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 onslought 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 inanities 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 entire 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 vernaculated, 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 correspondential 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.

LAFAYETTE, 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 net-work 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 grandeurs 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.

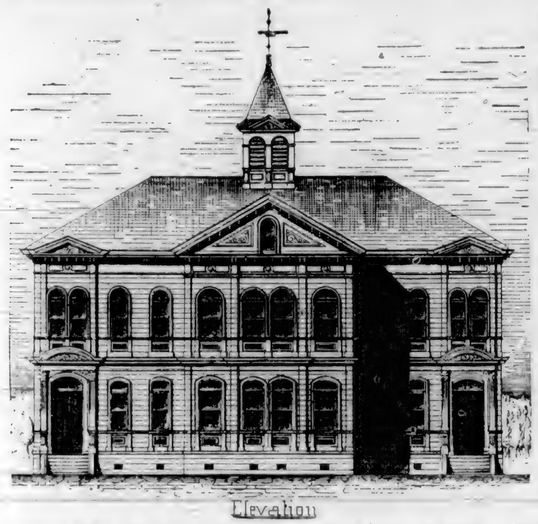
The minutes of previous session were considered read, they having been published in the *Inland Architect*, of Chicago, under the supervision of the officers of the Association, the journal named furnishing a short-hand reporter at its own expense, who reports full proceedings, thus giving the members opportunity to read and criticise 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 criticise 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.



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. Schwinefurth, 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!

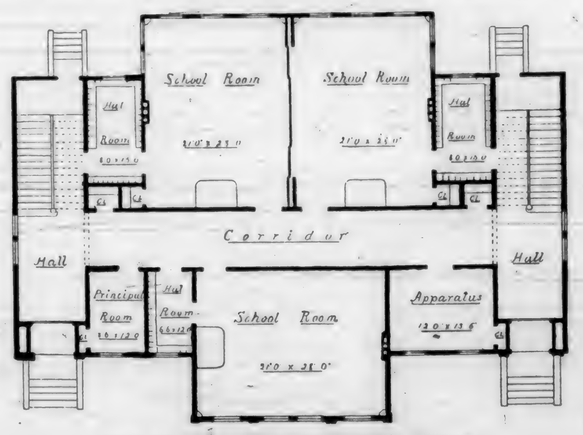
We want every architect on the Pacific Coast to contribute a short article for the January number of this journal. It should be your aim to make your home journal interesting to all who may read it, and there is no surer way to obtain this end than by each one writing a short article. Illustrate it, 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 t'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 puddle 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 th re 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 unpatented, crystalline anti-feline crestings, but defend us from the sights and smells inclosed by these walls.

Now why should we desecrate the only spot of nature left us 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 influences 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 "entoirely," 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; 2¼ 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:—

1887.		City of Woodland.						Yolo County.				
Month.	No. per mo.	Frame Buildings.		Brick Buildings.		Addition and Imp't.		Frame Buildings.		Brick Buildings.		Tot. l value per mo.
		No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	
Jan	4	2	$ 3,000	1	$2,700			1	$1,500	....		$ 7,200
Feb..	6	4	8,000	....	.....	2	$10,000	....	.....	....		18,000
Mar..	5	3	3,200	....	.....	1	9,800	1	2,000	....		6,000
April	6	4	2,100	1	6,000	....	.....	1	1,500	....		9,600
May..	5	3	5,700	1	2,500	1	250	....	.....	....		8,450
June	7	4	1,900	....	.....	2	1,100	1	1,500	....		4,500
July.	11	1	3,200	3	8,500	4	4,100	3	6,160	....	Eldorado bridge, near Woodland.	21,960
Aug..	9	6	26,750	....	.....	2	1,450	1	4,000	....		32,200
Sept..	9	4	8,500	1	2,500	....	.....	3	9,500	1	$17,250	37,700
Oct..	8	4	6,300	....	.....	3	1,500	1	1,000	....	.....	8,800
Nov..	11	6	13,550	....	.....	2	1,600	3	5,500	....	.....	20, 50
Dec..	10	3	1,500	2	4,000	4	4,000	1	1,000	....	.....	10,500
Total	91	44	$83.700	9	$26,200	21	$24,800	16	$33,660	1	$17,250	$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 architecture, 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 *nondescripts* 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 incongruitous 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 perpetuated 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, Gilbert & Sons.

Woodland, Cal., Dec. 3, 1887.

Scarceity 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.

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.

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, nr 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. Mau; 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, Fwohig & 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 & Newton; contractor, G. J. Happ; 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. Happ; 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 Phœnix, 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 on 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 Isebel, 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. Gunther 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 Falkenham is the architect.

A contract will be let next week for a three-story frame building to be erected on the corner of Front and H Streets. J. B. Randall is the architect. The building will be 100x100 in size, with seven stores on the ground floor, and sixty rooms above. The cost of the structure will be $20,000. D. Stone is the owner of the building.

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.

Banking 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

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 Gassen & 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 Gassen & 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. Orcutt, five-room cottage on lot 39 block, 10, Kimball's Addition.

A. Frohburg, one-story dwelling on lot 31, block 322, Reed & Daly'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 Parr; 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.

A BRICK ADDITION TO THE ELECTRIC LIGHT BUILDING.

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.

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. Grosvener, 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 Pomona 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.

A contract has been awarded to a San Jose firm for the grading, sewering, 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 $250, a homestead valued at $2,500, incumbered 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 & Standeford, $695, and Union Savings Bank, $1,000.—*Oakland Tribune.*

SAUCELITO.

Two-story frame. Owner, George Meade; architect, H. D. Mitchell; contractor, R. P. Traxler; cost, $20,000.

Two-story frame. Owner, J. E. Schubert; architect, H. D. Mitchell; contractor, R. P. Traxler; cost, $8,000.

POMONA.

[Reported by W. A. Nethercot, architect.]

Residences for J. S. Teague, $4,500. S. I. Ford, $2,750. E. F. Kysor, $3,600. C. G. Kellogg, $3,000. J. C. Garlick, $2,500. Mrs. J. P. Fuller, $7,000. Geo. Egan, $9,000. Three for J. G. Packard, costing respectively $4,000, $4,500, $5,500. N. P. Killane, $8,000. C. C. Warren, $5,000. Brick stable for J. E. McComas, $5,500.

SAN FRANCISCO BUILDING NEWS.

We give a list of all contracts recorded from middle of November to date.)

Recorded City Contracts.

A, nr Eighth Avenue. One-story and basement frame. Owner, Thos. Harkens; architect, G. H. Miller; contractor, M. J. Scott; cost, $1,855.
1st payment, when frame is up and braced satisfactorily to the arch, $250; 2d payment, when building is inclosed and outside finish properly advanced to the satisfaction of the arch, $468.75; 3d payment, when building is completed and accepted by said arch, $468.75; 4th payment, 35 days after completion and acceptance, $468.75. Limit, 65 days. Signed, Nov. 29, 1887. Filed, Dec. 10, 1887.

Battery, nr California. Alterations. Owner, Robt. Sherwood; architect, John P. Gaynor; contractor, Benj. F. Ellis; cost, $4,300.
1st payment, when the work is half done, $1,600; 2d payment, when completed, $1,625; 3d payment, balance 36 days after completion. $1,075. Signed Nov. 15, 1887. Filed Nov. 16, 1887.

Broadway, bet Gough and Franklin. Two 2-story frames. Owner, Fritz King; architect, Clinton Day; contractor, Chris. Chrisholm; cost, $7,750.
1st payment, when frame is built, sheathed, and roof ready for shingling, $1,800; 2d payment, when brown coat of mortar is on walls and ceilings, and the exterior has prime coat of paint on, $1,600; 3d payment, when doors, windows, and inside finish is ready for prime coat, $1,800; 4th payment, balance when completed and accepted. Limit, May 1, 1888. Sureties, Frank P. Latson and C. S. Holmes. Amount bond, $2,875. Signed Nov. 7, 1887. Filed Nov. 15, 1887.

Bush, bet Polk and Van Ness Avenue. Four-story frame. Owner, M. Luxenberg; architect, P. R. Schmidt; contractor, A. Norton; cost, $5,470.
1st payment, when frame is up, $1,000; 2d payment, when brown coated, $1,000; 3d payment, when hard finished, $1,000; 4th payment, 35 days from completion and acceptance, $2,470. Limit, 100 days. Signed, Dec. 8, 1887. Filed, Dec. 10, 1887.
Plans are being prepared for two buildings on Guerrero and Fifteenth Streets. One will be a three-story and the other a two-story and basement. Consult G. H. Miller, architect.

Castro, nr Seventeenth. One-story and basement frame building. Owner, J. W. McCormick; architect, F. V. Pierce; contractor, F. W. Kern; cost, $2,185.
1st payment, when frame is up, $408; 2d payment, when brown coat of mortar is on, $408; 3d payment, when first coat paint is on, $408; 4th payment, when completed and accepted by said architect, $414.75; 5th payment, 35 days after completion and acceptance, $546.25. Limit, 90 days; signed, Dec. 3, 1887. Filed, Dec. 7, 1887.

Clay, cor Central Avenue. Two-story frame. Owner, Sarah E. Cotrel; architect, John J. Clark; contractor, Wm. Linden; cost, $4,725.
1st payment, when frame is up, $1,000; 2d payment, when brown mortar is on, $1,000; 3d payment, when white coat plaster is on, $800; 4th payment, when completed and accepted, $1,060; 5th payment and balance, 35 days after completion and acceptance, $1,175. Limit, March 9, 1888. Surety, A. T. Knorp. Amount bond, $5,000. Signed Nov. 9, 1887. Filed Nov. 21, 1887.

