$1,200.

Twenty-eighth, cor. Dolores. Additions.
O.—J. Comerford.
\$1,000.

Turk, nr. Steiner. Two three-story frames.
O.—M. Trespaille.
A.—J. E. Kidd.
C.—Kincaid & Co.
\$12,000.

Twenty-first, nr. Sanchez. Two-story frame.
O.—Nolt.
A.—C. Curtis.
C.—Sanchez.
\$4,500.

Twentieth, cor. Collinwood. Two-story frame.
O. and B.—F. De Guerre.
\$2,500.

Twenty-first, nr. Sanchez. Two-story frame.
O.—H. S. Gray.
A.—Bordwell.
C.—H. S. Gray.
\$4,500.

Turk, bet. Leavenworth and Hyde. San Francisco Turner Hall. Alterations.
O.—San Francisco Turnverein.
A.—John & Zimmerman.
C.—G. F. Knorpf.
\$1,500.

W

Washington, nr. Broderick. Two-story frame.
O.—D. Richards.
A.—C. Havens.
C.—C. Quinn.
\$6,000.

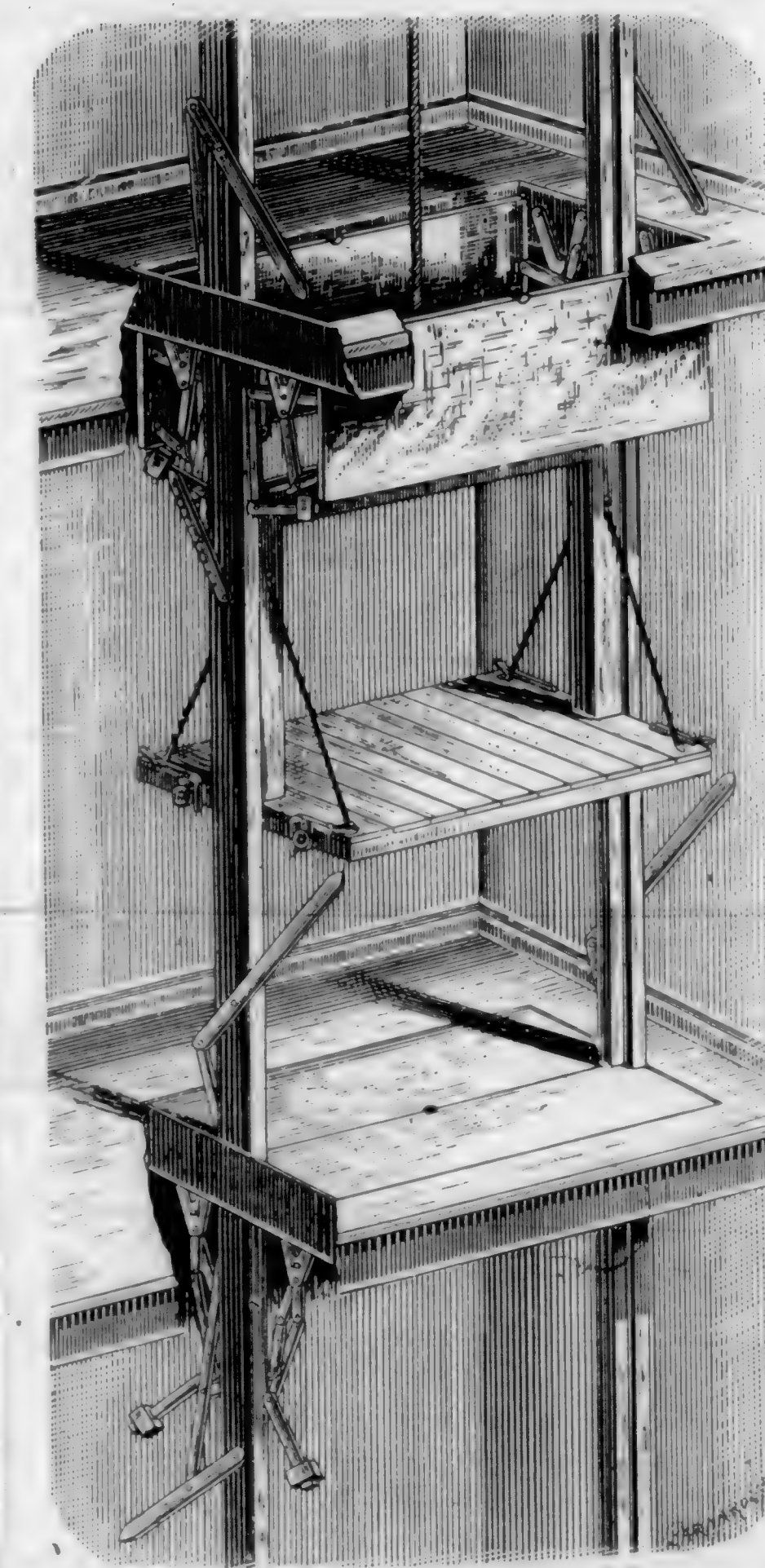
Washington, cor. Polk. Frame building.
\$500.

Washington Ave., nr. Howard. Alterations.
\$600.

THE PAGE

Automatic Fire Shutter Co. of California.

The Best Automatic Fire Shutter Known.
INCORPORATED APRIL 29TH, 1887.
Manufacturers Under United States Patent of the Automatic Shutter.



The cut represents a freight elevator, showing two floors of the building. The elevator platform is represented as ascending, having passed through the hatchway of the lower floor. The shutters below the elevator platform have just closed level with the floor, completely and firmly closing that hatchway. The shutters of the second floor are next being opened by the ascending elevator platform, and after it has passed through, these close automatically, in the same manner as the shutters of the first floor. In the descent of the elevator platform, the shutters open below as it approaches the hatchway, and after passing through, they close again firmly and completely. Each shutter opens and closes automatically as the elevator passes, and are so counterbalanced as to offer no resistance to the ascending or descending platform.

H. W. SEVERANCE,
Manager and Agent,
Office, 218 California Street, San Francisco, California.

ADAPTED TO PASSENGER AND FREIGHT ELEVATORS,
For Protection from Fire in Elevator Shafts, and from Liability to Accident.

PATENTED MAY 10, 1887.
Now in operation at 22 and 24 Jessie St., and 327, 329, 331 Sansome St., S. F. Call and examine the same.

The Clerk of the Works.

THE term and business of the clerk of the works are practically unknown in this country. In England the clerks of the works constitute quite a large class, have their own society, and form a useful, prosperous, and intelligent body of men. Here, a synonymous term would be building superintendent. In both countries the general custom is for the architect who draws up a design to personally superintend its execution. This necessitates a visit to the job once a week, or oftener, according to its extent. But when a building in course of erection is very large, as, for instance, a city hall, a private mansion, or any other building of great extent, the works need, in the interest of the owner, a constant supervision, and so the business of the professional clerk of the work arises. The custom of employing such a superintendent is much more common in Great Britain than it is here—in fact, in the former country few jobs of any considerable extent are carried out without his aid.

The duties of a clerk of the works are essentially those of superintending the construction of a building, as a deputy for the architect. He has to see that the work is carried out exactly in accordance with the drawings and specifications. He cannot alter any of the construction on his own responsibility; neither is

he supposed to interfere directly with the work of the mechanics. His orders are, however, by courtesy, accepted by the contractor and foremen, and it is not seldom that his personal knowledge is of great benefit to the workmen in helping them out with any complicated or difficult problem arising in the construction. One of his most important duties is to examine the whole of the material delivered upon a job, and to reject any portion which is not of the specific quality. Another is to take measurements, and keep a list of any extra work which may arise during the course of the erection of the building, and in like manner to keep an account of work not carried out in consequence of alterations being made in the original plans, so that due allowance may be made for them. As a rule, the clerk of the works is a mechanic, often a carpenter or mason, who is above his fellows in intelligence and knowledge. Sometimes a draughtsman will act in this capacity, but the necessary and very intimate knowledge of construction and of the characteristics of good materials is such that few are other than advanced mechanics of extensive practical experience. The salary usually paid may be said to be about twice that of the carpenter or mason, and many a young mechanic will study hard in his leisure hours in the hope that he may eventually get to be a clerk of the works.—*Ec.*

Provincial Royal Jubilee Hospital.

TO ARCHITECTS.

Designs, Plans and Specifications are invited for the above building, in accordance with memorandum of particulars, copies of which, together with contour plans of the site, may be obtained on application to the undersigned. A premium of \$800 will be paid for whichever designs and plans, if any, may be adopted. Such designs, plans and specifications to become the property of the Provincial Jubilee Royal Hospital Building Committee.

Plans for this building to be addressed, in sealed envelope, to the undersigned, and to be handed to him by or before noon of the 7th of December next.

WILLIAM CHUDLEY, Hon. Secretary,
Sept. 13, 1887. Wharf St., Victoria.

CIVIL ARCHITECTURE,
A SPLENDID WORK,
PRICE, \$10.00.

Lumber Market.

The retail price list of the California Lumber Exchange for September 9, 1887, is as follows—

Pine, Rough, per M. feet.....	\$22 50
Pine, Rough, No. 2.....	18 50
Pine, Rough, 40 to 50 feet lengths.....	23 50
Pine, Rough, 50 to 60 feet lengths.....	24 50
Pine, Rough, 60 to 70 feet lengths.....	25 50
Pine, Selected.....	26 50
Pine, Clear.....	33 50
Pine, Fire Wood.....	10 00
T. & G. Flooring, 1x6.....	35 00
T. & G. Floorings, 1x6, 1x4, 1x4, and narrow.....	40 00
T. & G. Flooring, No. 2.....	29 50
Stepping, No. 2.....	45 00
Redwood, Rough.....	32 50
Redwood, Rough, No. 2.....	22 50
Redwood, Surfaced.....	37 50
Redwood, T. & G. 6 in., 12 feet and over.....	34 00
Redwood, T. & G. 6 in., 7 to 11 feet.....	27 00
Redwood, T. & G. 6 in., under 7 feet.....	24 00
Redwood, Rustic.....	37 50
Redwood, Rustic, No. 2.....	32 50
Redwood, Rustic, 12 feet and over.....	36 00
Redwood, T. & G. Beaded, 7 to 11 feet.....	27 00
Redwood, T. & G. Beaded, under 7 feet.....	24 00
Redwood, Siding, 3 in.....	25 00
Pickets, Fancy.....	19 50
Pickets, Rough Pointed.....	17 50
Pickets, Rough Square.....	17 50
Shingles.....	2 25
Laths, 1x.....	4 00
Laths, 1x.....	4 50
Furring, 1x2, per lineal foot.....	01
Battens, 3x3, per lineal foot.....	01

SPECIFICATIONS.

We have on hand a supply of a

NEW FORM OF SPECIFICATIONS.

Especially adapted for the Pacific Coast.

We will send a Copy to any address upon receipt of 50 cents, or \$5.00 per dozen.

Also Palliser's new Specifications, just received.

We can supply any number of either the above.

CARPENTRY
MADE EASY.

By Wm. E. Bell, a practical mechanic, who fully appreciates, from personal experience, that there are many things perplexing to understand and difficult to do until they are fully explained and tested. It is designed to make the science and art of carpentry clear and comparatively easy to all who require information on the subject. Price, \$5.00 by mail, prepaid.

Manual of Industrial Drawing for Carpenters.....	\$2 00
Illustrated Drawing Book.....	1 00
Mathematical Drawing Instruments.....	1 50
Drawing for Carpenters.....	1 75
Shavings and Saw Dust.....	1 50
Linear Drawing.....	1 50
Practical Draughting.....	1 00
Drawing for Cabinet Makers.....	1 50
Handrailing and Staircasing.....	1 50
Painter, Gilder, and Varnisher.....	1 50
Water Closets.....	1 00
Sewer Gas.....	1 25
Steam Engine Catechism.....	1 00
Paper Hanger's Companion.....	1 25
Builder's Guide.....	2 00

Cozy Homes.....	\$ 25
Principles of House Drainage.....	1 00
How To Paint.....	1 00
Practical Geometry.....	1 00
Lumberman's Hand Book.....	2 00
Lien Law.....	50
Amateur Mechanic's Workshop.....	3 00
Every Man His Own Mechanic.....	3 50
Handbook of Legendary Art.....	3 00
Dwellings, Reed.....	3 00
Plumbing Appliances.....	1 50
Modern House Painting.....	5 00
Stair Building Made Easy.....	1 00
Cabinet Maker's Companion.....	1 25
Manual for Furniture Men.....	1 00
Rural Architecture.....	1 50
Architecture, Horton.....	1 50
Wonders of Art.....	1 25
Common Sense in Church Building.....	1 00
Old Homes Made New.....	1 50
Hints on Household Tastes, by Eastlake.....	3 00
American Cottage Builder.....	3 50
The Suburban Cottage.....	1 50
Homes for the People.....	2 00
Country Homes, Woodward.....	1 50
Cottage and Farm House, Woodward.....	1 50
Suburban Houses, Woodward.....	1 50
Rural Homes, Wheeler.....	1 50
Essentials of Perspective.....	1 50
Modern Architectural Designs and Details.....	10 00
Detail Cottage Architecture.....	6 00
Leffel's House Plans.....	3 00
Science of Carpentry.....	5 00
Mechanic's Geometry.....	5 00
Artisan.....	5 00
Artistic Homes.....	3 50
Mechanical Drawing.....	1 00
American House Carpenter.....	5 00
Building Superintendence.....	3 00
Builder's Companion.....	1 50
Cutting Tools.....	1 50
Cottages.....	1 00
Ornamental Drawing.....	1 00
Grimshaw on Saws.....	4 00
Universal Assistant.....	2 50
Limes, Cements, and Mortars.....	4 00
Trussed Roofs, Ricker.....	3 00
Gould's Carpentry.....	2 50

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOLUME VIII.

ENTERED AT POST-OFFICE, SAN FRANCISCO, AS SECOND-CLASS MAIL MATTER. ESTABLISHED JANUARY, 1879.

NUMBER 12.

THE
California Architect & Building News.

Established January, 1879.

The official organ of the San Francisco Chapter American Institute of Architects. Published by the SAN FRANCISCO ARCHITECTURAL PUBLISHING CO., No. 240 MONTGOMERY STREET, ROOMS 11, 12, 13.

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Published on the 15th of each Month.

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OUR ADVERTISING RATES.

Front Cover, Outside, Each Insertion.....	Per Square \$ 2.50
Back Cover, Outside, Each Insertion.....	do. 2.00
Page Preceding Reading Matter.....	do. 1.75
Page Following Reading Matter.....	do. 1.50
Inside Pages.....	do. 1.00
Full Page Inside.....	One Insertion 40.0c
Each Subsequent Insertion according to Agreement.	

A Square is One Inch In Depth By Width of Single Column.

Advertisements alone inserted that refer to materials used in the construction and furnishing of houses, and to matters and trades belonging to the building interest.

No Others Received.

SAN FRANCISCO, CAL., DEC. 15, 1887.

OUR WEEKLY EDITION.

The initial number of the Weekly Building News made its appearance last week. The regular issue will not commence until January, 1888. For over four years this journal has been printed in Oakland, and, not wishing to change, we made arrangements to have the Weekly also published there. But we find the labor too great; so we have completed all the necessary contracts to have the same published in this city. After the first issue the WEEKLY BUILDING NEWS will appear regularly on Monday of each week.

GOVERNMENT WORK.

We have received authority from the Government at Washington by which contractors will be notified of all work to be done for same on this coast. Other arrangements are being actively consummated by which the WEEKLY BUILDING NEWS will be THE medium for contractors for all description of work to obtain the newest items in regard to any public work—city, county, country, or Government.

Close of the Ninth Volume.

WITH this issue we close the ninth volume of this Journal, and in so doing we again desire to thank our patrons for favors received during the past year and also for the past nine years. Looking over the pages as they are now presented and comparing them with those of nine years ago, we cannot help expressing our deep obligations to all who have stood so nobly by us. For nine years, in each successive issue, we find the same familiar "ads," many of them occupying the same spaces as when they started in 1879. For nine years the same editorial pen has held sway over the various articles presented. We feel that we have given satisfaction to our patrons. No opportunity has been allowed to pass to improve this journal in every manner. We have carefully studied the wants of our readers and endeavored to give satisfaction to all. We will use renewed efforts in 1888 to make this journal equal to any published. To do so, however, we need a little more assistance from members of the architectural profession. Promises have been made by the score. What we need, however, is action. Make a business of it to send to this office, at least three times a year, an article on any subject of which you have made a study. Send us sketches of original ideas used in your various elevations and details. Full credit will be given in each and every case. Again thanking all for their generous support during the past year and trusting a renewal of the favors for 1888, we lay down our pen on the editorial work of 1887, and wish one and all a Merry Christmas and Happy New Year.

The City Hall Imbroglio.

SOME time ago bids were called for by the City Hall Commissioners for completing the Larkin Street wing of the New City Hall. Upon opening the bids the following were found to be the contestants:

Headley & Morehouse.....	\$81,755
Charles C. Terrill.....	82,000
John McCann.....	86,560
Albert Washburn.....	84,800
McGowan & Butler.....	64,800

It was readily apparent to the Commissioners and those present at the opening of the bids that a screw was loose somewhere. It hardly seemed possible that four bids should be handed in with less than \$5,000 difference between them and then one of our most reputable contracting firms should be about \$17,000 lower than the next lowest bid.

Upon investigation it was soon discovered that a pool existed between the first four named, and that strenuous but unsuccessful efforts had been made to induce the fifth one to join. We do not propose to enter into full details in regard to the affair. The editor of this journal being on a visit East, and having left the charge of the journal in the manager's hands, we frankly admit that we do not feel competent to deal with the same upon his return. We will say, however, we admire the manly stand taken by Charles C. Terrill. He frankly admitted that he considered the business of pooling issues as perfectly legitimate. Lumbermen have pooled on their products, brick manufacturers on theirs, and so on, and why should not contractors, when the conditions of the contract were very hard, do the same thing.

[While admitting the manly way in which Mr. Terrill addressed the commissioners, we wish it distinctly understood that we do not indorse his opinions.—MANAGER.]

Quite in contrast was the action of another bidder who admitted that he had put in a bid but had never read the advertisement or specifications. He stated that there was a man who could go to the commission and burst up McGowan & Butler's contract. Auditor Strother, in the manly, independent manner for which he is noted, told Mr. Headley—the bidder referred to—that the man who said he could do such a thing was "an infamous liar." When pressed to name the man who had such a "potent pull," it turned out to be one of Headley's own bondsmen. He also admitted he had offered Butler \$5,000 for the contract.

Paul's, marked the consummation of one of the most rapid transitions of artistic principle the world has ever known. Succeeding this period came the Neo-Greek era, arising from the travels of Stewart and Revett, and the publication by the press of their great works.

The false and feeble imitations of the beautiful works of Greece in the brick and stucco shams of the time, led to the furious onslaught of Pugin and the ultimate Gothic revival. But this in turn led to evils which illustrate the utter futility of copying forms irrespective of the needs and environments of the time. The Parliament Houses of England, to mention one of many cases, are a notable example of the danger of this course, being found on completion conspicuously unfit for the purposes for which they were intended. Constructed architecture *versus* architectural construction is a certain failure wherever and whenever it may be attempted. The vagaries of the Gothicists and the imitations of the classicists brought out the ratiocinations of Violet le Duc and the moralizations of John Ruskin—than whom, perhaps, no greater or more useful writers on art and architecture have ever taken up the pen. Indeed, Pugin, Le Duc, and Ruskin may be taken to stand for the three vital principles of science, philosophy, and poetry in art, and to have lifted not only architecture but all the other arts as well, into a higher atmosphere and a purer life. At the same time busy writers in every field have been collecting, comparing, and experimenting, until there is a vast fund of materials at command, and fields are not wanting in which to erect nobler temples to the arts than the world has ever known. To them is undoubtedly due in a great measure the vast development of the decorative phase which has supervened during the past quarter century. And although it has been a handful of grain to a bushel of chaff, the higher principles of artistic truth once established on rational grounds have been caught at by lesser lights, popularized and practicalized into possibilities, and the result is, architects of ability entering the field of decorative art and exalting it at once into a higher and better existence. Thence the widespread demand for and supply of artistic materials of all kinds and the great improvement and versatility in design in external architecture—the same principle acting and reacting throughout the whole realm of the arts, especially in the field of domestic architecture. This has resulted in a better quality of design in public buildings the world over, and here let us refer to a peculiar feature of the current century:—

THE GREAT COMPETITIONS.—In preceding ages the patronage of "big jobs" was the prerogative of the great. The successful man was the great artist, who, once gaining recognition by one of the great personages of the day, forthwith became the rage of the time, and by a sort of divine right monopolized every work of importance throughout the land he lived in.

Notwithstanding the many evils credited to them, we think it can hardly be denied that competitions have been the means of bringing out much latent talent which would otherwise have been born to blush unseen. It has served to bring about the universal study of styles, and has, through thorough knowledge, rendered something like the nationalization of *style* an accomplished fact: so that at the present time we have what may be readily recognized as the French, the German, and the English styles—each perfectly distinct from the others, though many and varied be the elements which constitute and make up the whole of each. And in the same sense may we not begin to say that here in America we are fast developing an American style?

And here seems to be the place to notice what has been called the "Richardson style." That the last-named individual builded, if not better than *he* knew, at least a good deal better than some of *us* knew, seems to be conclusive from the strong following which he has obtained. The so-called style has in truth a great deal of elasticity and promises developments which will aid greatly, as *one* of the elements of a national style. That, however, is in fact a much greater matter than the revival under the stimulus of genius of a shadow of the past.

The strongly marked features of the Richardsonian architecture would seem to be the discriminating use of arcuation and trabeation, or a combination of both methods, of closing openings, the use of the round and occasionally the elliptical arch with the free use of shafts and foliated caps, and other decorative features, naturally treated in a Byzantine manner, and roofs of a pronounced but not of a high pitch.

The use of rough stone facings is, of course, a circumstance not essential to the "style," but often aiding admirably in producing a bold and picturesque effect.

The Greeks and the Oriental nations from whom they derived their art employed trabeated or beamed construction to the en-

tire exclusion of all visible arcuation—though arches were occasionally used in a concealed situation.

The Romans, on the contrary, while adhering to the salient features of Greek architecture, boldly adopted the arch, though usually in subordination to the beam, but finally making it a leading feature in their constructions. Surviving the empire, the arch and vault gave rise to the variety of arched styles embraced by the general term Romanesque.

Richardson seems to have adopted the German Romanesque as the central idea of his system, with the immense advantage of a world of variation in the cognate round-arched styles to fall back on, even supposing that a limit to its possibilities of adaptation, combination, and composition is soon found within its own especial limits. Nevertheless we repeat, this does not and cannot constitute an American style, but the outcome of the whole tendency of the national mind developing freely in the employment, in its own peculiar way, of any and all styles of the past, present, and future, governed by true principles of construction, taste and imagination, alone can develop such a style.

The great structures which elevators have rendered possible, and which have lately been erected in such numbers in some of our Eastern cities, almost phenomenal as they are in dimensions and cost, are already beginning to transform our cities, and cannot fail to transform our architecture.

Such vast masses of material piled up to unprecedented heights have the element of sublimity in their bulk alone, and inevitably tend to educate their designers out of all littleness, to cultivate simplicity and grandeur of conception and breadth of treatment in every detail—the same sort of influence which the noble ponderosity of the Pitti Palace must have exerted in Florence, an influence far nobler and better than that which the stupendous but false and imitative architecture of St. Peter's had in Rome, or, still worse, St. Paul's in London. Indeed, in almost every street of the noble Tuscan city, on the banks of the Arno, are found, in temple, palace, and mart, grand examples of noble architecture, pure in form as they are practical in purpose. Eloquent preachers indeed are they, of sound principles, and enduring exemplars of their own true doctrines.

Turning to our own city and State, where the "gospel of wood" has in a sense become vernacularized, though here and there a few solid structures, substantial in form and pleasing in appearance, begin to appear like exclamation points (and sometimes interrogation points) in the dead level of our structural prose, let us briefly consider the result. No impartial professional or unprofessional eye either, it would seem, can fail to observe and to rejoice at the improvements which have taken place.

Compare the pretty, interesting, and continually varied domestic buildings of the present time, which are so rapidly taking the place of the tasteless boxes of a dozen years ago, and one cannot but be pleased with the change. Not but that there is much left to desire, that scarcely a single example can be found which is not more or less susceptible of simpler, honester, more constructional and generally better treatment. That alone can come with time and knowledge of the true principles, which have to be learned and to a great degree evolved from the "new conditions" which are every day arising. The thing is that a new *idea*, a new departure, has been inaugurated, and a considerable step has been taken towards the solution of the ever evolving, ever growing problem of translating our wants into corresponding language as written in the cities we live in, the houses we inhabit, the clothes we wear, and the lives we live, all potent factors in the development of our civilization and the progress of the world.

One word more on *our* civilization. What does the word mean? It is derived from "civitas," which means a "citizen," and generally may be taken to mean, in a very broad sense, the development of citizens (or city dwellers) out of savages. But here we have the Japanese, in a certain sense a highly civilized nation, wildly reaching out after, and adopting, our institutions, our architecture, our clothes, and our religion. Why? Perhaps it may be said that, emerging from the darkness and twilight of the past, and blinded by a light they do not understand, they are alike unconscious of their own excellencies and of our defects, and in too many cases may be grasping at the shadow, while surrendering the substance. At least it may be taken as a prognostication, if not a prophecy of the universal assimilation of mankind in the future, of the leveling of the mountains, the filling up of the valleys, and the making straight the highways of the good time coming.

Editorial Correspondence.

LA FAYETTE, Ind., November 12, 1887.

REACHED this city on the 10th—fifteen days from San Francisco. The several lay-over stoppages made at cities and places *en route* have consumed time, but in return yielded a line and amount of thought and information which it is hoped will hereafter be utilized in articles pleasing and instructive to the readers of the CALIFORNIA ARCHITECT AND BUILDING NEWS.

This is a staid and quiet place, with but few building improvements under way. The total will not exceed seventy-five thousand dollars, with a population variously claimed at twenty to twenty-five thousand.

There is but one architect—Mr. James F. Alexander, Secretary of the Western Association of Architects, practicing the "profession" in this city. His operations, however, are not confined to this locality, but extend in all directions hundreds of miles away, with this as his office center. He is a genial, kind-hearted gentleman, deeply interested in the science of architecture, and a most earnest and diligent worker in the interests of the association of which he is at present the efficient Secretary.