Devisadero, bet Sacramento and Clay Alterations. Owner, Louis Marshall; architect, J. J. Clark; contractor, J. G. Adams; cost, $2,940.
1st payment, when frame is up, $1,100; 2d payment, when brown coat of mortar is on, $1,100; 3d payment, 35 days after completion, acceptance, and delivery of said building, $749. Limit, 90 days. Signed, Nov. 23, 1887. Filed, Dec. 12, 1887.

Golden Gate Avenue, bet Van Ness Avenue and Franklin. Plumbing and gas-fitting. Owner, Simeon Wenban; architects, Pissis & Moore; Contractors, Wm. Snook & Son; cost, $1,345.
1st payment, when rough work is in, $509; 2d payment, when completed, $600; 3d payment, balance 35 days after 2d payment, $336. Signed Nov. 16, 1887. Filed Nov. 18, 1887.

Golden Gate Avenue, bet Van Ness Avenue and Franklin Two 2-story frames. Owner, Simeon Wenban; architects, Pissis & Moore; contractor, Jas. Geary; cost, $14,150.
Payments to be made from time to time as work progresses, until 75 per cent of work performed in proportion to amount of contract price; balance of 25 per cent 35 days after completion and acceptance. Limit, April 1, 1888. Sureties, C. S. Holmes and W. A. Weeker. Amount bond, $6,000. Signed Nov. 16, 1887. Filed Nov. 18, 1887.

Guerrero, bet Seventeenth and Eighteenth. One-story frame and basement. Owner, S. Beatty; contractor, H. Foote; cost, $2,704.
1st payment, when frame is up, $400; 2d payment, when first coat of plaster on, $400; 3d payment, when plastering is finished, $700; 4th payment, when ready for painter, $800; 5th payment, when work is completed, $228; 6th payment and balance 35 days after completion, $676. Limit, 65 days. Signed, Nov. 23, 1887. Filed, D c 3, 1887. Surety, Jas. W. Beane and J. Kelly.

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.

Kearny, 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 and basement frame building. Owner, Mary McDonald; architects, Pierce & Kidd; contractors, P. J. and J. J. Collins; cost, $4,309.
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 Triebel and Geo. M. Williams. Signed Nov. 10, 1887. Filed Nov. 15, 1887.

Main, bet Market and Mission. Concrete floor. Owners, Louis Taussig & 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, 188 . 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, 160 days from Aug. 12, 1887. Surety, A. W. Starbird. Amount bond, $4,000. Signed Oct. 20, 1887. Filed.

Market, cor Tenth. Two-story brick building. Owner, Mrs. M. F. S. Searls; architects, Moore & Schultz; contractor, J. T. Grant; cost, $7,500.
1st payment, when building is roofed and tinued, 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 tinsmiths' 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, $2,500. 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. Searls; architects, Moore & Schultz; contractor, F. P. Fitzsimon; cost, $3,152.
1st payment, when second-story joists are laid, the sum of $1,354; 2d payment, when all the brick-layers' work, granite excavations, and other work of said building mentioned in brick-layers' specifications are finished, completed, and accepted, the sum of $1,010; 3d payment, 35 days after date of completion and acceptance of said contract work, $788. Limit, Feb. 15, 1888. Signed, Dec. 8, 1887. Filed, Dec. 12, 1887. Sureties, C. A. Warren, J. J. Tracy. Amount of bond, $1,015.

Minna, bet Eighth and Ninth. Two-story frame building. Owner P. M. Schmitt, architect, Surveyor Western Loan Association; contractor, John Foster; cost, $3,600.
1st payment, when building is inclosed and roof on, $900; 2d payment, when brown coat of mortar is on, $900; 3d payment, when white coat of mortar is on, $500; 4th payment, when completed and accepted, $700; 5th payment, balance 35 days after completion and acceptance and no leins. Limit, 76 days. Sureties, John T. Gray and John Lewis. Amount of bond, $2,500. Signed Nov. 14, 1887. Filed Nov. 15, 1887.

Mississippi, bet Mariposa and Solano. Two-story frame. Owner, Caroline Scherrer; architect, C. E. Dunshee; contractor, C. E. Dunshee; cost, $3,000
1st payment, when rough frame is up, chimneys built, and rustic on, $750; 2d payment, when first coat of plaster is on, $750; 3d payment, when plastering is finished, $750; 4th payment, balance when completed and all bills paid, $750. Limit, Jan. 15, 1888. Signed Nov. 7, 1887. Filed Nov. 16, 1887.

Montgomery Avenue, bet Vallejo and Green. Two-story frame. Owner, Geo. L. Bradley; architects, Townsend & Wyneken; contractor, J. Mcgeary; cost, $7,985.
1st payment, when frame is up, $1,500; 2d payment, when house inclosed and ready for lathers, $1,500; 3d payment, when first coat of mortar is on, and outside work is done, $1,500; 4th payment, is trimmed doors and windows hung and whole finished and accepted, $1,485; 5th payment, 35 days after completion and acceptance, $2,000. Limit, March 20, 1888. Sureties, Richard McCann and Robt. Ash. Amount of bond, $5,000. Signed, Dec. 6, 1887, Dec. 7, 1887.

Post, cor Buchannan. Frame building. Owner, J. V. Hall; architects, Salfield & Kohlberg; contractors, Tucks & Bucher; cost, $4,280.
1st payment, when frame is up, $1,000; 2nd payment, when roof is on and building inclosed, $800; 3d payment, when brown coat of mortar is on, $800; 4th payment, when completed and accepted, $688; 5th payment, balance 35 days after acceptance, $1,000. Limit, 70 days. Surties, R. Reshlacher and G. H. Woerg. Amount bond, $4,000. Signed Nov. 14, 1887. Filed Nov. 18, 1887.

Post, cor Buchannan. Plumbing and gas-fitting. Cost, $916.
1st payment, when rough work is finished, $150; 2d payment, balance when completed and accepted, $166. Limit, no time specified. Signed Nov. 14, 1887. Filed Nov. 18, 1887.

Post, cor Buchannan. Grading, brick work, etc. Owner, J. V. Hall; architects, Salfield & Kohlberg; contractor, T. Hook; cost, $220.
1st payment, when foundation and chimneys are up, $200; 2d payment, balance when finished and accepted, $120. Signed Nov. 14, 1887. Filed Nov. 28, 1887.

Townsend, bet Sixth and Seventh. Three warehouses, stables, sheds, boiler house, etc. owner, Mrs. M. F. S. Searls; architects, Moore & Schultz; contractors, Richard-on & Gale; total cost, $36,000.
1st payment, when brick work throughout is ready for the first-story joists, $7,000: 2d payment, when the easterly one-story warehouse is ready for the roof and the brick work of the two-story building is ready for second-story joist, the further sum of $6,185: 3d payment, when the brick work of easterly warehouse is entirely finished, and the two-story building is ready for the roof, the further sum of $4,015; 4 h payment, when the entire brick work, stone work, excavations, fillings and grading, wrought and cast-iron, etc., of the entire job is finished, completed, and accepted, the further sum of $7,625; 5th payment, 35 days from the date of final completion and acceptance of the above-mentioned contract and work, the further sum of $8,275. Limit, April 15, 1888. Sureties, J. G. and H. V. Deming. Amount of bond, $11,035. Signed, Dec. 7, 1887. Filed, Dec. 12, 1887.

Twenty-third, S. E. cor Church Street. Frame building. Owner, Park McMurray; architect, P. Lynch; contractor, P. Lynch; cost, $1,800.
1st payment, when frame is up, $500; 2d payment, when brown mortar is on, $500; 3d payment, when white coat of mortar is on and building completed; 4th payment, 35 days after completion, $450. Limit, February 1st, 1888. Surety, P. Swift. Filed, Nov. 29, 1887.

Washington, cor Dupont. Three-story and basement brick. Owner, Pedro Salom; architect, J. H. McKay; contractor, J. H. McKay; cost, $8,175.
1st payment, when grading, walls and area walls are completed, $1,532.80; 2d payment, when second story joists are laid and walls and stone front completed to a level of said joists, $1,532.80; 3d payment, when roof is on and completed, $1,532.80; 4th, when building is completed and accepted by owner, $1,532.80; 5th payment, and balance 35 days after completion and acceptance and no liens, $2,043.80. Limit, 3 months. Filed, Nov. 29, 1887. Surety, H. Wheeler. Signed, Nov. 25, 1887.

Unrecorded City Contracts.

Bartlett, nr Twenty-fifth. One-story frame. Cost, $550.

Broadway, bet Franklin and Gough. Two-story frame. Owner, Mrs. C. L. Holbrook; architects, J. J. & T. D. Newsom; contractor, R. A. Pogue; cost, $4,000.

Broadway, bet Stockton and Powell. Three-story frame. Owner, G. Taccoui; architect, G. V. Cambetti; contractor, G. W. Hansbrough; cost, $4,500.

California, corner Sansome. Vault constructions for Bank of California. Contractor, E. L. Ransome; cost, $6,000.

California, cor Fillmore. Repairs. Owner, A. A. Bonnett; cost, $1,000.

Capp, nr Twenty-first. Additions. Cost, $6000.

Clara, near Fifth. Additions are being made by Contractor Waterbury at a cost of $1,000; same contractor is repairing building on Jessie Street, near Fourth, at a cost of $800.

Cook, nr Point Lobos Avenue. One-story frame. Owner, S. Rowland; contractor, C. C. Terrill; cost, $2,000.

Eleventh, nr Mission. Additions. Owner, — Patrick; cost, $1,500.

Eleventh, near Mission. Mr. Patrick is having an additional story to his house; cost, about $2,500.