La Fayette is prettily situated along the margin of the Wabash River, with splendid surroundings and fertile land in all directions, calculated under favorable circumstances to make it a thriving and prosperous place, with five to ten times the present number of inhabitants. But the wheels of progress appear to be choked by the inactivities of its wealthy men who, having made themselves rich during the prosperous conditions which a few years ago made this a common center for sales and purchases of the product of the soil and merchandise of every kind, for a large extent of country around, ere the present system of railroads supplanted the earlier methods of transportation by horse and mule teams, which brought hither weekly thousands of farmers, stock-raisers, and others, to engage in general traffic and transactions, from which many of those then active in business accumulated large fortunes.

But the changes from the animal to the iron horse demanded new and greater energies and activities, which those who had already reaped the golden harvest failed to put in practice, realizing that their financial safety was assured in the fortunes possessed, with no special care for the future of the city or its people, beyond their own personal interests and conveniences. Consequently the advancements and prosperities have been slow, and La Fayette remains one of the quiet, slow-going, pleasant cities of the Union, with unimproved opportunities, which, utilized for what they are worth, would add largely to both the wealth and population of the place.

CINCINNATI, NOVEMBER 15.—After enjoying the hospitalities of Mr. E. P. Knight for several days, started for Cincinnati at 9 o'clock, A. M., passing through Indianapolis, which presented the appearance of a very important and prosperous city of some 200,000 inhabitants, with a network of rails and a large Union Depot, showing it to be a point of large railroad activities, with locomotives and trains of cars moving in all directions. The general aspect of the country and the appearance of the many towns and villages passed through, indicated a degree of general prosperity that seemingly should be gratifying to the people of Indianapolis and the surrounding country. A stoppage of half an hour gave too limited an opportunity to gain more than a passing observation of things in general, which looked well.

At 3:45 o'clock arrived at Cincinnati, and while at first glance not fascinated by the general appearance of the city in proximity to the depot, which is located in one of the older localities, where many of the primitive structures still stand as monuments of the architectural tastes which prevailed at the time when the *too narrow* streets were first built upon, and when four walls, roof, and floors, with small, unornamented openings, served all the then purposes for practical uses. Still—utilizing the opportunities afterward afforded, first impressions were greatly modified, and the beauties and grandeur of sites, localities, and building improvements—many being, in the fullest sense of the terms, beautiful and elegant, no other conclusion could in fairness be reached than that Cincinnati as a whole is a business center of great importance in many regards, with numerous rows and blocks or single structures of from five to ten stories in height, and well up to, and claiming rank and equality with the best modern buildings erected at equal cost in any other city in the Union; while its hill-tops, rising to altitudes of hundreds of feet along, and looking down upon, the great Ohio River, furnishing a river view of surpassing grandeur reaching across the waters that ever flow between, and divide, the two great States of Ohio and Kentucky, encompassing within the scope of vision from a single point, several cities, towns, and places along or near the river banks on the Kentucky side, which,

together with the innumerable lovely building sites and mansion-like edifices distributed in all directions upon those picturesque elevations, gives to Cincinnati advantages and beauties of situation over which its citizens may well be proud.

WESTERN ASSOCIATION OF ARCHITECTS.

The fourth annual session of the Association convened in the large ladies' ordinary of the Grand Hotel in this city, and was called to order at 11 o'clock, by President John W. Root, of Burnham & Root, Chicago; James F. Alexander, of La Fayette, Secretary. President Root delivered his annual address, which was well received.

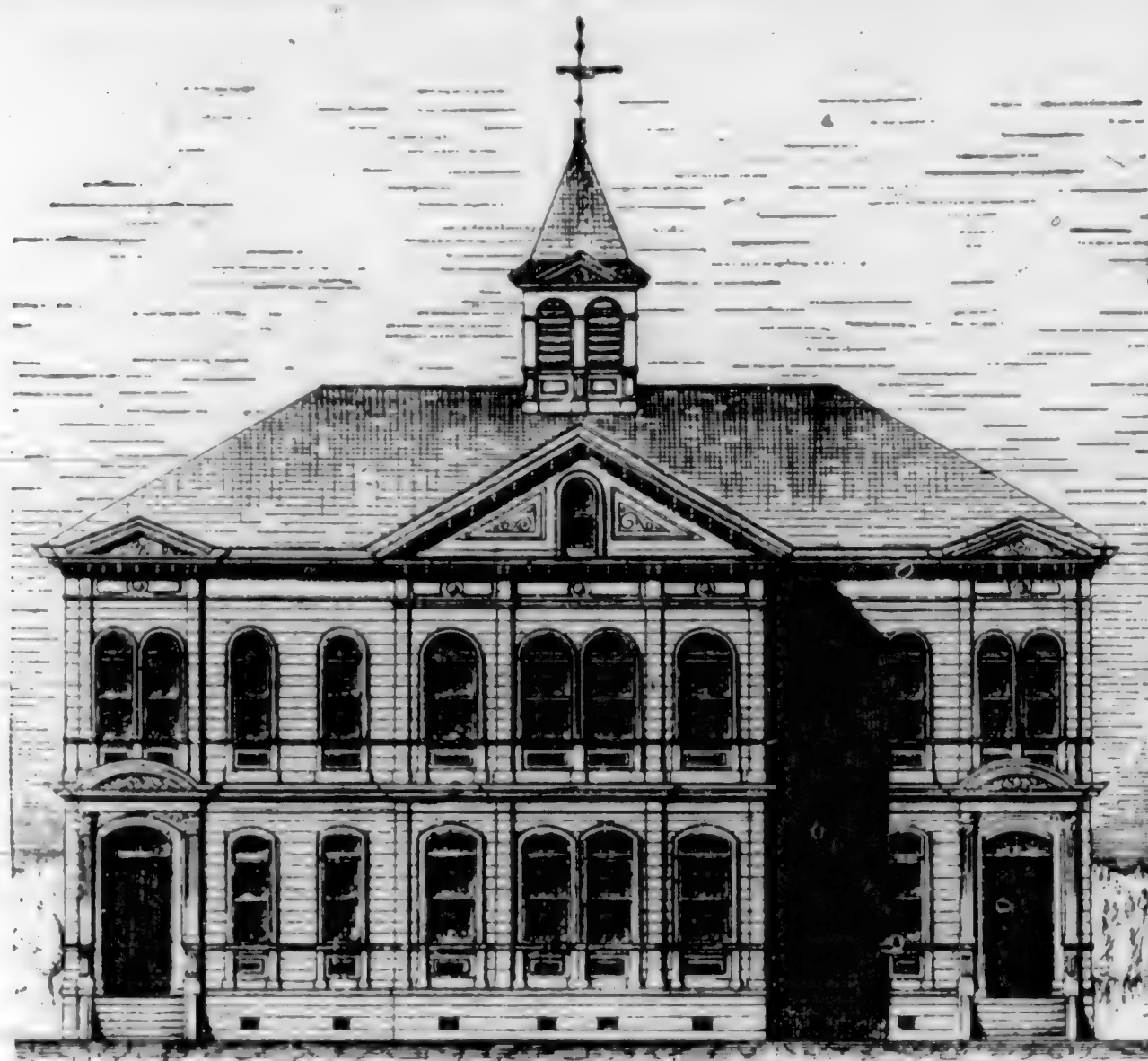
The minutes of previous session were considered read, they having been published in the *Inland Architect*, of Chicago, under the supervision of the officers of the Association, the journal named furnishing a short-hand reporter at its own expense, who reports full proceedings, thus giving the members opportunity to read and criticize the report during interum of session. There were about one hundred members present, as against more than two hundred at the session of last year held at Chicago. This difference in attendance was altogether the result of place of meeting, not as against Cincinnati specially, but Chicago being the more central point of all interests in this section of States, with nearly one hundred and fifty resident practicing architects, only a few of whom felt it possible to tear out four or five solid days from their professional duties and engagements, and the membership of the Association northwesterly from Chicago being large, and Cincinnati lying some three hundred miles southeasterly from the city of the lakes, is the reason why the attendance of members was less than it was one year ago. But these facts seemed not in any degree to diminish or modify the zeal and interest of those in attendance, as the work of the session was taken up and entered into with great earnestness, and the spirit and sentiment permeating and pervading the occasion was clearly in the best interest of the Association, and calculated to make it a power for good to the profession as a whole, and greatly so to its individual members.

The legislation of the session was strongly in the right direction, looking to the improvement and elevation of the profession, and against every practice calculated to impeach or impair the good reputation and honorable position and standing that should be and is enjoyed by every truly good and honorable man assuming and practicing the duties and responsibilities attaching to the practice of the profession.

A CODE OF ETHICS.

Strong condemnation was expressed in deprecation of the unprofessional and mean practices resorted to by many to gain patronage without regard to the means necessary to that end. In view of the facts in this connection, a committee was appointed to formulate a code of ethics for the government of the members of the Association, and the feeling seemed to be unanimous that such a code should exist and be observed, and, so far as within the range of possibilities, be made imperative. Certainly no competent, right-minded man can feel otherwise than in favor of so necessary a rule of practice, in view of the damaging and demoralizing effects resultant from the acts of those who have no sense of personal honor or rectitude toward their fellows or the reputation of the profession, but sink all manly sense of right in the filthy pool of extreme selfishness, grasping for ends and gains which fairly and justly belong to others.

The financial report showed the Association to be in good financial condition. Uniformity of building contracts received consideration and was properly referred. The large number of applicants for membership in the Association made it necessary to postpone action thereon until the members should have an opportunity to criticize the printed list of nearly one hundred names, so that none be admitted who might reflect discredit upon the Association. Action was had in reference to certain statutory revisions in the respective States within this jurisdiction, for the regulation of the practice of architecture and proposing radical reforms in the regulation of the buildings of the National Government. The committee to organize State Associations reported Kentucky, Tennessee, Wisconsin, New York, Michigan, Alabama, and Louisiana, as having joined hands, and added one hundred and fifty names to the roll of the Association. A few minutes before lunch-time, His Honor, Mayor Smith, was introduced and entertained those present with words of welcome. After lunch, eighteen open-topped carriages, some carrying six or more persons, were loaded up with members of the Association, and driven to all points of interest possible, up to an hour after gas-light, including stoppages at the beautiful residences of Mr.



Elevation

DESIGN FOR A SIX-ROOM SCHOOL-HOUSE—SALFIELD & KOHLBERG, ARCHITECTS.

George K. Shoenberg, Alex McDonald, and A. R. Vail, each of which were thrown open to the visiting architects, and full and free opportunity given for inspecting the same from ground floor to roof. One of these very elegant residences is said to have cost \$600,000. The floors are about all inlaid in hard wood, with hard woods for finishes generally.

SECOND DAY OF SESSION.

Among other matters considered was that of all the architectural associations of the United States consolidating. A committee was appointed to act with the Corresponding Committee from the American Institute to consider the proposition and report at the session next year.

The eighty names appearing in the printed list for membership were the next in order, with the rule applying that the whole be voted for at once, but any name scratched five times to be considered rejected.

ELECTION OF OFFICERS.

President, Sidney Smith, of Omaha, Neb.; First Vice-President, James F. Alexander, La Fayette, Ind.; Second Vice-President, W. C. Smith, Nashville, Tenn.; Secretary, N. S. Patton, Chicago; Treasurer, S. A. Treat, Chicago; Directors—J. W. Root, Chicago; W. R. Forbush, Cincinnati; J. J. Flanders, Chicago; C. F. Schweinfurth, Cleveland, Ohio; Geo. B. Ferry, Milwaukee, Wis.

Speeches were called for. That of Treasurer-elect Treat was terse, and to the point: "This is my speech, membership dues are payable for 1888."

A vote of thanks followed, and the Convention adjourned *sine die*, to meet at Chicago next year. The arrangements made for a visit to the Mammoth Cave of Kentucky were improved by those who had the time to spare in the enjoyment of this grand wonder of nature.

THE OHIO STATE ASSOCIATION.

There is, as one of the auxiliaries of the Western Association, an Ohio State organization, under whose auspices the present annual session has been held in Cincinnati, the members of which have done well and nobly in the reception and entertainment of the visiting members. Every reasonable provision was made by the Ohio brethren to make the fourth annual session of the Western Association of Architects a success, and they certainly succeeded well. Although California was not officially represented, the

representation present attracted much attention to the State, and many kindly expressions followed, hoping, and earnestly desiring, that hereafter, beginning with the session to be held next year at Chicago, the golden chain of fellowship and union with the Association might be consummated with, and extend to, and include, the State of California and other Pacific States. J. E. W.

Design for a Six-Room School-House.

THE accompanying plans illustrate a design for a first-class school-house, arranged to admit speedy egress in case of fire, and thoroughly lighted and ventilated. Large folding doors separate the rear school-rooms and each room is provided with a closet and cloak-room. A wide corridor passes through the building, with a stair hall at each end, giving two entrances, thus separating the two sexes.

The design possesses many other valuable features, but for lack of space they are omitted, trusting that if more definite information is needed, parties will send for same to Salfield & Kohlberg, architects, 339 Kearny Street, San Francisco.

Architects, Attention!

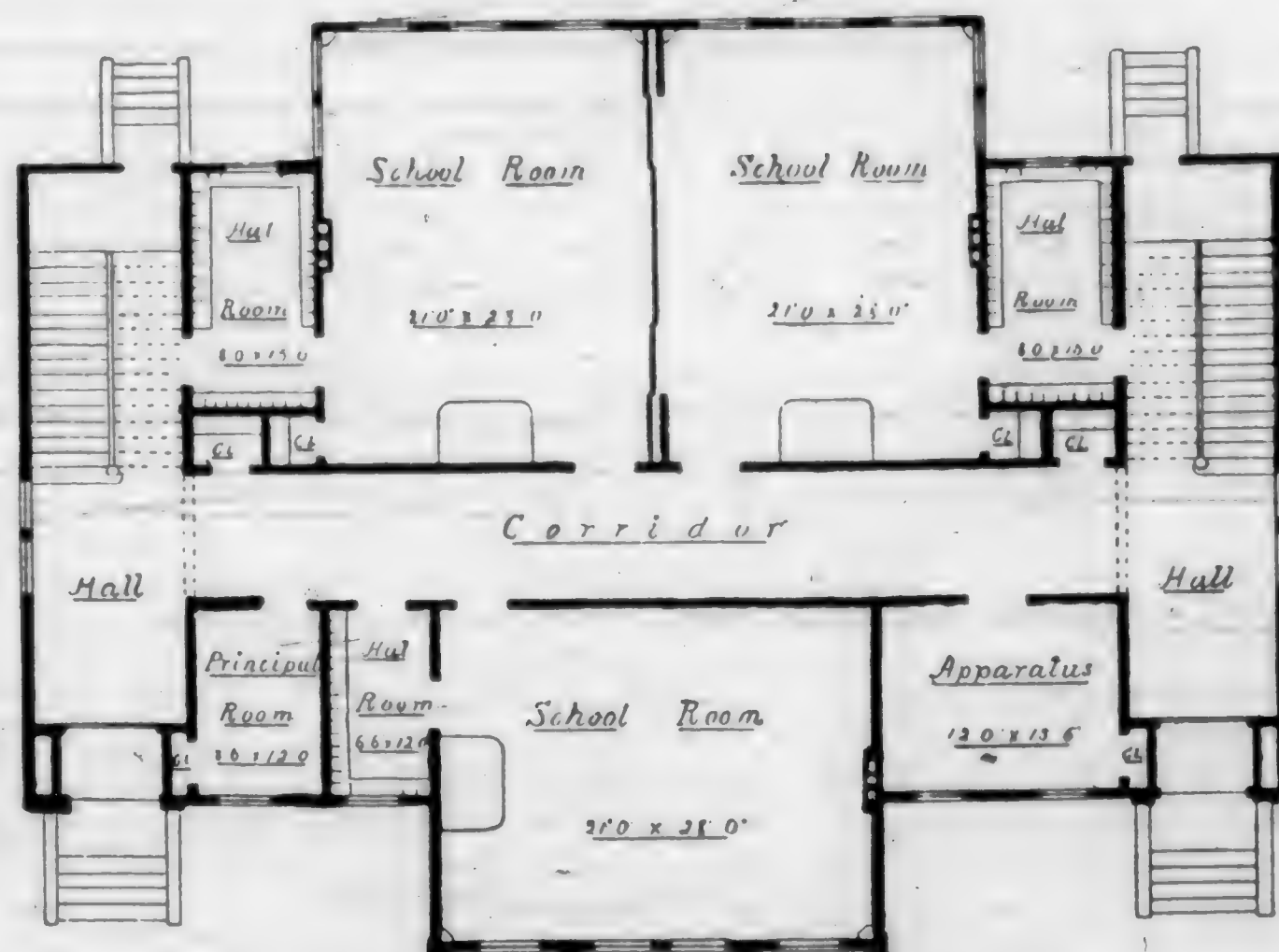
We want every architect on the Pacific Coast to contribute a short article for the January number of this journal. It should be your aim to make your home journal interesting to all who may read it, and there is no surer way to obtain this end than by each one writing a short article. Illustrate it, if need be; we will make the cuts. Be sure that the articles reach this office by the 5th of January.

To Contractors.

What contractor in the city but knows of some little idea that would be beneficial to the readers of this journal. Help to build up this journal by a free interchange of thoughts. It will pay you tenfold to be in communication through our columns with all the master mechanics of the Pacific Slope. Do not let the thought enter your mind that you cannot write well enough. Do the best you can, and we will see that your ideas are presented in proper shape.

Apprentices.

When you have found out any ideas that should be known to everyone, forward them to us, and we will publish them under your own names, that others, hearing of your good, deeds may go and do likewise.



FIRST FLOOR PLAN OF SIX-ROOM SCHOOL-HOUSE.

The Back Yard.

BY A HOUSEWIFE.

THERE is need of a crusade in these parts. That defiling of the back yard of the average city home by the ash barrel and its kin is a worse offense against the senses of the properly civilized man, than was the presence of the infidel in the holy places of old, to the pious prejudices of the original crusaders.

Those of the ancients who derived their domestic notions from the cave or cell, would think our modern domestic establishment turned wrong side out. Instead of one or more series of rooms grouped about as many courts prettily ornamented perhaps with fountains playing in the impluvia, we have our rooms placed back to back, so to speak, the best of them looking for public appreciation, and the others asking no odds of the family or neighbors.

Our immediate ancestors had their farm-house with its necessary accompaniment of granaries, barn, etc. We move to town and build our shingle palace or brick mansion with its large front show window, in which the well-preserved, gilt-edged family Bible and the Roger's group have it which and other for supremacy—and set up in our back yard to represent the out-buildings of our ancestry, a privy, a pile of slabwood generally as dumped, a few barrels, perhaps a cheap stable. Not then satisfied with the amount of decaying wood about the premises, we lay a lot of wood walk.

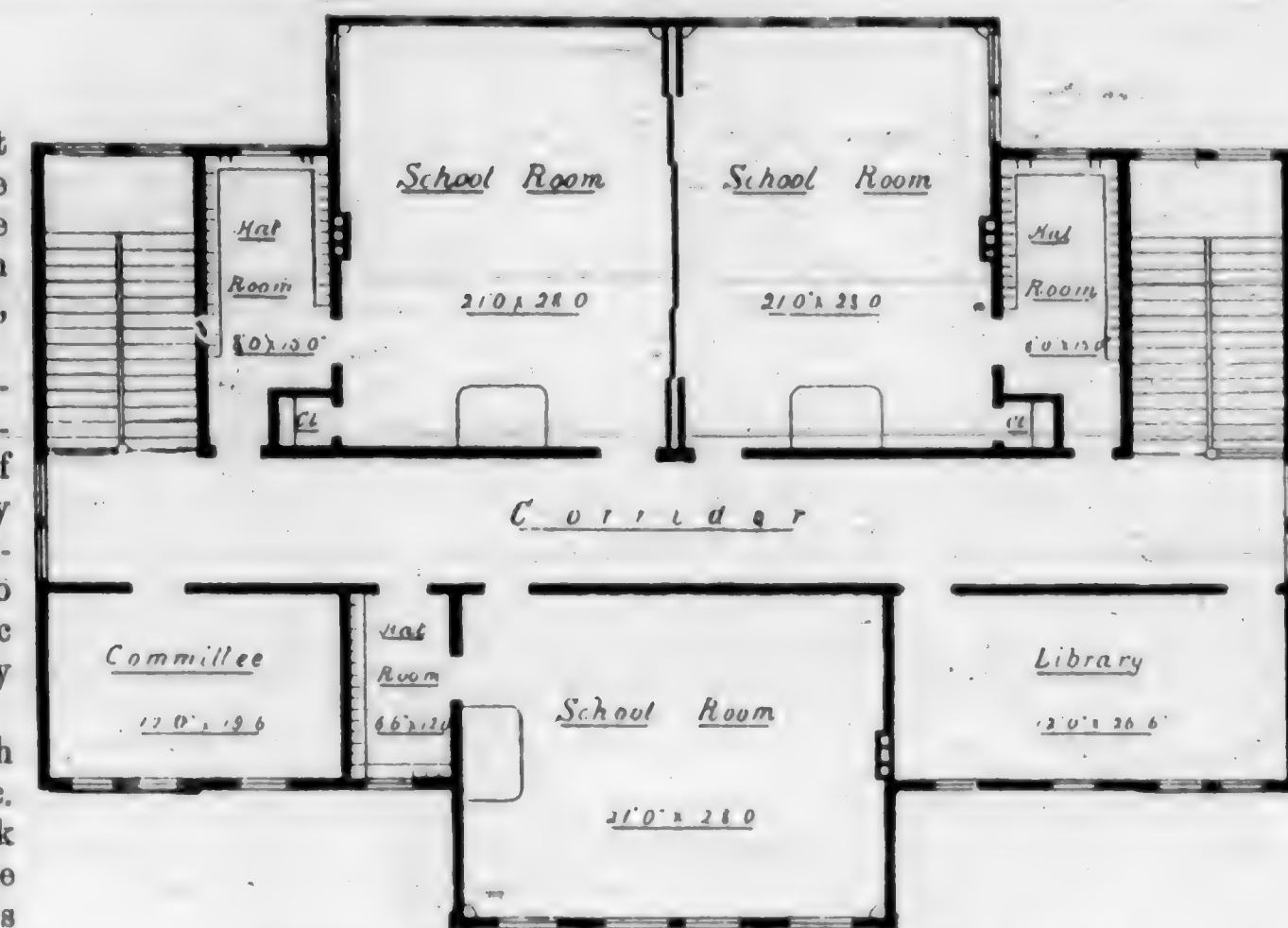
Walking along the avenue we see a pretentious residence; it must be occupied by people of great refinement, for is not the most prominent room in the house the library, the whole street side taken up with an immense bay-window, the glass reaching nearly to the floor? How splendidly it was lighted as we passed last night—what elegant sets of books on the shelves—plenty of pictures, too. Let us to-day take a look at the back yard. Why do not these people board up the windows at the back of the house? Here is a well with a dirty paddle by it, the pump standing on a rotting platform, hard by some kitchen garbage, farther on ashes, and so it goes, the whole rear of the lot so bad as to discourage vegetable life even. It is mercifully screened in part from the general view by a high, unpainted board fence, against which, now and then, a weed or tuft of grass grows. Where is the better field for the crusade?

Older cities East have not outgrown these same traditions. Multitudes of face brick houses are built with every effort for show on the front, and none on the rear. The rear of the lots may be divided by good brick walls, very likely with the unpainted, crystalline anti-feline cretings, but defend us from the sights and smells inclosed by these walls.

Now why should we desecrate the only spot of nature left in these city homes? It will blossom for us with a little coaxing, and the wilderness of dirt and rubbish may be turned into a garden of roses.

The rear of the house and the out-buildings, though not so expensively finished, have a right to be carefully and artistically done. A wood-shed is not a nuisance if inclosed, well boarded, and painted, and the wood kept inside. A privy has no right to exist. If there be no proper system of drainage in the house for a water-closet, partition off an earth closet from the wood-shed or stable. Tasteful, well-cared-for out-buildings and fences are not only not an offense to the artistic sense, but are rather pleasing, indicating thrift, tidiness, and comfort. But when we consider the opportunities they offer for the support of the vine morning-glories, sweet-peas, nasturtiums, climbing roses, and like forms of plant life, what a joyous recompense for so little labor and care. Then all the available back yard space that is not used for walks, drives, etc., should give either vegetables or flowers—minister to the comfort or culture of the family.

Listen to people who lament the bad influence of street associations upon the children. Yet they say, very reasonably, "The children must have outdoor air," etc., and they have never considered but that the only alternative from the housing of the children is the freedom of the streets. They do not know what moral education is contained in a few feet of ground, congenial work for the hands, and the prettiest of life development studies for the mind. Give each of these street-loving children a flower-bed, a small set of garden tools, some flower seeds, and what help and advice they need, and note if there be not germs of nobler thoughts and desires taking root at the same time in their fertile natures. But—to moralize a little—there is a kinship between the ornamented front and disgraceful rear of a residence,



SECOND FLOOR PLAN OF SIX-ROOM SCHOOL-HOUSE.

and the fine clothes and the false heart of the wearer, and we fear that the majority of people who inhabit that sort of residence would rather risk some contamination of their children's characters than to see their faces, hands, and clothes besmeared with mother earth.

The back yard of the future will be a bower of flowers and greenery, and the leisure-hour resort of the family.—*Northwestern Architect and Improvement Record.*

Wanted—an Architect.

WE have often wondered why contributors to the comic journals should lay the scene of nine-tenths of their outrageous jokes in Ireland. But we wonder no longer, for we have just read one of the best bits of nonsensical fun we have heard of for a long time, which also is Irish "intoirly," and as it is on a matter strictly professional we give our readers the benefit of it. The Naar Board of Guardians, in their capacity of rural sanitary authority for the union, desired to erect cottages under the Laborers' Act, and for this purpose invited "tenders from duly qualified parties for the joint position of architect and clerk-of-works" for carrying out the work. The tenders were "to state the rate per cent on the outlay required for the furnishing of plans and estimates and for superintendence of erection, etc., which must embrace car hire and all other expenses." Eighteen tenders were received. Of these, one Dublin gentleman (we think he must have been a gentleman) required 7½ per cent; three thought they could do it for 5 per cent; whilst two declined to undertake the job for less than 4; another called 3½ per cent a moderate charge, and two others thought 2½ little enough; 2½ was the percentage asked by two other competitors, and 2 per cent was the rate fixed in two other tenders. But one Dublin boy, who desired a safe thing, asked 1½ per cent on outlay, and £2 10 s. a week for supervision—a reasonable way of looking at the matter we take it—and yet another offered his services for 1½ per cent.