Elliott Park, cor Steiner. Repairs. Owner, C. Hansen; contractor; J. McClennan; cost, $3,000.

Ellis, cor Devisadero. Alterations. Owner, J. Hayes; architect, M. J. Welsh; contractor, J. Hayes; cost; $3,000.

Fell, bet Broderick and Baker. One-story frame. Owner, H. T. Puckhaver; architect, C. I. Havens; contractor, A. Klahn; cost, $2,500.

Folsom, bet Fourth and Fifth. Alterations to buildings belonging to the Kester estate. Architect, G. E. Voelkel; cost, $800.

Folsom, near Twenty-third. Mr. Phillips is spending $2,500 placing two additional stories to his present building.

Howard, cor Eleventh. Additions. Cost, $500.

Howard, bet Seventh and Eighth. Three-story frame. Owner, — Peale; architects, Townsend & Wyneken; contractor, S. F. Elliott; cost, $7,600.

Howard, cor Thirteenth. Two two-story frames. Owner, B. J. Fisher; architect, C. I. Havens; contractors, Doyle & Son; cost, $8,500.

Howard, bet Twenty-fourth and Twenty-fifth. Two story frame. Owner, — Mitchell; contractor, F. W. Kern; cost, $6,500.

Kearny, near Post. The stores formerly occupied by Keane & Co. are being remodeled at a cost of $4,000.

Lyon, cor Grove. One-story frame. Owner, R. D. Bronson; architects, J. J. & T. D. Newsom; contractor, R. A. Pague; cost, $2,000.

Mason, cor Jackson. Alterations. Architects, Salfield & Kohlberg; cost, $3,700.

Market, near Sixth. Store recently occupied by J. K. Prior is being refitted at a cost of nearly $2,000.

McAllister, nr Broderick. One-story frame. Owner, J. F. English; architect, C. I. Havens; contractors, Wheeler & Burdick; cost, $2,700.

McAllister, cor Franklin. Alterations. Owner, B. Winthouse; architect, H. Geilfuss; contractor, B. Dryer; cost, $5,500.

Mission, near Eighteenth. Architect Bayless is having an additional story placed under his present house that has just been raised.

Mission, nr Twelfth. Additions. Cost, $900.

Mississippi, near Mariposa. Mrs. C. Scheerer is having a two-story frame erected at a cost of $3,000. C. E. Dunshee doing the work.

New City Hall. Contracts have been let to McGowern & Butler for finishing portions of the City Hall; contract No. 2 calls for $68,400, and contract No. 4 for $32,600. A. Laver is the architect.

Pacific, bet Hyde and Larkin. Two-story frame. Owner, J. Cuna; architect, W. H. Armitage; contractor, R. F. Bridewell; cost, $2,000.

Page, bet Baker and Broderick Frame building. Owner, City of San Francisco; architects, T. J. Welsh; contractor, J. H. McKay; cost, $20,000.

Pierce, cor Perine. Frame building. Owner, — Rice; contractor; J. Johnson; cost, $800.

Post, bet Fillmore and Webster. Two-story frame. Owner, S. Attell; architects, Townsend & Wyneken; contractor, N. L. Mead; cost, $6,000.

Sacramento, cor Waverly. Chinese Chapel. Owner, Chinese Baptist Mission; architects, Wright & Sanders; cost, $10,000.

San Bruno Road, nr Fifteenth Avenue. Additions. Owner, J. J. Crank; cost, $500.

Scott, nr Clay. Additions. Owner, — Bates; architect, C. I. Havens; contractor, F. W. Kern; cost, $2,000.

Scott, near Sacramento. F. E. Diltz is making additions to the tune of $2,500.

Sea Wall. C. C. Crissman has a $2,400 contract to erect a shed on the wharf.

Sixth Avenue, near R Street. Mr. Legalett is having erected a four-story frame; cost $3,000; Contractor Bolinenberg superintends the work; same owner is also having a two-story frame erected to cost $1,500.

Stockton, nr Sacramento. Alterations. Owner, Zion M. E. Church; architect, Chas. Geddes; contractor, S. M. Hills; cost, $3,000.

Twenty-fourth, near Capp. A one-story frame is being erected to cost $2,500.

Twenty-sixth, cor Valencia. Three-story brick. Owner, A. E. Hecht; architects, Macy & Jordan; brick contractors, Riley & Loane; carpentry, day work; cost, $100,000.

Valencia, bet Twentieth and Twenty-first. Additions. Cost, $1,000.

Van Ness, cor Fulton. Two-story frame Owner, I. Harris; architect, G. E. Voelkel; contractor, J. H. McKay; cost, $12,000.

Washington nr Central Avenue. Frame building. Owner, J. T. Dunn; contractor, R. O. Chandler; cost, $6,000.

Mechanics' Liens.

LIENS RECORDED.

F. E. Chapman *et al.* vs. M. Bigley. 17th and Collinswood. Amount, $180. Nov. 25, 1887.
R. E. Shain vs. Arthur Field. Folsom bet 4th and 5th. Amount, $2,010. Nov. 25, 1887.
John F. Sullivan vs. C. B. Williams. Freelon near Zoe. Amount, $324.35. Nov. 26, 1887.

LIENS ENTERED SATURDAY, DEC. 3.

W. P. Clark to Chas. H. Rodgers.
O. E. White, [illegible] to Bailey & O'Donnell.
C. Wendle, [illegible] nell.
O. E. White to E. H. Kittredge.
C. Wendle to C. F. Doe & Co.

UNRECORDED LIENS.

F. C. Adams *et al* to R. J. Andrews.
R. J. Andrews from I. Dan *et al.*

How to Live a Hundred Years.

"HOW to Live a Hundred Years" is the title of an article in the *Cosmopolitan* for July, the gist of which is that people might so prolong their lives by temperance and abstemiousness as to live to the good old age of a hundred years. Also that such an age, under said conditions, might become the natural limit of life.

There is no doubt but that many of the usual ingredients in the daily diet of the average family might be eliminated therefrom, not only with impunity but with profit. Take pie for instance; if that delectable article, so dear to the American palate, were forever banished from our tables and fresh fruit established in its stead, it would undoubtedly be a change that would go far towards the attainment of the desired longevity. We will say nothing about the substitution of that simple and natural beverage, milk, for coffee and tea, because we should be "treading upon our own [editorial] toes;" we therefore wisely refrain and confine ourselves to the banishment of pie.

But to be serious, let us now consider some of the forces which operate against the health and long life of mankind.

These influences are at work, daily, nightly, hourly with the strength of combination and constant re-inforcement and tend not only to shorten life, but to blot out humanity altogether, if not heeded and a remedy applied in time. These foes to health are found doing their deadly work not infrequently in the houses of the rich, as well as those of the poor, and of people of moderate means.

Plainly speaking, defective plumbing probably kills more people annually than any other cause. The subject of perfect plumbing and proper sanitation is one which too often appeals to deaf ears, or hardened hearts. Unheeded and unrecognized, the

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 result 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 concereed 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, 1¼x6, 1x4, 1¼x4, 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, ½ in	25 00
Pickets, Fancy	26 00
Pickets, Rough Pointed	19 50
Pickets, Rough Square	17 50
Shingles	2 25
Laths, 1½	4 00
Laths, 1½	4 50
Furring, 1x2, per lineal foot	01
Battens, ½x3, 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, 2½ cents additional for boiled.

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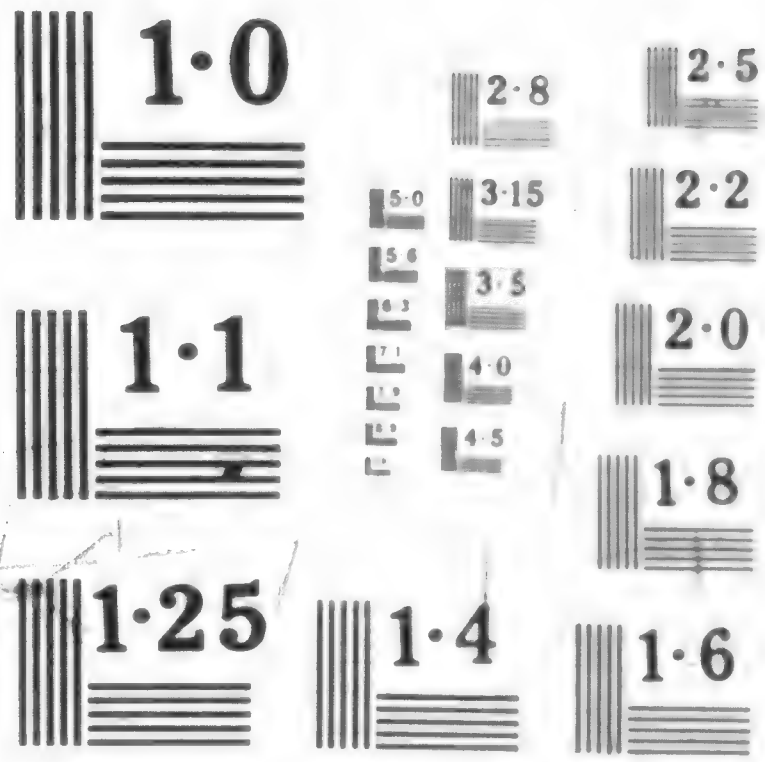

NATIONAL BUREAU OF STANDARDS
MICROCOPY RESOLUTION TEST CHART

REEL NO: 3

TITLE THE CALIFORNIA ARCHITECT AND BUILDING NEWS
FORMERLY THE CALIFORNIA ARCHITECT AND BUILDING REVIEW
FORMERLY THE QUARTERLY ARCHITECTURAL REVIEW

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The California Architect and Building News.

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THE

California Architect & Building News.

Established January, 1879.

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SAN FRANCISCO, JANUARY 15, 1888.

A Change to the City.

For four and a half years this Journal has been printed in Oakland. With the beginning of the year we have decided to change to the city, and our patrons will welcome our improved appearance. The delay in receiving this issue is caused by the great amount of work, necessary to reset every advertisement, etc. Hereafter we will be as usual, promptly on time.

Our Tenth Volume.

With this number we begin the tenth volume of this Journal. For eight years it has carried the distinctive name it now bears. One year previous that time, it went under the more modest one of "*Quarterly Architectural Review.*" So in reality we begin to-day our tenth volume.

We cordially tender our thanks to those who have so generously given us their support during the past nine years, and trust to make this Journal so complete in all its various departments, that it will be found a necessity to every one who intends to build, or who have already built.

There is no surer criterion of success than success itself. The establishment of a *Weekly Building News* proves that our efforts to give only reliable building information, has met and is still meeting with proper acknowledgment by all interested parties.

The Weekly Building News, is published by the same company that have printed the California Architect so successfully. The price has been placed at $2.00 per annum. WE WILL GIVE THE WEEKLY BUILDING NEWS FREE FOR ONE YEAR TO ALL SUBSCRIBERS TO THE CALIFORNIA ARCHITECT.

Bound Volumes of 1887.

We have a few bound volumes of 1887, which we will send to any address upon receipt of $2.50 each. The number is very limited, and those desiring same should send their orders at once.

San Francisco Chapter American Institute of Architects.

The regular meeting of the Chapter was held on Jan. 6th 1887. President Sanders in chair.

The following were present—G. H. Sanders, G. H. Wolf, H. I. Bestor, B. E. Henriksen, R. H. Daley, J. Gash, W. P. Moore, C. J. Laver, J J. Clark, J. M. Curtis, and by invitation J. P. McMurray.

N. J. Cuthbertson was elected a member of the Chapter as Fellow.

J. Gash asked for further time to prepare a paper promiseds as the subject selected required much time and thought to fully elucidate. The subject selected would be "the circle and its relation to architecture."

J. P. McMurray then read a paper on "the best practical way of plastering walls." It was well received, and an animated discussion ensued on the various points presented. The paper was ordered printed in the California Architect and a vote of thanks tendered the speaker.

A general conversation then took place in regard to Eastern Plaster and Golden Gate Plaster. It was decided that the latter was much preferable owing to the fact that the former is affected by the long sea voyage.

California Welcome.

GREETINGS, warm and cordial, were extended to the informal repesentative from the Pacific Coast present at the Fourth Annual Session of the Western Association of Architects, held at Cincinnati, 16th and 17th ult.; and regrets earnest and sincere were freely expressed that there was not a State organization in California, under the jurisdiction and in affiliation with the General Western Association, and represented by duly elected delegates.

WILL MEET AT SAN FRANCISCO.

Many of the officers and members were enthusiastic over the hope and prospect that the architects of California will at once perfect a State organization, and send delegates to the convention to be held in 1888 at Chicago; and as many were the *personal* promises of favoring a session of the Grand Body at San Francisco at an early date.

Personal desires and promises to visit California, were general among the architects present, and the holding of an annual session of the Grand Body in San Francisco seemed to present the most sure and favorable opportunity to that end; as in that event transpiring, such low fare arrangments could be perfected with the railroads as would induce a very large delegation of representative architects to visit California.

The proposition suggested is one worthy of immediate attention by the architects of the Pacific Coast, and one that would be of very great benefit, both to the individual members, and the architecture profession as a whole. The fact of the existence of San Francisco Chapter presents no bar to the forming of a State association under the jurisdiction of the Western Association, as the members of the Chapter and all other architects on the Coast are equally illegable to membership; and the further fact that there are no antagonisms between the two grand bodies, the American Institute and the Western Association of Architects, but a feeling and sentiment largely in the ascendeney, if not seven-eights unanimous, that all the Grand Bodies of the profession unite and become

ONE GRAND ORGANIZATION.

This proposition is freely discussed and debated on this side the mountains, and it is both possible and probable that the union will be perfected. No special terms nor sectional considerations appear to be mixed in. The one broad and comprehensive view of the situation—*the best good of the profession as a whole*, seems to be the aim and object influencing the movement.

WILL CALIFORNIA RESPOND.

Seeing what the brethren of the profession east of the Rocky Mountains are doing and contemplating, for the general good, is it not high time that the architects of California bestir themselves and reach beyond the cramped and narrow limits of exclusive personal interests. Even the giants of the profession in these north-western and lake regions recognize the value and importance of these affiliations, and no argument can be sustained

against the potency of organizations founded for high and honorable purposes, and permeated by the spirit of generous truth and right, where every man lends his personal influence and talents as common helps, and submit to every thought and word of others, better than his own.

The Fresno Jail.

Some time ago, the Board of Supervisors of Fresno County called for plans for a jail building. The designs of Mr. J. Gash, architect, were accepted. The contract was let and the building of the jail rapidly progressed. The Supervisors and architect, not long ago, got at loggerheads with each other; one of the "differences" is fully explained in the circular below. It seems that proper ventilation for tank room had been provided in the plans, etc., but which did not accord with the views of the Supervisors. The latter assumed complete control of the building and followed their own ideas in regard to the tank room. Upon Mr. Gash, *kicking*, and presenting a report from our city health officer, the inspector of plumbing of this city, and the Fresno County physician, in regard to the difficulty, Mr. Gash was excused from further superintendence on the building as architect.

We have not seen the plans as formulated by Mr. Gash, or as they appear changed by the Supervisors, consequently we cannot give an opinion on their respective merits. The gist of the case seems to be—have the board the right to discharge an architect before the completion of the building, simply because their views are not in accord with his.

We take the ground that a public body of any kind, as well as a private individual has the right at any time to dismiss any one in their employ, provided, they pay all just claims due up to time of dismissal. If the architect claims that there is only one proper way to do any certain undertaking, and a public board of any kind claims equally as strong in another way, it seems to us that the party who controls the money is the stronger one of the two and the architect should either endeavor to harmonize the differences, or at once resign and throw the whole blame where it properly belongs.

We are promised a statement from the other side of the case, which we will give due attention when received. The following circular is self explanatory:

December, 12th, 1887.

In the plans of the Fresno Jail looking at it from a sanitary point of view, I believe it will be very unhealthy for the inmates of the prison to have the tanks removed within four inches of the side wall—making a dark recess 30 feet long, eight feet high and four inches wide.

The amount of unhealthy emination that usually leaves a person confined, must necessarily settle there and must produce diseases, known as jail fever, typhoid fever, etc.

By all means there ought be at least two feet space left and side windows for ventilating purposes as shown in drawings. Those windows as now put in could not sufficiently ventilate the prison.

The space of six inches over head should not be less than one foot for ventilation.

The four inch space would also be a perfect nuisance from rats, dead and alive, and the accumulation of filth generally.

J. L. Meares, M. D., Health Officer.

J. E. Sweeey., Inspector of Plumbing, City and County of San Francisco and drawings City and County of San Francisco.

Lewis Leach, Fresno County Physician.

Large and Handsome Display of Architictural Drawings.

THE display of the handiwork of Architects at the session of the Western Association of Architects at Cincinnati was large, and many of them of great merit. The Association some months ago sent out invitations in all directions to Chapters and Architectural Associations, and to persons—S. F. Chapter receiving one, but the only presentation from the Pacific Coast was a set of Photos., of Mr. Haywards residence by Messrs. Piercy & Hamilton.

Nearly or quite five hundred sheets of drawings, most of which were well delineated perspectives, filled the spacious halls and reading room of the Grand Hotel. While some of the efforts were poor as compared with the better conceptions and executions, there was a generous rivalry, and those who were not in the fore ranks as good designers, certainly learned much, and may on other occasions become close competitors, or lead in the race for first premium.

Pine vs. Redwood.

The recent burning of the box factory on San Pedro street should teach builders a valuable lesson. The factory was a large rambling structure and was of Oregon pine. The alarm of fire was turned in as soon as possible and the fire department was on hand immediately, but the big structure was a roaring furnace in a twinkling, and the water poured into it had no effect whatever. Great volumes of black smoke rose from the towering flames, and the structure was destroyed.

Only a short time prior to that disaster Gillespie's lumber mill had taken fire. In general construction and in abundance of inflammable material the two concerns were practically identical except in one particular—the kind of lumber of which they were made. The fire had gained about as much headway when the five engines arrived as it did in the case of the box factory; yet the flames at the mill were extinguished without any trouble and and the resulting damage was trifling. In the case of the mill, an important institution, employing a considerable number of men and large capital, was saved; but in the case of the box factory there was a loss of many thousands and several men were thrown out of employment. There can be no doubt whatever that this striking difference in results was due to the difference in the material employed in the construction of the respective buildings. In the box factory it was pine and in Gillespie's mill it was redwood.

Other instances of this kind could be pointed out in fires that have occurred in this city, and of course a similar condition of affairs exists in every other city on the coast. The result is this: The insurance companies find their principle losses in pine structures, and the higher rate of insurance thus required compels those paying insurance on redwood structures to bear more than their share of the expense of insurance. In order to adjust this discrepency on an equitable basis it would be but right for the insurance companies to charge a lower rate for insuring redwood houses than for insuring those made of pine, other things being equal.

A limited use of pine even in the construction of redwood houses is considered advisable, though not always necessary. Floors and certain timbers are made of pine, because for flooring the pine is firmer and more durable and for joists the pine is stronger. Redwood will break across the grain sooner than pine. But it will be readily seen that where great strength in timbers is to be secured it may be had with redwood by increasing the size, and this would increase the cost correspondingly; but as pine and redwood cost about the same price the greater security from fire when redwood is used will more than compensate for the small extra cost of employing larger timbers.