Yet one remained, and he, with a resolute indifference as to what became of him, said he placed his talents and time at the disposal of the guardians for the small sum of 1 per cent on the outlay! With an irony all the more cutting because it was evidently unintended, one of the guardians got up and solemnly stated his belief that Mr. So-and-So's tender was exceedingly reasonable! Need we say that such magnanimity was warmly responded to, and the guardians, without any attempt to obtain a further reduction, unanimously accepted the offer, and appointed the "highly recommended" individual to the proud position of cottage-architect-extraordinary to the Board. Sufficiently absurd in its ludicrousness as this business reads to an enlightened understanding regarding the nature of an architect's duties and his remuneration, there was still needed a climax to complete its absurdity. This is furnished in the statement that after the decision of the guardians the "highly recommended" one was "called before the Board and his duties explained to him."

Though we may read the above in the light of a huge joke, yet there is a shadow of grim reality in the transaction which finds a reflection much nearer home. We need not go beyond the seas to discover people ignorant of the very meaning of the

word architect, but who presume to set up as authorities in the delicate task of selection. Many a competition committee and local authority in England furnish every-day proof to the contrary. Cases there are, too, which, if we cared to rake up dead ashes, we could enumerate as being identical in principle with the one quoted above. The fault of all this lies chiefly with the profession, for, after all, the public do but take architects, like every other purchasable commodity, at their market value. And at the present time the freedom of the Guild of Architects to all comers without respect of persons provides us with an overplus of mediocrity which, unable to produce any architecture, finds its outlet in the mongrel business of half architect, half surveyor. Nor do we see any remedy for such a state of things until the prescriptive right of professional competency shall be made the *sine qua non* of professional practice. Free entrance to the profession certainly, but let there be at least a barred door against the admission to practice of such as have neither the knowledge nor experience to entitle them to be called architects.—*British Architect.*

Eighth Annual Report of the Building Interest of Woodland and Yolo County for 1887.

EDITOR OF THE CALIFORNIA ARCHITECT AND BUILDING NEWS, OF SAN FRANCISCO, CAL.—*Dear Sir:* Should you find space in your valuable columns for this conspectus, setting forth the yearly result of the saw and hammer in our land of wheat and vine, you will have the thanks of our appreciative citizens, and the best wishes of the writer.

The closing year has not proved to be one of extraordinary activity in the building line, and while all anticipate larger gains in the future, there are very few that will complain of the past. The enormous advance in lumber has produced a stagnating effect, and settled two facts: 1. We have not experienced a boom. 2. We do not fear the recoiling influence of a collapse. And our present standing is on a solid basis, which has always characterized the uniform stability of our city and Yolo County. A few of the most important improvements will bear the record of the year, and deserve special mention:—

Two new lines of railroad are under course of construction in Yolo County. El Dorado Bridge, spanning Cache Creek, five miles west, is an important item to the interest of Woodland. Cost, \$17,500. The new Hesperian College and property, valued at \$20,000; the Young Men's Christian Association block and gymnasium, which, when entirely equipped, will be valued at about \$30,000; St. Luke's Episcopal Church and lot, valued at \$5,000; electric light building, machinery, and entire lines and fittings, valued at \$12,000; and many other fine buildings for business and private residences, will date from 1887. The months of August and September have been the most active. This is noticeable nearly every year. The following report, by months, will set forth the number of structures, their kind, style, and value:—

Month.	City of Woodland.						Yolo County.					
	Frame Buildings.			Brick Buildings.			Frame Buildings.			Brick Buildings.		
	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.
Jan.	4	2,000	1	2,700	2	10,000	1	1,500	1	1,500	1	2,000
Feb.	5	4,000	1	2,700	2	10,000	1	1,500	1	1,500	1	2,000
Mar.	5	3,200	1	2,700	2	10,000	1	1,500	1	1,500	1	2,000
April	6	4,200	1	2,700	2	10,000	1	1,500	1	1,500	1	2,000
May	5	3,700	1	2,700	2	10,000	1	1,500	1	1,500	1	2,000
June	7	4,900	2	1,100	1	1,500	1	1,500	1	1,500	1	2,000
July	11	3,200	2	8,500	4	4,100	3	5,100	3	5,100	3	5,100
Aug.	9	26,750	2	1,450	2	1,450	1	2,000	1	2,000	1	2,000
Sept.	9	8,500	1	2,500	3	1,500	1	1,000	1	1,000	1	1,000
Oct.	8	6,300	3	1,500	1	1,000	1	1,000	1	1,000	1	1,000
Nov.	11	13,550	2	1,000	3	5,500	3	5,500	3	5,500	3	5,500
Dec.	10	1,500	2	4,000	4	4,000	1	1,000	1	1,000	1	1,000
Total	91	88,700	9	22,200	21	82,400	16	23,600	1	17,250	1	185,560

Woodland and suburbs has contributed to the above seventy-four buildings and improvements valued at \$134,700; Yolo County, seventeen buildings valued at \$50,850. The county list is undoubtedly but a small portion of what has actually been built, not having time to secure all. The preceding report sets forth but a limited number of buildings, representing an outlay of moderate proportion, nevertheless the magnitude, taken from an architectural standpoint, is most gratifying. The greater number of structures are of good, solid design, well planned and faithfully executed, and the general tone of satisfaction is decidedly unanimous, and it may be hoped that throughout the entire State the year 1887 may be proud of its building results.

It is a fact, nevertheless, that some towns need considerable encouragement in the line of improving in their style of archi-

ture, and they should follow the valuable suggestions set forth monthly in the CALIFORNIA ARCHITECT AND BUILDING NEWS, and they would surely derive a benefit of vast importance. Any person with good eyes and a keen, quick conception need travel but very little to learn and obtain a fair degree of knowledge of the manner and usages of the people of that country through which they pass, and to notice that part most carefully which he is versed in and personally interested. An architect will observe and quickly scan the structures of the city or town and at once pass judgment upon the merits displayed in the buildings. Should that place have had the good fortune of having plenty of right, sound, level-headed citizens, guided by efficient architects and supported by competent mechanics, the building will possess an air of general refinement, embracing artistic beauty, and combining comfort, economy, and durability. This will be plainly discernible throughout the entire place, and is a ruling feature which makes and determines, to a great extent, the prosperity and prominence attained. Such places rapidly increase, and are known as go-ahead localities. But other places unfortunately without such progressive advocates of the true and right, and void of good architectural influence, is another condition and needs no comments. A shoddy, ill-constructed, ungainly building on one corner of a block has been duplicated on an opposite, thus placing the wrong side to the street, with perhaps some prominent wing left off to accommodate the purse of the new builder, having an unsightly part exposed. This and numerous other duplications of rank stupidity, without judgment or taste, will characterize the entire place. And still this class of worthy citizens will wonder why their town does not boom. Under such circumstances, why should it? The omission of improvement in the style of their buildings, and the want of more architectural taste and refinement, is the underlying cause. One thorough, enterprising, persevering architect or mechanic will do more in the direction of elevating the standard of building than a score of those who only copy from others without sufficient discernment to rightly discriminate between true and false styles, or one of merit and up to the times in points of architecture.

The come-by-chance, medley manner in which are introduced many styles of finish in one structure, concentrating the very essence of bad taste and perverted judgment, not having enough of one to classify any known order of architecture, may possess a certain degree of picturesqueness or character to obtain an effect, but this fails to heighten true design, or accomplish any noble result by which we may judge that true artistic excellence was the ruling idea of the designer.

Now let us at once leave by the wayside all those old *non-descripts* and *threadbare landmarks* which have outlived their age, for we know we can build better and cheaper, and keep pace with the age we live in, always earnestly endeavoring to take one step further in advance, and with higher aim learn to despise many incongruous fancies we too often copy and always regret, and by borrowing very little and lending less to perpetuate their existence, we may attain that merit and reward due to all who advocate progression in the erection of our homes and other buildings; and this twofold good we may obtain from every-day life should be secured and placed to the credit side of our improvement account: We would not wish to indulge in any fancy imaginations, or advocate any flimsy surface ornamentation void of utility or protection. This would have a debasing tendency, well calculated to perpetuate retrograding influence. True, architecture must not depend upon inspiration or imagination alone, but must embrace thorough technical knowledge based on personal experience, with long and diligent practice. Without this we are wandering in the dark, and not a single ray of daylight to enlighten our path or gladden our hearts with the visions of brighter and better things in art.

In conclusion, we would wish to tender our thanks for many courtesies and favors shown during the past twelve months, and sincerely desire you may obtain the reward you so justly deserve for the able manner in which you have conducted the CALIFORNIA ARCHITECT AND BUILDING NEWS, to the entire satisfaction and approval of subscribers, advertisers, and constituents in general.

We remain most respectfully yours,
Woodland, Cal., Dec. 3, 1887.

THIS JOURNAL AND THE
Weekly Building News
WILL BE FURNISHED CONJOINTLY
For \$2.00 per Year.

Scarcity of Skilled Workmen.

THERE is a common remark among master mechanics that skilled workmen are scarce. The reason of this is obvious. The apprenticeship system, which was general fifty years ago, has almost ceased, or been indifferently carried out. Boys agree to serve three or four years to learn a certain trade, and by the time they have obtained a smattering knowledge of it, disregard their engagements, leave and go elsewhere, and then assume that they are skilled workmen. To back themselves up, they join some labor organization, the majority of whose members are, like themselves, incompetent. If in an establishment there are men who can do a fair day's work, and do it well, the majority at once enter into a combination to reduce them to their own incompetent level. They reason because six honest, capable men can do twice as much work in a given time, it keeps others out of employment. To keep their work upon a level, all must be governed by the lazy, incompetent majority.

Besides, master mechanics, as well as their men, dislike the apprenticeship system, the master mechanics because boys do not begin to pay for a year or two, and the men because it increases their number and has a tendency to lower the rates of wages. An intelligent machinist, at present in California, writes to his father that he never has any difficulty in obtaining employment, because he flatters himself that he can turn out more work in a day than four ordinary hands, and had frequently done so when work was pressing, and what was more, what he did was well done. Pretenders, who know but little of the trade, frequently spoil work, which not only entails heavy expense, but causes delay.

A skilled workman is always assigned the best jobs, because a foreman has confidence in him that he will come up to time, a matter of no small importance in any establishment. Such a man in a very short time finds himself an object of dislike, if not positive hatred. His employer dares not pay him wages according to his merit, for this would bring about a strike, and his shop-mates say that he works to curry favor, and does more than he is paid for. Thus, the best mechanic in a shop, if he wishes to have peace with his fellow-workmen, must sink himself down to the general level. The best man in a shop is the generally most disliked, even if he should keep down in speed, because he is sure to have the best jobs.

There is just as much friction among workmen themselves as there is between them as a whole and their employers. These facts are well known; every man is a spy upon his neighbor, so that if the labor question were settled between employer and employed, it will never be settled among workmen themselves. Master mechanics see this, and, like their men, make

little or no provision to meet the probable eventualities of the future. They work and live by the day, and hence do not care to take apprentices. The result of such a system, a want of system, is seen in the careless way some houses are built; before their shells are completed they tumble down; even the scaffolding of some is so poorly put together that the very men who put it up come down with it, and either lose their lives or have their limbs broken.

In the whole labor market business is unsettled in consequence of discontinuing the old apprenticeship system. The ignorant and insolent are in a majority; and if they can do nothing else, they can fight and create a disturbance. Many of them seem to think that manual labor is degrading, and want to live without work. They envy their employers if they happen to have a few dollars ahead, forgetting the great truth that employers often work eighteen hours out of twenty-four, thinking and arranging the business they have on hand.

When a certain class of mechanics were receiving five dollars a day wages, most of them only worked two or three days in a week, while their employers toiled at their desks every day until midnight, and became rich. Labor of all kinds is honorable, and is worthy of reward.

It is estimated that Placer County has 450,000,000 feet of lumber fit for manufacturing purposes in her forests.



DESIGN FOR A PUBLIC BUILDING TO BE BUILT OF STONE.

ALL the mills on the Sound are busy cutting lumber to supply the California markets. They are working 11½ hours per day, the men being allowed an extra day's pay each week. There are no orders for foreign ports, excepting the two for Australian ports from the Puget Mill Company, and the advance in the price of lumber from Puget Sound over that of British Columbia has a tendency to divide our foreign trade with our neighboring mills. The Washington Mill, at Hadlock, has been compelled to shut down for a period of several days, owing to a fire which occurred some time ago, burning out the wooden foundation to the boilers, which will be replaced by brick.

SHINGLES for Chicago is the latest wrinkle in the business of this bay. J. G. Loveren has shipped 120,000 fancy direct to the South Branch Lumber Company, Chicago.

THIS JOURNAL AND THE
Weekly Building News

Will be furnished conjointly
FOR \$2.00 PER YEAR.

Something about Redwood Stumps and Roots.