Redwood is a very peculiar lumber. Although a member of the great family of coniferæ and therefore a cousin of the pine, it differs from nearly all its relatives in at least one important particular—it contains no turpentine, or at best so little that it is not appreciable. In this respect it is more like its cousin the cedar than the pine. When pine is cut the turpentine in it evaporates, leaving a sticky resin that burns with great freedom. The resin of commerce—commonly called French or English resin—is made by distilling crude turpentine taken from living pines. The distillation gives two products, one being spirits of turpentine and the other resin. It is the presence of resin in pine that makes it burn so readily and the absence of it in redwood that makes that so hard to burn. The housewife knows by experience that if she make a redwood fire in her stove it is liable to go out, but that a fire of pine or fir will burn briskly. Hence pine or fir is better than redwood for kindling fires.

Pine that is very rich in resin is more durable than that which is poor; but it is the resin that makes it dangerous for building purposes. Redwood is the most durable of all known woods, and hence on that account alone is cheaper and better than pine.

Builders are beginning to pay more attention to these things and more sensible procedure may be expected for the future. In fact, people here appreciate redwood less than do those of the Eastern States. There it is considered one of the most valuable woods for ornamental purposes and is now used largely in the interior finish of fine houses. The idea has been copied to a certain extent by builders here. There are many varieties of grain, some of them being beautiful and the color of all being richer than mahogany and nearly as rich as the costly rosewood of Brazil.—*San Jose Herald.*

THE RECEIPT is acknowledged of a fine catalogue just issued by E. C. Stearns & Co., Syracuse, N. Y. The book is handsomely bound, containing an unusally large attractive list of Door Hangers, Screen Frames, and other hardware specialties manufactured by them.

Editorial Correspondence.

New York, Jan. 1st., 1888.

It is with greatest pleasure that we send greetings across the great American Continent, to the readers of the California Architect and Building News, wishing one and all a "happy New Year," and blessings and prosperities equal to the necessities and right wishes and desires of all. The years roll by, evolving the special results which follow its events and happenings, and each striking from the tally of time, the simple and smallest figure—one; yet these simplest of enumerations soon accumulate to "three score years and ten," a lenght of life permitted to but a small proportion of the human family, and then the end.

During more than two months journeying from the great business emporium of the Pacific Coast—San Francisco, to the metropolis of the Atlantic—through states, cities, towns, and villages—through fertile valleis abounding in all that pertains to agricultural and pastorial life; over hills of gentle mein, or royal mountains of towering heights and grandures—some sterile and seemingly barren, others well wooded and more or less covered with verdure, and still others capped with eternal snow, cannot be otherwise than a perpetual, ever flowing well of thought, from which one may forever after the experience, draw freely and exhaust not the source.

A thousand features of interest occurring during the journey have for the time being been passed, as the mind naturally inclines to matters and interests of present and immediate surroundings; hence these of New York import become the more special for present notice.

As representative of the C. A. and B. N. we have been most kindly received by the editors and managers of the *Scientific American, Santilary Engineer, Cosmopolitan, Carpentry and Building, Builder and Wood Worker, Building, American Machinist, Mechanical News, Manufacturer and Builder, Painters Magazine, and Real Estate Bulletin* and other journals, all of whom expressed great pleasure at the personal interview and hearty wishes for the prosperty of the California representative of class journals. As a matter of course many questions were asked and answered, but not without some amusement at the queer notions pervailing in the minds of many, in regard to conditions, customs, and matters and things in general in California. To best of humble abilities, erronious opinions and conclusions were corrected and the Golden State as a whole—its resources and possibilities; its manufacturing and commercal intrests and prospects; its agricultural, vinicultural, fruit, mineral and other inexhaustable products and sources of wealth explained and set in proper order. The expressions of great interests in Pacific Coast matters were free and general, and if by wishes as expressed in words, could make the Golden State great and prosperous, there would be a flood in that direction so overwhelming that even the "oldest inhabitant" would stand aghast at the deluge that would sweep from San Diego to Alaska, and from the Rocky Mountains to the shores of the Pacific Ocean.

As representing the architectural profession in California, the welcome and congratulations extended by the many architects called upon in New York has been of the most hearty and earnest character. The members of the profession in this city, as well as those called upon at Denver, Chicago, Lafayette, Cincinnatti, Baltimore and Philadelphia, express a large degree of interest in matters architectural on the Pacific Coast. In many cases California has been referred to as a place of most interesting and special character, abounding not only in endless natural sources of beauty and admiration, but equally special and peculiar in its architecture as represented by the structures erected within its limits. The desire to see personally and understand from observation the architectural specialities of California, has been very generally expressed by members of the profession in all the cities herein named, and fully one-half of those conversed with, have stated a purpose and interest to visit the Pacific Coast at an early day; and fully fifty have personally said to your correspondent, that when the architects of California shall so energize the Chapter work as to render it conspicious for life, action and energy, the project of an annual session of the parent chapter—the Grand Body—to be held in San Francisco will be favored, advocated, and beyond reasonable doubt prevail.

Although there are frequent misrepresentations made in the *Journal* of the United States and the world at large, in reference to California affairs, there is at the same time a conservative, generous and fair tenor of mind among multitudes of fair minded people, who have not seen and do not from personal observation know the actual facts existing in quarters thousands of miles distant, and who are patient to await profs positive, rather than accept the too often unreliable products of imaginative brains, or the say so, I, from sources where individual or colateral interests may be to discredit, reproach or crush, where it would be more truthful, wiser and more just to approve and sustain. This disposition has been clearly manifested and expressed in all the circles entered by us in this and other cities, and the facts herewith stated should be a most energizing incentive to all Pacific Coast architects, from the Sierras to the southern border line, and from the lash and roar of the briny waters that break upon the western confines of our great continent, to the great divide which defines the eastern limits of the State, to harmonize and unite in earnest work, and by manly and concerted efforts and action, bring about the assembling of the representative members of the profession in the United States, upon the shores of the Pacific Ocean. If the Chapter and membrs of the profession in San Francisco will not move in the matter and secure the result, we hope those of Los Angeles and other sections will at once organize and secure to themselves and Southern California specially, the honor, pleasure and profits that most assuredly would flow from such a gathering of architectural peers of the United States.

In this connection it may be well to state that the question of consolidating all present—"parent bodies" into one grand union, encompassing all sections and states, east, west, north and south, is the talk of the hour The matter has been considered and discussed at the late annual sessions of the A. I. A. and the W. A. A., resulting in the appointment of a joint committe consisting of Messrs. D. H. Burnham, (Burnham & Root) Chicago; A. J. Bloor, New York, Secretary of the A. I. A.; T. P. Chandler of Philadelphia; T. M. Clark of Boston; and E. H. Kendall, New York. The committe held its first session in the rooms of the A. I. A. on the 30th ult; and entered into a preliminary consideration of their work with perfect unimity as to the disirableness of consolidation, with no question as to its being recommended by the committe, provided there shall be no hitch in working up the details, which does not at present appear at all likely. The consolidation would have the effect of concentrating in one, all the great talents in the profession, instead of as now, dividing and sectionizing it into two factions, which, although not opposing and antagonizing each other, still not working and co-operating in one harmonious union, for the common good of the profession and all concerned. With all these things considered, it would be indeed strange, if the number of intelligent gentlemen in the profession in California should allow the opportunity to pass unimproved, for a solid and efficient local chapter organization, which would command respect, both at home and abroad, and at the same time wield an influence for good in the general practice of the profession, which would greatly elevate and relieve it of many of the objectionable and injurious features that have become by far, too common, owing mainly to the absence of strict and honorable society relationships, and the non observance of a code of ethics that would render morally impossible, every act not in harmony with a high sense and standard of professional truth, right and justice.

The architects this side the mountains, (east), seem to understand perfectly and thoroughly, the value of, and the benefits to be derived from sustained, efficient, city, state, sectional and national organizations, and thousands have placed themselves on record as members of either the A. I. A. or the W. A. A.; and among the number so recorded are to be found the names of the brightest architectural lights and giants of the profession in the United States. And for the purpose of strengthening and making firmer the affinities, and drawing nearer together in sympathies, cordialities and co-operations, the consolidation bridge is in course of construction, designed to span the entire continent from ocean to ocean, with firm and solid piers and abutments in *every* state! Yes, if California will do her part, and furnish the last link required to complete the grand design.

Building activities in New York are reported as not very brisk. But few of the architects visited claim any large engagements, generally they say—"not much going on in the city," while many report the preparation of plans for country work. But judging from general appearances in the several offices, the conclusion is reasonable that there is no boom on in the building line just now. At the same time considerable building is under way in the Harlem and west side districts, but it is mainly in speculative constructions—"built by the mile and sawed off"—all built "*first class*" and "for sale cheap." However, people seem to accept the gag—"first class," and thousands of mere shells and poorly built structures find ready purchasers as such, which would not qualify as third, and some times fifth rate constructions.

All interested in building should take the *Building News*.

Elevations, Plans and Details of a Country California Home.

The full set of plans presented are well worth the study of those who desire comfort and elegance, and yet have the same at a moderate cost. The exterior will appear much richer when built, than as shown in the cuts. It will be noticed that we have discarded the Queen Anne style of windows so much in vogue. For our part we cannot conceive why architects should insert windows with thousands of corners and angles to be kept clean. Windows with small panes of glass may look pretty from a distance, but they will not bear close inspection. The servant girl has neither the time nor patience to clean thoroughly all the corners, and unless they are so done the window presents to a person of neat and cleanly habits an appearance at once repulsive. These small windows received their name from the date of the first use of glass, when each pane was taxed a certain sum. At first small panes of glass were used; as the tax was on each pane of glass of certain sizes, only the rich could afford many panes, and a house all dotted with small panes of glass received the name of the Queen Anne style. We believe in letting the sun's rays have free scope to our rooms, and this cannot be done by shutting out a goodly portion of the light with bars and stiles necessary to frame many lights in a window.

FRONT ELEVATION OF CALIFORNIA HOME.

The arrangement of the rooms is one of special study. With the exception of the kitchen section, the whole lower floor can be used as one immense drawing room, and yet, by the aid of sliding doors judiciously placed, each room is distinct by itself. The library room is very convenient, having outside communication with the porch, a large closet, fire place, etc.; also direct communication with the dining room.

The arrangements of the kitchen are very complete. An unusual amount of closet and pantry room is provided. The butler's pantry is provided with a sink. The connection with the dining room is convenient. The stairs in rear are very handy for the servants.

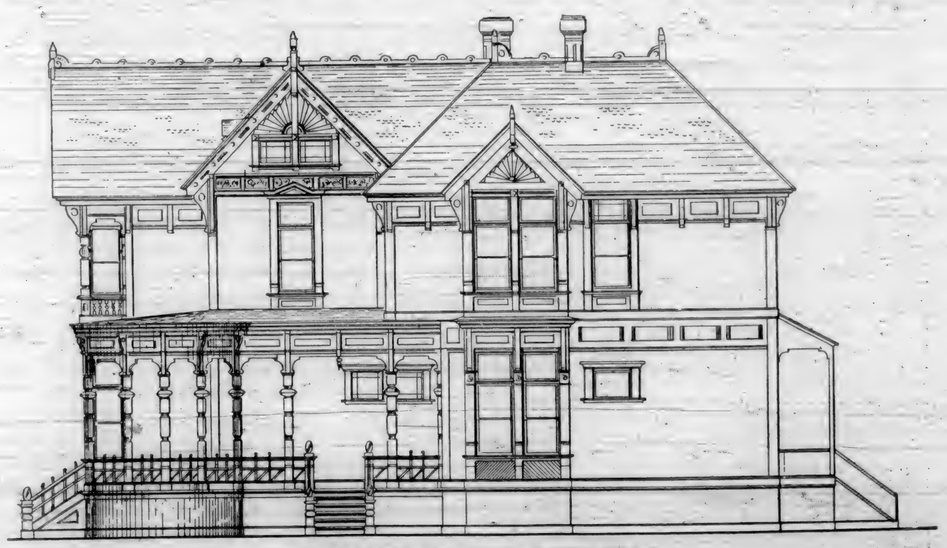
The front chamber in second story is octagonal shape. Due care has been given that plenty of room is had for every article of furniture needed in bed room. Ample space will be found for the bed, bureau, easy chairs, etc.; while the closets are not large, the number of them will be found sufficient for all ordinary uses.

The large chamber in center of building will be found a very convenient one. Should the house be placed on a sightly location, the four windows will be very serviceable to gaze on the beauties of nature. Every room on second floor is well supplied with closet room.

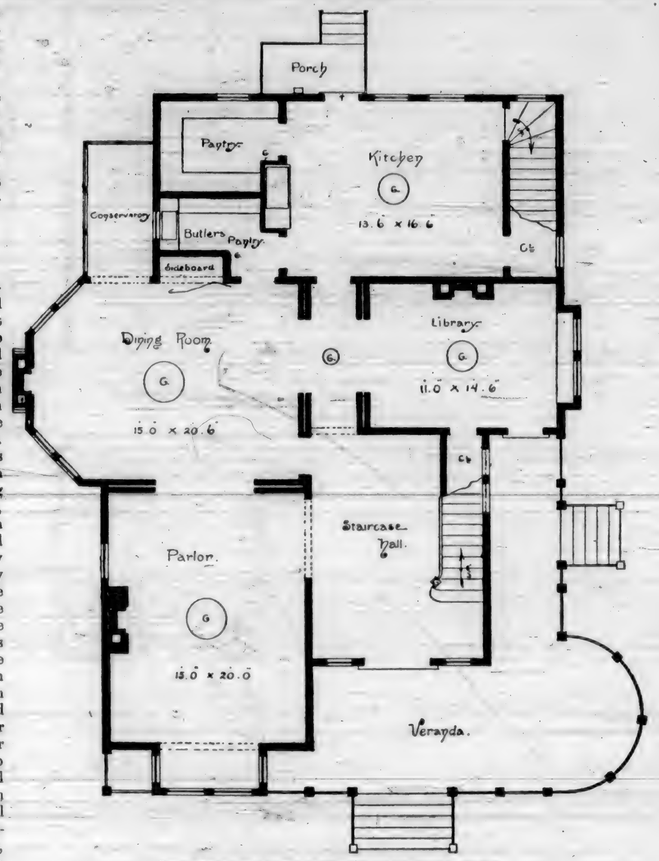
No wash basins are shown in any of the bedrooms. Should these be required, ample spaces exist for their location. The house is designed for a location away from a city, where wash bowls in a bedroom are not regarded as a necessity.

The details shown will give any one an adequate idea of the finishes used. No cornices are shown in the parlors, etc., as paper is intended to be used on all the walls except kitchen section.

As shown, the house can be built for $6,000 to $7,000, depending altogether upon location.



SIDE ELEVATION OF CALIFORNIA COUNTRY HOME.



1ST FLOOR PLAN OF COUNTRY CALIFORNIA HOME.

Facts and Opinions.

An announcement is made by Merchant & Co., of Philadelphia, that will be read with more than passing interest by all consumers of tin plates. It is to the effect that they have completed arrangements, with reference to the several well known brands of which they make leading specialties, by which for the future these plates will have the actual net weights upon the boxes. They say in their card containing this statement that they have done this in order to protect consumers from being imposed upon by light-weight plates, which may be offered in competition with their plates, and classed as equal to them, and add significantly, that now consumers have it in their power, by weighing competing plates, to determine whether or not they are getting the worth of their money. From these statements, many will infer that this most radical step is simply a defensive measure, and has been resorted to in order to protect the brands of the firm against an aggressive competition, waged not on the basis of quality, but rather upon cheapness alone. Others of our readers will, no doubt, see in this step only the logical outcome of the general line of policy which the firm has been pursuing for many years past, and all such, after recognizing the eminent fitness of this step at this particular time, will look ahead in an endeavor to determine what the next move will be. Whether this step upon the part of Merchant & Co. is purely a defensive measure, or is taken in carrying out a well defined scheme of business, which requires years to unfold in its entirety, its importance to the trade at large, and to consumers in particular, is not to be gainsaid.

The stockholders of the Folding Iron Gate and Guard Co. held their annual meeting at their office (No. 79 New Montgomery street) on Monday evening. The following directors were elected to serve for the coming year: Geo. H. Rice, W. R. A. Johnson, J. P. Le Count, H. Dutard, W. E. Norwood. Geo. H. Rice was elected President. W. R. A. Johnson, Vice-President, J. P. Le Count, Secretary and Manager. The report of the Secretary for the past year was read, and apparently was very satisfactory to the stockholders. The indications are that this enterprise will attain considerable prominence in the near future.

Cheap Building Plans, Studded with Foreign Products.

It is certainly amusing the way some architectural and building publications parade themselves upon their ability to produce "cheap chromos" of what they term desirable residences at a moderate cost. If the pictures were produced without attempting to give specifications, they would be viewed by intelligent builders as more valuable. The specification, however, is the straw that breaks the camel's back, and at once determines that the delineator is a greater success as a picture maker than as an architect. It is not our purpose to hold up the designer to ridicule—he, no doubt, is brow-beaten into the production by glibly stories of the publishers, who enchant the poor devil with visionary dreams of great fame that awaits him. He thus stretches his imagination at the cost of privateering, and grinds them out in quick succession, like the shooting of a Gatling gun.

A certain New York publication has the effrontery to announce in its columns in italics, "an almost endless series of the latest and best examples." It thus bids for the architects' work, and seeks to draw to its own office all the "building plans and specifications" needed on earth. Not satisfied with this, it wants to obtain a patent right for every inventor, do his engraving and herald his invention to the world. After a time the same concern will, no doubt, want to run the government of the United States on moderate terms, to say nothing of wanting to contract for every corn crib or chicken roost from Halifax to Mexico, fore and aft. It prides itself on being a purely American institution, yet it permits its picture makers to specify French sheet glass, to the disparagement of the American product, equally as good. The hardware to be the best city hardware, to simply knock out the home dealer, because he will not subscribe for its sheet. If the house is built in Jericho, the contractors must use Jersey brick, and damn anything for inside finish but two coats of English white lead. It is unnecessary for us to indulge the reader's time with what it dubs as "an extended abstract from the specifications, and covers the most important features." The scheme is to get some one contemplating building interested in the gush it thus throws out with its cheap chromos; then, after the reader finds that no person on earth could build a house from the "extended abstract," it kindly informs him that full plans, specifications and details

may be had on moderate terms at its office. This is the Live and let Live policy of a New York publication.

Architects are certainly interested in it, if they want to starve to death.

Builders cannot live without it, if they want to have no independence. Manufacturers and producers of American building materials certainly want to advertise in no other if they want to encourage foreign competition.

You ask who we hold in this esteem? That prince of borrowed thoughts, borrowed habits and borrowed manners; that stalwart monument of plagiarism; that contortionist of the development of American science; *The Scientific American*, sailing under the appellation of "The Architects' and Builders' edition." You ask us why we assail it then?