HAVING read several articles in your worthy paper in regard to the merit and valuation of California redwood, in your last issue I noticed two articles, one from Kansas City, Mo., signed C. N. E., and the other signed "Jack Plane." The last-named article contains all I could say about the virtue of redwood, provided redwood is used when seasoned; green or wet wood is not good either to be used in buildings or for furniture. I have given most of my attention to using redwood in the manufacture of furniture. For certain pieces of furniture redwood could not be surpassed in beauty by any other wood, provided a man understands the finishing of the same to perfection. The recipe given in the article signed "Jack Plane" for finishing redwood would not suit me, especially when redwood has to be finished to retain its natural color. I have been in the business of working and finishing all kinds of wood for forty-five years, and for the last four years I have given most of my attention to the working and finishing of redwood. By experimenting I found that in the finishing of redwood, to have it done well and quick, also to have it retain its natural color, a somewhat different manipulation is required than by finishing other woods intended for fine work. To use fillers, such as corn starch, whitening, etc., is unnecessary, for redwood has no pores to be filled. I have a compound and a way of doing the work to perfection, different from any other process now in use. By my finish redwood is as smooth as glass, the figures of the wood are brought out distinct, whether to be finished in bright natural color or in imitation of rosewood, walnut, mahogany or other kinds. I use mostly such redwood as is rejected by carpenters, or has hitherto been used very little. I use the stumps and roots, which have always been a nuisance to farmers, and which they (the farmers) are glad to get rid of; such stumps, after the timber is cut, are in general left standing, with the expectation that they will rot in course of time, but none have found out yet how long that will take, for I have recently used the wood from stumps of which the trees had been cut down twenty-two years. The stumps were partly burned, and after digging them out I found the inside portion fresh, green and solid. The wood, after being cut in proper shape, now is most beautiful. The diameter of such stumps is often enormous. By proper means and manipulation such stumps can be made to bring more money than the price of the land and the value of timber that has been cut from them. There are fortunes to be made in this point, more reliable than a gold mine, provided someone will carry out a certain and proper plan, which plan I am willing to disclose to any party who wishes to interest himself in such an enterprise, namely, in making the most money out of redwood stumps and roots.

Anyone doubting my present statement is cordially invited by me to call at my place of business, which is at 576 Seventh Street, corner of Jefferson, Oakland, Cal. There I will convince the most skeptical of the truth of my words, by showing him fine furniture, fine-finished samples of panel-work, picture frames, etc., all redwood, finished in any shade and color; also fancy redwood cut in slabs and in junks in the rough—but the most beautiful pieces I have on hand are always taken from stumps.

My way of finishing redwood to greatest perfection can be learned by anyone, and I am willing to confer my knowledge of working and finishing the same to such parties who wish to profit by it, provided I see some recompense for my trouble.

Respectfully, WM. FAY.

IVES' SASH LOCK

MANUFACTURED ONLY BY



H.B. IVES & CO.

New Haven, Ct.

SEND FOR ILLUSTRATED PRICE LIST.

A very important feature of the IVES' SASH LOCK is in its securely locking when closed and simultaneously drawing the meeting rails closely together. All the movements are accomplished by cams without the instrumentality of springs, thus avoiding the possibility of getting out of order. During the past year we have used scores of dozens of these locks, and in every case they have given perfect satisfaction.

HILL'S Patent Inside Sliding Window Blinds,

Are Adapted to any Style of Window,

And Suitable for all Buildings, Dwellings, Stores, Office Buildings, and for Houses Built to Rent, Hotels, Boarding or Lodging Houses are Unexcelled.

They are entirely inside of the window casing, and while requiring no furring out or boxing, make it an impossibility to tear curtains, interfere with plants or window ornaments, or become broken by contact with chairs or other movable articles.

The light can be admitted and sunlight excluded from any part of the window; can be instantly removed and taken to any part of the house to clean and as easily replaced.

They can be opened or closed with the window raised, and without removing articles from the window-sill, and cannot blow open or rattle. The Blind is very light (one-half inch in thickness) and strong, possessing more durable qualities than a hinged blind one inch in thickness.

There is no sagging, banging, or getting out of order. They are made in three sections in height (each section sliding past the others), and any number of divisions in width corresponding to the folds in the old-fashioned folding blinds. They require no hinges—all trimmings furnished with blinds—are made of all woods, finished or unfinished.



The Blind manufactured throughout the United States and Canada by the members of the HILL SLIDING BLIND ASSOCIATION, is the only sliding Blind ever put into practical and general use, or that has been adopted and used by the leading architects and builders, both East and West.

It is rapidly displacing the objectionable folding blind, also shades, which since they have ceased to be considered the fashion, are used principally in cheap dwellings and tenements.

The Hill Blind is the only sliding blind made of white cedar, and where the grooved slide can be used as the window stop, or placed on the pulley stile, similar to the ordinary stop—the slide is only 2 1/2 inches wide—plenty of room can be obtained by setting the casing flush with the pulley stile, in light studded buildings. NOTE.—Any other sliding blind using the slide as the stop for the sash, is an infringement of our patents of February 26, 1884, and February 24, 1886, and anyone selling, using, or making such a blind will be prosecuted by the HILL SLIDING BLIND ASSOCIATION, as they are determined to stop the sale of several cheap and worthless imitations.

The Hill Sliding Screen, working the same as the blind, is the only screen covering one-half of the window, which will remain at any desired point, and which can be instantly removed, when not required, or to clean the windows.

Over eight thousand sets have been specified and put in, throughout the Pacific Coast, since April 1, 1885.

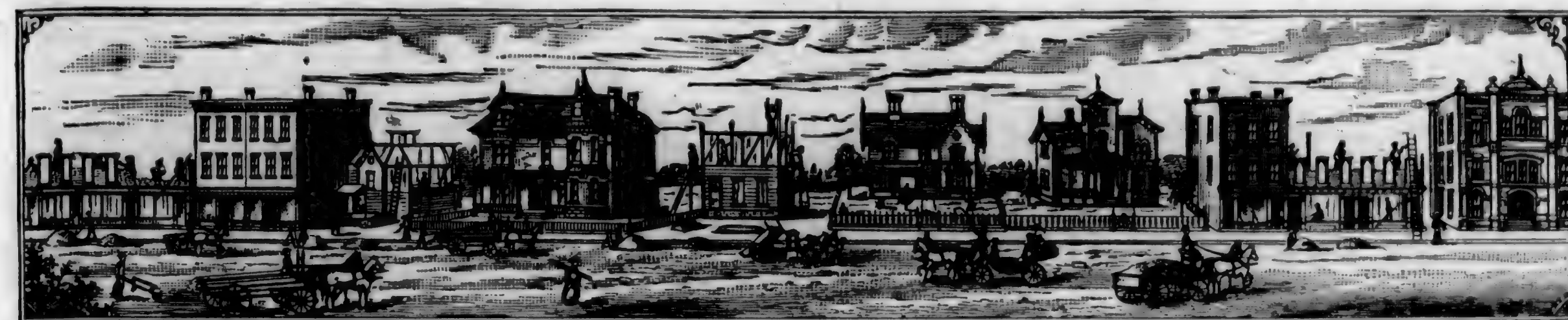
We refer to the following prominent architects of San Francisco, who have used or specified the Hill Blind and Screen; also hundreds of owners throughout the Pacific Coast:

Miller & Arnitz, Pissia & Moore, H. D. Mitchell, John Marquis, John M. Curtis, Moore & Schultze, J. T. Kidd, J. H. Humphreys, T. J. Walsh, Jas. E. Wolfe, Townsend & Wyneken, Chas. J. Devlin, Geo. E. Voelkel, Copeland & Banks, M. Balczynski, Edw. R. Swain, Chas. V. Pierce, S. & J. C. Newman, Wm. Mosser, Chas. Geddes, Macy & Jordan, H. T. Bestor, A. A. Bennett, Salfeld & Hohlberg, A. J. Barnett, John J. Clark, G. V. Capelletti, P. R. Schmidt, M. P. Schetzel, Clinton Day.

HINDES & MURRAY,

Main Office and Factory, 411 Mission Street, Corner of Fremont.

Sole owners of the right to SELL and MANUFACTURE for the Pacific Coast, except Counties of San Diego, Los Angeles, San Bernardino, Santa Barbara, Kern, San Luis Obispo, and Ventura in California.



COUNTRY BUILDING INTELLIGENCE.

We earnestly desire the co-operation of country editors and mechanics generally to this department of our Journal. Forward us all the building news connected with your different localities. Architects should also notify us of "plans to figure on." No charge is made for such notices. Direct letters to office of this Journal, 240 Montgomery St.

ALAMEDA.

Central Avenue. Mr. Grand. Frame building. Owner, C. H. Shattuck; architects, Mathews & Son; contractors, Knowles & Wetmore; cost, \$4,747.

1st payment, when roof is sheathed, \$475; 2d payment, when inclosed, \$900; 3d payment, when ready for plaster, \$600; 4th payment, when white mortar is on \$500; 5th payment, when building is completed, \$1,087; 6th payment, 35 days after completion and acceptance, \$1,185. Limit, March 21, 1888. Signed Nov. 14, 1887. Filed Nov. 16, 1887.

High, nr Central Avenue. Frame building. Owner, A. F. Flemming; contractor, J. B. Cogswell; cost, \$6,000.

1st payment, when frame of building is up, \$1,200; 2d payment, when first coat of mortar is on, \$1,200; 3d payment, when plaster is on, \$1,200; 4th payment, when the building is completed, \$1,200; 5th payment, 35 days after completion, \$1,200. Sureties, F. P. Latson. Amount bond, \$5,000. Signed Nov. 16. Filed Nov. 18, 1887.

OAKLAND.

Twelfth, nr Alice. Frame building. Owner, C. W. Gibson; architect, Chas. Mar; contractor, J. J. Deuschle; cost, \$4,975, except mantels, sidewalks, and sewers.

Payments, 75 per cent work done; balance 35 days after completion. Limit, March 1, 1888. Filed Nov. 16, 1887.

West, bet Ninth and Tenth. Frame building. Owner, A. Martin; architects, Mathews & Son; contractor, R. M. Murray; cost, \$2,500.

1st payment, when roof is sheathed, \$800; 2d payment, when finished, \$1,075; 3d payment, balance 35 days after completion, \$625. Limit, 30 days from completion of brick work. Signed Nov. 11, 1887. Filed Nov. 16, 1887.

Oakland Hospital. Owner, Fabiola Hospital Association; architects, Mathews & Son; contractor, Fwobig & Moore; cost, \$12,863.

Payments 75 per cent, when work is done; balance 35 days after completion. Limit, April 1, 1888. Signed Nov. 11, 1887. Filed Nov. 17, 1887.

Twenty-third Avenue. Frame building. Owner, E. H. Clough; contractor, Wm. McDonald; architects, Goodrich & Newlon; cost, \$2,805.

1st payment, when inclosed, \$500; 2d payment, when brown mortar is on, \$500; 3d payment, when plaster

is on, \$500; 4th payment, when finished; 5th payment and balance 35 days after completion. Limit, Feb. 1, 1888. Signed Nov. 12, 1887. Filed Nov. 15, 1887.

Harrison. Frame building. Owner, Kate Mitchell; architects Goodrich & Newlon; contractor, G. J. Hupp; cost \$1,310.

1st payment, when inclosed, \$300; 2d payment, when brown mortar is on, \$300; 3d payment, when painted, \$300; 4th payment, when finished, \$200; 5th payment, balance 35 days after completion, \$210. Limit, Dec. 1, 1887. Signed Oct. 4, 1887. Filed Nov. 17, 1887.

Twenty-eighth. Frame building. Owner, C. Clivio; architects Goodrich & Newlon; contractor, G. J. Hupp; cost, \$840.

1st payment, when frame is up, \$100; 2d payment, when inclosed, \$100; 3d payment, when plastered, \$200; 4th payment, when finished, \$200; 5th payment, balance 35 days after completion, \$240. Limit, Feb. 1, 1888. Signed Nov. 7, 1887. Filed Nov. 17, 1887.

SAN DIEGO.

We are indebted to the San Diego Union for the very complete reports presented.

A large brick business building will soon be erected on Fourth Street, between D and E Streets. W. H. Hill and Dr. G. H. Schmitt are the owners. The structure will be three stories in height, and 50x66 feet in size. The cost of the building will be about \$10,000. H. J. Simpson is the architect.

A building will be erected on the northwest corner of D and Second Streets. It will be three stories in height. The size of the building is 50x70 feet. Comstock & Trotsche are the architects. The cost of the building will be about \$20,000. Mrs. F. E. Hamilton, of Phenix, A. T., is the owner.

The contract will be let next week for a large residence for E. Morgan. It will be built on the corner of H and Twentieth Streets. It will have two stories. The size of the building will be 38x58 feet. Clements & Stannard are the architects.

The contract has been let for \$5,250 for building the residence of Mrs. L. F. Shirley. The location is on Second Street, between Cedar and Date Streets. Clements & Stannard are the architects, and Davey & Melville the contractors.

Work will soon be begun on a residence for T. J. Hayes. It will be located on the corner of H and Twenty-fourth Streets. E. Guenther von Swarzenberg is the architect.

The contract has been let for a boarding and lodging-house to be erected on the corner of Tenth and D Streets. It will be two stories in height. The cost will be \$7,000. E. H. Darrah is the owner, and R. E. Osgood the architect.

R. M. Mills will soon erect a two-story dwelling in the corner of Third and Cedar Streets. The cost will be \$6,000.

The granite to be used in the construction of the gutter around the Reed Block is on the ground, on the corner of H and Sixth Streets.

The Board of Supervisors are considering the plans for the proposed additions to the Court House, which have been drawn up by Comstock & Trotsche, architects. The cost of the proposed additions will be about \$50,000. No definite action has yet been taken, but it is thought that the Board will adopt the plans, and order the work begun soon.