We answer: Because we detest its damnable practices, and unbosom ourselves as an organ for the advancement of the American Builders' science, untainted by selfishness, unharrassed by the thoughts of destroying those we first make mad. May we not see it glittering upon the footstool of pure culture, as the representative of the progress of American architecture, manufacture and mechanics.—*Builders' Gazette.*

Campo Seco Stone.

Granite, for a long time, held undisputed sway as *the* building stone. During the past few years, however, numerous quarries have been opened in various parts of the state. Among the more important deposits or quarries are those lately opened by the Campo Seco Co., in Calaveras county. It does not require the tools necessary to work granite; those will be found plenty firm enough that are capable of working sandstone. An immense saving in time for working the stone is thus gained, and is a fact that will be especially recognized by carvers and masons. The stone is of a light gray color, and rapidly hardens by exposure. It is claimed to be absolutely fire proof, thus excelling granite. Another strong factor is the exceeding lightness in weight, thus enabling blocks of almost any size to be conveniently handled. Specimens of the stone taken from the quarry may be seen at the office of the company, 1505 California street.

How to Prepare Calcimine

Some of our readers may wish to prepare their own calcimine, and we give these rules for the purpose: Soak one pound of white glue over night; then dissolve it in boiling water, and add twenty pounds of Paris white, diluting with water, until the mixture is of the consistency of rich milk. To this any tint can be given that is desired.

Lilac.—Add to the calcimine two parts of Prussian blue and one of vermilion, stirring thoroughly, and taking care to avoid too high a color.

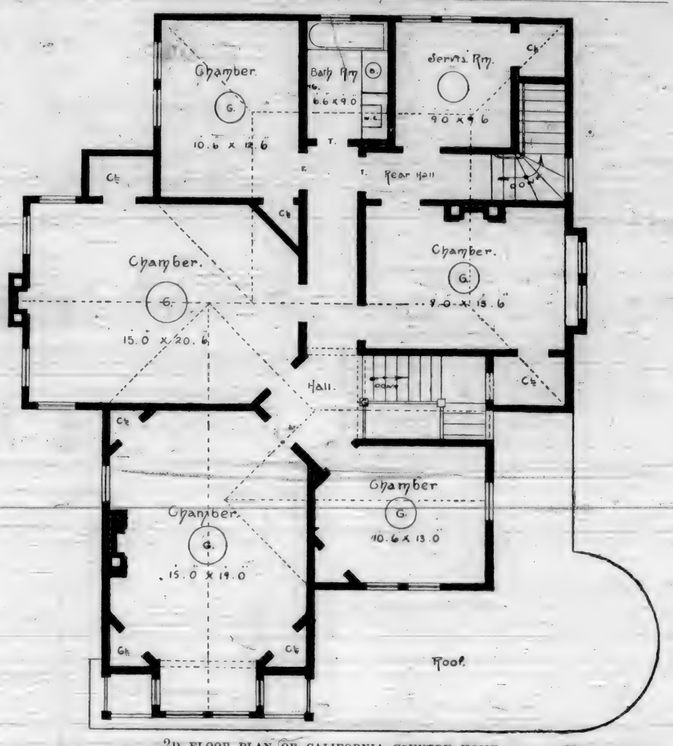
Gray.—Raw umber, with a trifling amount of lamp black.

Rose.—Three parts of vermilion and one of red lead, added in very small quantities, until a delicate shade is produced.

Lavender.—Mix a light blue and tint it slightly with vermilion.

Straw.—Chrome yellow, with a touch of Spanish brown.

Buff.—Two parts spruce or Indian yellow, and one part burnt sienna.



2D FLOOR PLAN OF CALIFORNIA COUNTRY HOME.

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.

"MANTLES 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.

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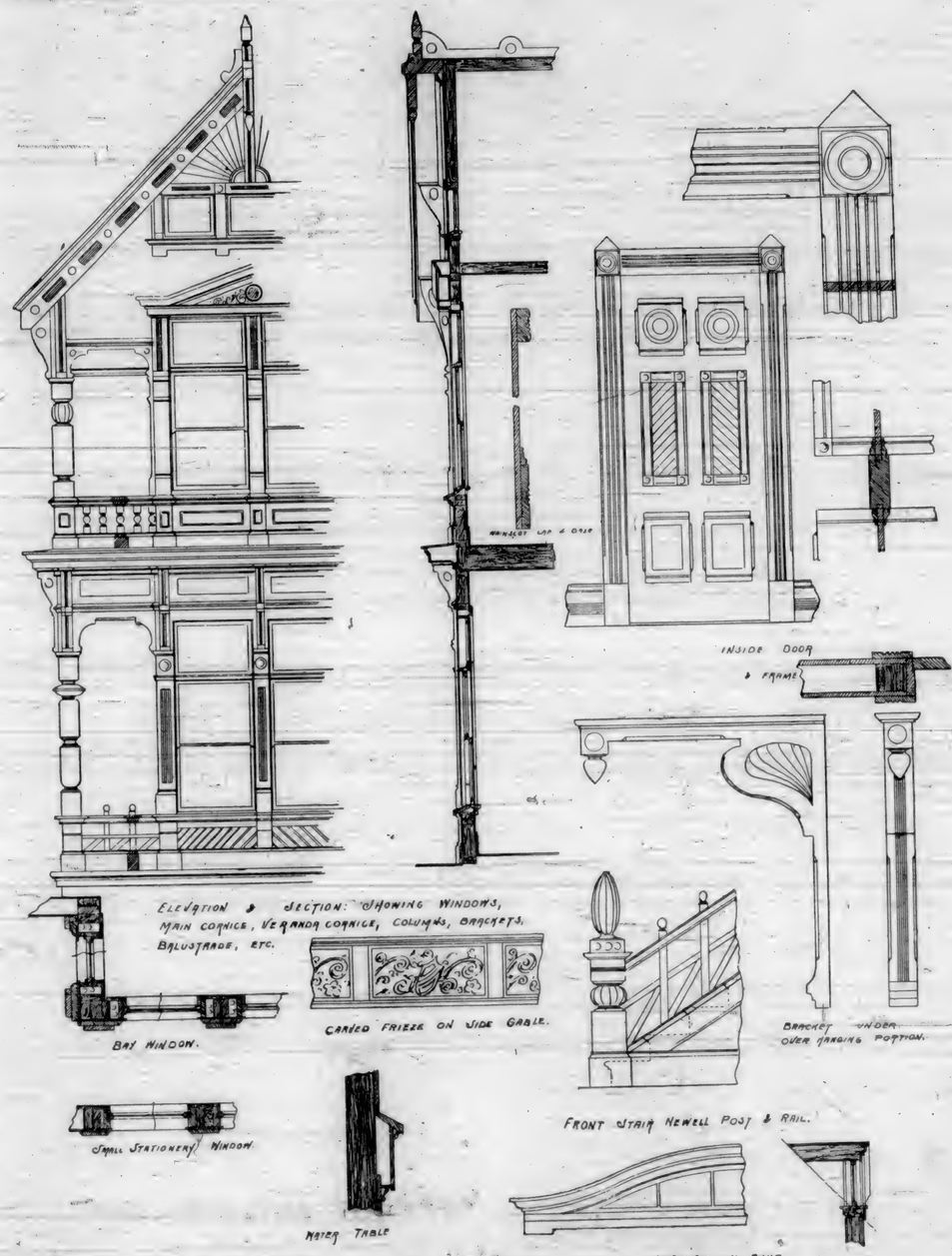
STORE FRONT AND INTERIOR DETAILS.

A NEW WORK, EDITED BY F. A. WRIGHT.

This is No. 2, of the series being issued by W. T. Comstock. The remaining numbers will treat of "Doors and Windows," "Gables," "Small City Houses," and other kindred subjects. Notices of each will appear when received. The price of each number is $1 00.



EXTERIOR AND INTERIOR DETAILS OF CALIFORNIA COUNTRY HOME.

The Best Practical Method of Plastering Walls.

Paper read by J. P. McMurray before the S. F. Chapter, A. I. A.

Before we consider the best method of making and applying mortar to walls, let us examine the nature and properties of the materials used and their chemical action upon each other. If these facts can be correctly ascertained we will be better prepared to bring about the proper result, as it will be evident that any process or condition that facilitates the natural, chemical or mechanical action of the material used will improve the mortar.

The common limes are nearly pure carbonates of lime, the only effect of burning them is to drive off the carbonic acid. By slaking them the lime becomes a hydrate, and in this state is capable of acting chemically, though feebly on the surface of pure siliceous sand. As such sand is silicic acid all alkalies are solvents in a greater or less degree. This combination causes the first setting of the morter, which is also strengthened by the mere mechanical action of the sand. The greater part, however, of the lime has not combined with the sand, but remains in the state of a hydrate, in the proportion as the latter absorbs carbonic acid from the air it gives out its water and passes to the state of a carbonate; such morter therefore acquires its final hardness and dryness when the whole of the hydrate has been decomposed and the water has been replaced by carbonic acid. In losing 22 per cent of water it combines with 46 per cent of carbonic acid.

We have now a general idea of the nature of the materials under consideration, and will proceed to make our mortar with the best lime and clean, sharp sand. (Loam in sand is always detrimental, but clayey earths are not necessarily so.) We will use our judgment as to the proper proportions of lime and sand, as a barrel of lime varies in strength as well as in quality, owing to the size of the lumps and the sand varies in degree of coarseness. The lime should be slacked under water and not allowed to burn. This should be mixed with an abundance of good long hair, before the sand is worked in. The hair should be thoroughly beaten before soaking, so as to break up all clots which are a source of weakness as well as a waste of material. The sand should then be well mixed in as the grit assists in the seperation of the hair, and a thorough mixing of the sand and lime at this time is very important, as it materially assists in bringing about the first condition of hardness by having every particle of sand in contact with the lime. The longer it remains in this condition, if moist, the better for freeing the silica of the sand.