The following building permits have been granted:—

Mrs. Emily Knite, two-story corrugated iron building, on the southwest corner of Sixth and I Streets.

Troop & O'Connell, one-story corrugated iron building, on Sixth Street, between J and K Streets.

Emile Isbel, two-story frame building on lot 2, block 52, Sherman's Addition.

Nat. Kennedy, one-story brick building, 25x50, on corner of I and Fourth Streets.

J. Severin, three-story frame building on the corner of K and Fifteenth Streets.

Carl Linguist, two-story frame building on the southeast corner of State and B Streets.

Porter, Lang & Co., corrugated iron building, 50x90, on I Street.

R. Mills, two-story dwelling, corner of Third and Cedar Streets.

Plans have been completed for a residence for J. Bills, of Oakland, to be erected at National City. It is to have two stories and an attic with twelve large rooms. D. P. Benson is the architect.

A residence will soon be erected for A. B. Griffith, at Chula Vista. It will be one and one-half stories in height. The cost will be \$6,000. Joseph Falkenhan is the architect.

Plans have been completed in the office of Comstock & Trotsche for a fine residence for Colonel D. Horne, to be erected at Oceanside. It will cost about \$10,000, and work will be commenced immediately.

Myerhoffer Brothers, of Oceanside, are making preparations for building a two-story solid brick business block. The cost will be \$8,000.

The contract will be let next week for a cottage for J. Paine, to be erected on Coronado Beach, near the Hotel del Coronado. E. Guenther von Swarzenberg is the architect.

H. C. Simpson, architect, has prepared plans for a brick business block, to be erected on Orange Avenue, near the Hotel del Coronado. It will be three stories in height. F. F. Wright & Co. are the owners.

Moser & Whitney have ordered plans for a brick business block to be erected on the corner of Third Street and Orange Avenue. The building will be three stories in height. Joseph Falkenhan is the architect.

The same architect has prepared plans for a fine residence for Postmaster J. D. Brownlee. It is to be erected on G Avenue, near the corner of Third Street.

A residence will soon be built for H. S. Ballow, on the corner of C Street and Orange Avenue. It will be a six-room cottage. Joseph Falkenhan is the architect.

The same owner will soon have a residence erected in Middletown. It will have two stories and an attic, with nine rooms. J. B. Randall is the architect. The cost of the residence will be \$9,000.

Comstock & Trotsche, architects, have completed the plans for nine residences, one business block, and a bank building. The work on all these structures is to be begun immediately. They are as follows: Five residence flats for Mrs. E. Pierce. They are to be erected on Florence Heights, adjoining the Southwest Institute. Four of the flats will have six rooms each, and the other ten rooms. The cost will be \$12,000.

The contract will soon be let for a cottage for Judge J. D. Works, to be erected on Florence Heights. It will be in the Queen Anne style, two stories in height, with twelve rooms.

A cottage will soon be erected for J. H. Clark, on Fifth Street, between Date and Elm. It will be a double house, containing two stories and a basement, with fourteen rooms.

Work will be begun immediately on a large and elegant residence for John Sherman. It is to be erected on the corner of Second and Fir Streets. The work will be done by the day. The structure will be 46x60 feet in size, and will contain twenty rooms. The cost will be \$20,000.

The plans have been completed for a cottage for Mrs. A. Carroll. Its location is on the corner of Twenty-second and K Streets. The cost will be \$5,000.

Ranking rooms will soon be arranged in the southeast corner of the Horton House for the Bank of San Diego. The offices will extend fifty feet on D Street and forty feet on Fourth Street. The cost of the improvements will be \$10,000.

Plans have been completed for a large business block, to be erected on D Street, near the Plaza. The building will cost \$20,000.

Comstock & Trotsche, architects of the foregoing eleven buildings, estimate that their total cost will be \$60,000.

Gunther von Swarzenberg, architect, has completed the plans for a cottage for Charles D. Blaney. It will be two stories high. The site is on Florence Heights. The contract will be let next week, and work on the building will then be begun immediately.

The same architect is drawing plans for a three-story brick business building, soon to be erected on Third Street. It will be three stories in height and 100x100 feet in size. The cost of the building will be \$10,000.

A. H. Towle, architect, has prepared plans for six cottages soon to be erected in a row on Seventeenth Street, from the corner of H Street. Mrs. Reidy is the owner. The cost

of the cottages will be \$12,000.

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will be about \$1,500 apiece. The contracts will be let next week.

Dr. Barnes is having a brick building erected adjoining his office on Sixth Street, between D and E Streets. The cost will be \$5,000. H. A. Terry is the builder.

Excavation for the foundation of a brick business building, to be erected on Fourth Street, between D and E streets, adjoining the site of the proposed Gasen & Pauley Block, has been commenced. The building will have sixty feet front and a depth of sixty-six feet. It will be three stories in height.

The excavation preparatory to the erection of the Gasen & Pauley Block, on the corner of Fourth and E Streets, was begun this week.

A residence will soon be erected for J. H. Hensley on Fourteenth Street, between C and D Streets. It will be two stories in height and will contain seven rooms. The cost will be \$2,500.

Excavations were begun this week for a four-story frame lodging-house on the northwest corner of Second and D Streets. It will be 60x80 feet in size.

The following building permits were granted at the last meeting of the Board of City Trustees.

M. G. Wheeler, a three-story frame building, on lots 11 and 12, block 13, Sherman's Addition.

W. H. Forbes, one-story frame cottage, on D street, between Thirteenth and Fourteenth streets.

V. O. Harter, one-story frame cottage, on Twenty-second, between E and F Streets.

S. Howe, a number of one-story sheds and rooms, to be covered with tin or iron, on block 94.

Amos Beard, frame dwelling on the north half of lot 2, block 27, Sherman's Addition.

George H. Colter, one-story corrugated iron building, on lot H, block 96.

J. H. Hensley, two-story frame dwelling, on Fourteenth Street, between C and D Streets.

C. H. Danielson, one-story frame dwelling on lots 40 and 41, block 322, Reed & Daley's Addition.

G. A. Cooper, two-story frame dwelling on lot A, and north half of lot B, block E, Horton's Addition.

C. R. Orent, five-room cottage on lot 39, block 10, Kimball's Addition.

A. Froburg, one-story dwelling on lot 31, block 322, Reed & Daley's Addition.

H. W. Bowman, three-story brick veneered building on lot 4, block 11, Horton's Addition.

A. Pauley, Trustee, First Baptist Church, building on lots G and H, block 48, Horton's Addition.

SAN JOSE.

Among the improvements now going on in this city and vicinity are the following: A cottage for Henry Roehr on St. James Street, between Fifth and Sixth, to cost \$2,750; a \$2,000 cottage on the Gish road, for James Gally; two cottages on St. James Street, near San Pedro, for Mrs. Abels; a cottage on North Fifth Street for Mr. Holland; three cottages for J. A. Clayton; a \$5,000 residence at Campbell's Station for Edward Farr; a \$6,000 residence on the Alameda for Mr. Baumgardner; store building on Third Street, near San Fernando; cottage on the corner of Santa Clara and Eighth for J. Lotz; a \$1,200 cottage on Balbach Street for John Ingham; a \$2,500 cottage on Edward Street for T. C. Barry; two \$1,600 cottages on Lackawanna Street, for A. and E. Van Dalsem; residence on Stockton and Julian Streets for E. A. Averet; brick business building on North Market for Theo. Lenzen; a \$1,800 cottage in the Willows for Mrs. Hart; a \$2,500 cottage on Fifth Street, near Washington, for Mr. Hudson; a \$2,500 cottage for D. A. Porter on San Fernando, between Fourth and Fifth; an elegant studio corner St. James and Whitney for R. D. Cooper and A. M. Wood; three \$1,500 cottages on Fifteenth Street, near Julian for Kennedy, Surryhne & Co. The architects, builders, carpenters, and masons in this city are all busy, and the prospect for a lively winter in the building line is very cheering.

The contract for grading the Potomac and Elsinore Railroad was let November 5, to Mr. Stegeman, the work to be finished by the end of January, 1888.

The Crocker Brothers have awarded the contract for building their new store on the corner of Higuera and Garden Streets, San Luis Obispo, to Thomas Helm, for \$6,500.

There were three other bids, as follows: William Rodgers, \$7,179; J. L. Wilson, \$7,460; and Daniel Forsyth, \$6,986.

Large additions are about to be made to the American House, in Santa Maria. H. M. Whaley has received the machinery for a large planing mill, and will soon have it in position.

Mr. Van Dorin, of San Bernardino, is building a handsome cottage at Oceanside.

One cottage for Mrs. Farrell, on Park Avenue, between Orchard and Vine Streets, to Mr. Lobdell.

Bids were received up to 11 o'clock Tuesday at the office of Jacob Lenzen & Son, architects, for a brick addition to the electric light building on Fourth Street, between Santa Clara and St. John Streets. The contract was let to C. Drew, who proposes to make the improvements for \$1,200. The addition is necessary in order to make room for larger engines and more machinery.

To-day, at the office of the same architect, bids were opened for the construction of three cottages, and the contracts let as follows: Two cottages for Mrs. Abel on St. James Street, near San Pedro, to Robert Summers.

One cottage for Mrs. Farrell, on Park Avenue, between Orchard and Vine Streets, to Mr. Lobdell.

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The cottages will be modern style, and cost several thousand dollars each.

MISCELLANEOUS.

IMPROVEMENTS AT LITTON'S.

Some extensive improvements at Litton's are in contemplation. Colonel Donahue bought the property with a view to subdividing it and selling villa sites. The plans embrace the building of a new passenger depot, about a quarter of a mile this side the present depot (the latter to be retained as a freight depot), the laying out and beautifying of a large park, just west of the track, the opening of a broad avenue from the new depot to the hotel site, where a \$100,000 hotel will be built, and many other important improvements.

Galt talks of a flour-mill.

Ukiah wants a new school-house.

W. G. Hastings, architect, San Bernardino, has commenced the construction of an \$1,800 cottage for D. A. Grosvenor, on I Street, between First and Second.

John Magrath has been awarded the contract for building the foundation for the new addition to the Occidental, at Seattle.

The large planing mill lately destroyed by fire will be rebuilt. Particulars can be obtained by addressing the Madera Flume and Trading Co.

The contract for the carpenter work on the Everest Block, in Riverside, has been let to J. E. Porter, for \$31,868. It must be completed by March 24, 1888.

C. O. Perrine will soon commence the erection of a one-story brick building in Riverside.

The contract for grading the Potomac and Elsinore Railroad was let November 5, to Mr. Stegeman, the work to be finished by the end of January, 1888.

The Crocker Brothers have awarded the contract for building their new store on the corner of Higuera and Garden Streets, San Luis Obispo, to Thomas Helm, for \$6,500.

There were three other bids, as follows: William Rodgers, \$7,179; J. L. Wilson, \$7,460; and Daniel Forsyth, \$6,986.

Large additions are about to be made to the American House, in Santa Maria. H. M. Whaley has received the machinery for a large planing mill, and will soon have it in position.

Mr. Van Dorin, of San Bernardino, is building a handsome cottage at Oceanside.

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A contract has been awarded to a San Jose firm for the grading, sewerage, and the laying of asphaltum sidewalks on Alvarado Street, Monterey, at the expense of \$13,750.

Geo. W. Meade will shortly have erected in Fresno a large brick building on J Street, corner Tulare.

E. B. Lyman is building on North O Street.

Mrs. A. L. Fleming, of Alameda, has let contract to J. B. Cogswell to build on High Street, near Fountain. Cost, \$6,000.

A two-story cottage, containing six rooms, is in course of erection for Henry Morris, on Railroad Avenue, near Willow Street, Alameda. It will cost about \$2,000.

AN INSOLVENT OAKLAND CONTRACTOR.

S. Hatfield, a builder and contractor, filed his petition in insolvency with the Clerk of the Superior Court this afternoon. His liabilities amount to \$7,757, and his assets consist of real estate valued at \$2,500, a home-stead valued at \$2,500, numbered for \$1,000; debts due petitioner, \$2,185; and personal property exempt from execution of the value of \$360; liens on other personal property amounting to \$2,000. The creditors who reside in San Francisco, to whom the insolvent owes over \$100, are H. and J. Ralston, \$125; C. A. Hawley & Co., \$125; Christensen & Lord, \$130; Starbird & Goldstone, \$3,300; J. Smith, \$125; U. S. Upham & Co., \$165; P. R. O'Brien, \$300; Wells, Russell & Co., \$150; Hanson & Co., \$700. The Oakland creditors are: Burnham & Standford, \$695; and Union Savings Bank, \$1,000.—Oakland Tribune.

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Holy Cross Church. Calvary Cemetery. Alterations and additions. Owner, Rev. John McGinty; architect, Chas. J. I. Devlin; contractor, Frank Buckley; cost, \$1,787.

1st payment, when completed, delivered, and accepted, \$600; 2d payment, balance 35 days after acceptance, \$1,187. Limit, Dec. 20, 1887. Signed Nov. 14, 1887. Filed Nov. 16, 1887.

Keanny, near Post. Store fittings. Owners, Rosenthal Bros. & Co.; architect, J. Marquis; contractors, J. Kemp & Co.; cost, \$3,000.

The sum of \$3,000 to be paid in one payment at the completion of said work providing contractor furnishes a bond against liens. Otherwise 25 per cent of said contract price to be retained 35 days after completion of said work. Limit, Jan. 2, 1888. Signed Nov. 29, 1887. Filed Dec. 3, 1887.

Kissling, bet Eleventh and Twelfth. Two-story an. basement frame building. Owner, Mary McDonald; architects, Pierce & Kidd; contractors, P. J. and J. J. Collins; cost, \$4,300.

1st payment, when frame is up, \$645; 2d payment, when inclosed and roof on, \$645; 3d payment, when brown mortar is on, \$645; 4th payment, when white mortar is on, \$645; 5th payment, when completed and accepted, \$645; 6th payment, balance when completed, accepted, and no liens. Limit, 90 days. Sureties, Louis Tribel and Geo. M. Williams. Signed Nov. 10, 1887. Filed Nov. 15, 1887.

Main, bet Market and Mission. Concrete floor. Owners, Louis Tausig & Co.; architect, P. R. Schmidt; contractor, Geo. Goodman; cost, \$2,450.

The amount of \$2,450 to be paid in one payment, when entire work completed. Limit, 20 days. Signed, Dec. 1, 1887. Filed, Dec. 3, 1887.

Market, cor Van Ness Avenue and Franklin. Additions. Owner, E. Le Roy; architects, Pissis & Moore; contractor, H. A. Conrad; cost, \$6,500.

Payments to be made from time to time as the work progresses, at the rate of 75 per cent of amount of work performed in proportion to contract price; balance 25 per cent 35 days after completion. Limit, 100 days from Aug. 12, 1887. Surety, A. W. Starbird. Amount bond, \$4,000. Signed Oct. 20, 1887. Filed, Dec. 3, 1887.

Market, cor Tenth. Two-story brick building. Owner, Mrs. M. F. S. Seals; architects, Moore & Schultz; contractor, J. T. Grant; cost, \$7,500.

1st payment, when building is roofed and tinned, all floors laid except finished floors, second-story sashes glazed, and entire building brown coated, the sum of \$2,250; 2d payment, when all carpenters, joiners, and tinmiths work, electrical, etc., etc., is finished, completed, and accepted, keys delivered, the further sum of \$3,375; 3d payment, 35 days from the date of final completion and acceptance of all the above-mentioned work, the final sum of \$1,875. Sureties, W. H. Hansen and Geo. W. Watson. Amount of bond, \$5,000. Limit, April 1, 1888. Signed, Dec. 8, 1887. Filed, Dec. 12, 1887.

Brick mason contract of building situated corner Market and Tenth. Owner, Mrs. M. F. S. Seals; architects, Moore & Schultz; contractor, F. P.

most deadly foes lurk in many a happy home, snatching first one and then another of its loved ones, sometimes destroying a whole household with their poisonous vapors—and it is then termed a "terrible dispensation of Providence." It is characteristic of humanity to lay the blame at any other door than its own. Thus it is that Providence is so often accused of heaping much of the suffering and affliction upon His creatures which is really due to the improvidence of some of His careless or ignorant subjects.

Temperance and abstemiousness will not avert disease and death while our houses are filled with poisonous gases, our tables supplied with impure water, and our atmosphere polluted with foul odors.

Architects, builders and plumbers are frequently blamed for the cheap and poor plumbing found in so many houses. Generally the owner or proprietor is the only one deserving censure. Good plumbing costs more than poor. Plate and stained glass, fine finish, the decoration of walls and ceilings, are the things that show; plumbing is one of the things which is for the most part hidden, or, if not altogether out of sight, is at least not specially ornamental. These considerations settle the question as to where the inevitable "cutting down" is to come in, with the re-

sult that beauty and elegance blaze from the windows and shine in the hall and parlors, while death hides in the kitchen and bath-room.

If the grim skeleton could but confront the proprietor of all this grandeur with a bare statement of facts, he might be sadly shocked to hear himself denounced as a criminal. We hope to live to see the time when the sanitary condition of the home shall be the first and most important factor to be considered by all parties concerned in the operation. Heaven speed the day!—*Architectural Era.*

A GIANT of the forest was felled some time ago by the Blakeley Mill Company, which will be heard from in time. It measures 240 feet in length, the first limb being 160 feet from the butt, which measures 72 inches, and 40 inches at the top. It scales 33,000 feet of lumber.

THE foundation of a chimney is no place in which to get rid of all the bats and other refuse bricks that may have accumulated. It is safe to watch the builders very closely and see that they do not put that kind of material in the chimneys they are building for you.

Lumber Market.

At a late meeting of the Lumber Exchange the advisability of increasing the retail price of lumber was the subject of much discussion, but upon vote, it was decided to make no change in the schedule. The prices below are those ruling Dec. 1, 1887:—

Pine, Rough, per M feet.....	\$22 50
Pine, Rough, No. 2.....	18 50
Pine, Rough, 40 to 50 feet lengths.....	23 50
Pine, Rough, 50 to 60 feet lengths.....	24 50
Pine, Rough, 60 to 70 feet lengths.....	25 50
Pine, Selected.....	26 50
Pine, Clear.....	33 50
Pine, Fire Wood.....	10 00
T. & G. Flooring, 1x6.....	35 00
T. & G. Flooring, 1x6, 1x4, 1x4, and narrower.....	40 00
T. & G. Flooring, No. 2.....	29 50
Stepping.....	45 00
Stepping, No. 2.....	32 50
Redwood, Rough.....	22 50
Redwood, Rough, No. 2.....	18 50
Redwood, Surfaced.....	37 50
Redwood, T. & G. 6 in., 12 feet and over.....	34 00
Redwood, T. & G. 6 in., 7 to 11 feet.....	27 00
Redwood, T. & G. 6 in., under 7 feet.....	24 00
Redwood, Rustic.....	37 50
Redwood, Rustic, No. 2.....	32 50
Redwood, T. & G. Beaded, 12 feet and over.....	36 00
Redwood, T. & G. Beaded, 7 to 11 feet.....	27 00
Redwood, T. & G. Beaded, under 7 feet.....	24 00
Redwood, Siding, 1/2 in.....	25 00
Pickets, Fancy.....	26 00
Pickets, Rough Pointed.....	19 50
Pickets, Rough Square.....	17 50
Shingles.....	2 25
Laths, 1x.....	4 00
Laths, 1 1/2.....	4 50
Furring, 1x2, per lineal foot.....	01
Battens, 1x3, per lineal foot.....	01
Nails, for 10 d.....	2 90
Lime, per bbl.....	1 40
Cement per bbl., according to brand \$2 50 to.....	4 50
Brick, per M.....	from \$6 00 to 11 00
White lead, per lb.....	06
Linseed oil, 50 cents per gallon in bbl, 2 1/2 cents additional for boiled.	

CARPENTRY MADE EASY.

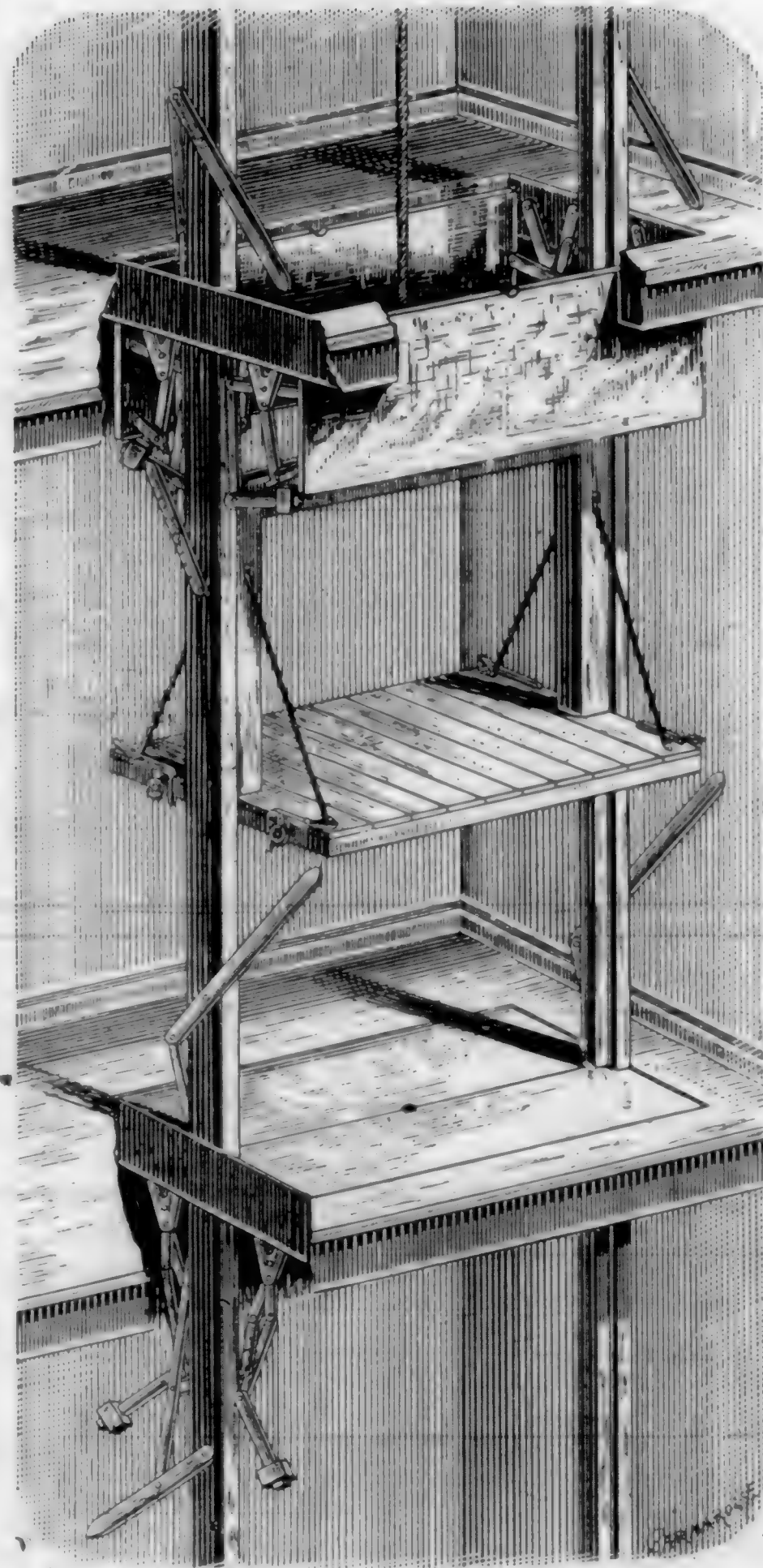
By Wm. E. Bell, a practical mechanic, who fully appreciates, from personal experience, that there are many things perplexing to understand and difficult to do until they are fully explained and tested. It is designed to make the science and art of carpentry clear and comparatively easy to all who require information on the subject. Price, \$5.00 by mail, prepaid.

THE PAGE Automatic Fire Shutter Co. of California.

The Best Automatic Fire Shutter Known.

INCORPORATED APRIL 29TH, 1887.

Manufacturers Under United States Patent of the Automatic Shutter.



The cut represents a freight elevator, showing two floors of the building. The elevator platform is represented as ascending, having passed through the hatchway of the lower floor. The shutters below the elevator platform have just closed level with the floor, completely and firmly closing that hatchway. The shutters of the second floor are next being opened by the ascending elevator platform, and after it has passed through, these close automatically, in the same manner as seen at the first floor. In the descent of the elevator platform, the shutters open below as it approaches the hatchway, and after passing through, they close again firmly and completely. Each shutter opens and closes automatically as the elevator passes, and are so counterbalanced as to offer no resistance to the ascending or descending platform.

H. W. SEVERANCE,

Manager and Agent,

Office, 218 California Street, San Francisco, California.

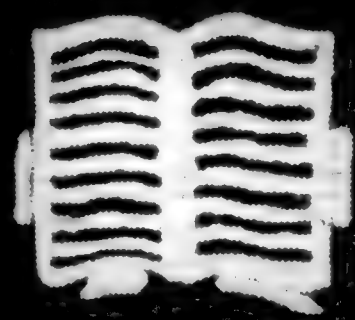
ADAPTED TO PASSENGER AND FREIGHT ELEVATORS.

For Protection from Fire in Elevator Shafts, and from Liability to Accident.

PATENTED MAY 10, 1887.

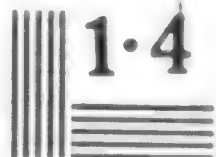
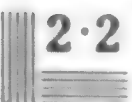
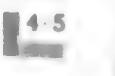
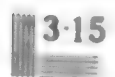
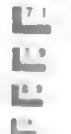
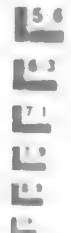
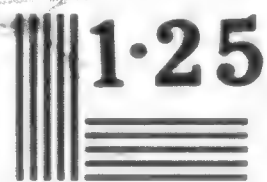
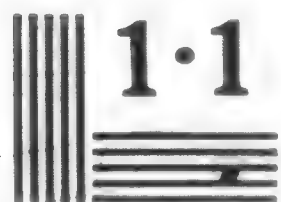
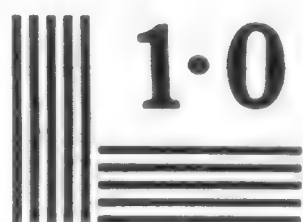
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BUILDING NEWS
FORMERLY THE CALIFORNIA ARCHITECT AND
AUTHOR BUILDING REVIEW
FORMERLY THE QUARTERLY ARCHITECTURAL
REVIEW
VOLUMES 9-12

DATE 1888 - 1891

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