The mortar is now ready for use if the lathing is properly done. Green laths are best for several reasons, they retain the proper width of key which should never be less than $\frac{3}{8}$ of an inch. While the dry lath as soon as wet, swell, and pinch the key, thereby weakening it, shrinks as the mortar dries out, and repeats it with every coat of mortar, which must effect to some exient the bond between the lath and the mortar, While the green lath retains the full width of key and shrinks only once, and then very gradually and does not split at ends by nailing as the dry lath. The joints should be broken every 5 or 7 laths as the settling of joints, or the springing of a stud makes a crack by the opening of butt ends of lath. No knotty, sappy or unusually thin lath should be used. They can be put on quite open, as we will use our mortar well haired and not wet and slushy, and to bring about this result we will temper the mortar 24 hours before using it, which will add materially to the first condition of hardness by bringing fresh particles of lime in contact with the silica of the sand, not pulled down and hashed up with water, but well tempered with the blade of the hoe as if for immediate use. When ready for use there will be less water in its composition, and yet it will be of proper consistency to spread. Mortar thus treated will make larger and stronger keys, being tougher and the particles of lime and sand form a closer union, thus assisting the second or mechanical condition of hardnees as well as the chemical action of the material. Mortar, like steel, is improved by working it. This coat should just cover the lath nicely, no matter how thin, as we will draw up on the same scaffold with a good heavy coat of brown mortar, made as the first, but without hair, and containing more sand. This we will leave with the proper application of the darby.

We draw up with brown mortar for the reason that the mortar applied to the lath requires more lime to make it adhesive to the wood and toughness to hold the key from dropping. If it is drying weather the windows should be in, or the space covered with muslin to insure slow and uniform drying to assist in the third condition of hardness. At the proper time it must be well floated, not only for the purpose of leveling the surface which is of only a secondary importance compared to the working up and compressing the mortar and bringing the particles together, as a large portion of the water has evaporated, leaving air spaces to be filled by compression. The proper time to float is when the larger portion of the water has evaporated and the moisture apparently gone; but the proper application of the float brings the moister to the surface leaving a nap on the surface of the wall.

Floating when dry does injury by weakening the parts when there is not moisture enough in the wall to make it adhesive again. When dry, finish with high gaged stuff. The best and least wavey surface can be produced by laying on the gage stuff with a float and drawing up with a trowel; the wooden float cuts through an inequality on the wall while other smooth steel trowel has a tendency to slip over it.

The above method is two coat work, properly speaking, calling for more labor than the usual way of putting on two coat work. And we believe that it complies better with the conditions and natural qualities of the material used than any other process in practice. But as there is a very general belief that a good job of plastering should have three coats of mortar, it will be necessary to compare the merits of the two methods as practically in use. In three coat work the scratch coat must be necessarily thin, as there is to be a brown coat over it; if the scratch coat were to be heavy, the brown coat would weaken by overloading the wall or ceiling, as the brown coat has to be sufficiently thick to cover the irregularities of the scratching and raking up of hair and mortar in scratch coat. Therefore the thin scratch coat is cut up and weakened by the scratching, and being thin, it dries out rapidly, not having time for proper crystalization and when dry the heavy sandy brown mortar requiring pressure to spread, springs and enfeebles the keys more or less. The lath if dry goes through a second swelling and the brown coat dries quickly as it has the atmosphere on one side and the lath and scratch coat on the other to absorb the moisture and the union between the two coats is never perfect and can be often seen separating by the jar on sides of casings, etc. And in regard to straightness, that should be done on the joists and studs previous to lathing. It is not good practice to overload lath, to straighten a wall, and there is no reason why a straight wall should be made crooked by the application of $\frac{3}{8}$ of an inch of mortar if properly applied. It might be well to say here that grounds $\frac{3}{4}$ thick are sufficient for lath and plaster and every wall should have that amount on all its parts.

By the two coat process we get the proper kind of mortar on the lath for keys and adhesion to the wood, the brown coat with the proper sand for strength, which also prevents cracks, by having sufficient sand to prevent shrinkage and giving as heavy a body as the lath should be required to carry, which is all in one body, the union being perfect and a thick moist body, which insures slow drying and what is of great importance, a plastic body to float and compress, if taken in the proper time and no hair to collect in tufts on the surface by floating. The strength of the above wall can be greatly increased by the addition of say, 1 barrel of plaster of Paris to the hundred yards of the first application, as this coat is where the greatest strength and adhesion is needed. There are probably sufficient glutinous scraps in the hair to retard the set of the plaster, if not, a little glue size may be added so that no inconvenience may occur by fast setting. By far the hardest walls we have ever seen were composed entirely of sand and plaster of Paris, about 2 parts of sand to one of plaster mixed with hair and applied in the usual manner as common mortar.

WARREN H. WILLIAMS.

Warren H. Williams.

Another one has gone to meet the great Architect of the Universe above. Warren Haywood Williams is no more. It was our painful duty in July, 1880, to chronicle the death of his father; and to-day we offer the last tribute to his son, who in his lifetime well performed the duties of his chosen profession.

Warren H. Williams was born in the city of New York on the 9th day of February, 1884. He started for this city at an early age and arrived here in August 1852. The career of young "Warry" as he was familiarly called by his schoolmates, is well remembered by the Manager of this Journal. Both came to California in the same year, and it seems noticeable that the difference in their ages was just about equal—in number of days—to the difference between the time of the arrivals of each in this state.

Passing over his school boy's days, Mr. Williams entered his father's office—the late Stephen H. Williams—on the 2d day of January, 1860. As an apprentice, he showed remarkable quickness in adapting himself to the various requirements of his future calling. He became a full partner with his father not long afterwards, and remained with him until Sept. 6, 1872.

Salt Lake City, in 1872, was a city of great expectations, and Mr. Williams concluded to open an office there. The boom, however, was of short duration and after a trial of but a few months, he left the city of the saints, and cast his lot with the citizens of Portland, Oregon. He arrived there January 23, 1873, and has ever since—until his demise—been intimately connected with the growth of that city. He worthily won the esteem of the entire commercial community. He was also an active worker in many secret orders, and was a Fellow of the San Francisco Chapter American Institute of Architects.

A special meeting of the Chapter was called upon receiving information of the death of Mr. Williams. A goodly number of the architects were present. The President stated the object of the meeting, and by a resolution, the following named Fellows were selected as a committee to prepare suitable resolutions: R. H. Daley, G. H. Wolfe, T. J. Welsh, J. J. Clark and the President G. H. Sanders.

At a meeting of the Committee held immediately after the close of the special meeting of the Chapter, the following preamble and resolutions were adopted:

Whereas, Under the dispensation of Divine Providence, our late Fellow, Warren Haywood Williams, has been removed by death, at Fresno City, on his return from the Eastern States, whither he had gone for the benefit of his health, and,

Whereas, We deem it expedient, and due to our late brother as a son of a late distinguished member of the architectural profession on this coast, and himself a prominent and successful architect, and a Fellow of the S. F. Chapter of the A. J. A., and as a mark of respect to his family, to offer the following resolutions:

Resolved, That we tender to his bereaved wife and family, our united and sincere condolence and sympathy on the sad occasion which has deprived them of a husband, father and brother, and ourselves of a friend and fellow member.

Resolved, That these resolutions and preamble be forthwith engrossed and forwarded by the Secretary of the Chapter to the family of the deceased.

Plaster for Mouldings.

Where walls and ceilings are to be moulded whilst yet in a plastic state, some decorators are using a fibrous plaster, with the object of securing greater firmness and tenacity. The idea itself is not new, animal hairs having formerly been intermixed with lime, but this is a new application. In England and France a fine wire netting is at times inserted between two courses of plaster, to afford greater firmness in holding picture frames. The tenacity of some of the old mouldings in old New York houses, whilome aristocratic, is very remarkable, retaining as they do, their original sharpness of outline.

The mechanic who thinks he has arrived at perfection may be written down as an ass. There is no such thing as "perfection" in the mechanical arts, and the man who claims to be a complete and finished mechanic knows in his heart he claims that which does not belong to him, and he will soon discover that his vanity, or his fraudulent pretenses do not deceive the employer to any great extent. Blow and bluster will not make good work, or pass for efficiency, and the man who uses those sort of weapons seldom deceives an employer. "I never employ a man who knows it all," said a large contractor to us the other day. "Give me a modest, neat looking man," he continued, "and I'll hold you a dollar he is a good workman, and one that may be relied upon; though, of course, that sort of man seldom comes in search of employment. Bragging fellows, who state they can do anything from dressing a board to designing and building a cathedral, are quite numerous, and may be had at any moment." Doubtless this is true, but it does not argue that there are not many of the modest workmen. There are plenty of them, good, reliable fellows—fellows that seldom or never have need to seek employment. They are always engaged. Most of them own their own homes, are intelligent chaps, models in their own neighborhood, the best of citizens, have neat, thrifty wives and healthy, happy children, and their country is proud of them, for it understands that they are towers of strength and bulwarks of true freedom. It is not from this class Anarchists or noisy demagogues are drawn: they do nothing until they have first considered the results, and all their actions are tempered with wisdom, hence their ability to become good mechanics.

Building engagements have been limited in number during the past week, in every portion of the State. The exceedingly cold weather has been responsible for much of the dullness, as Contractors do not find it to their advantage to start work, when men have to spend half their time keeping their fingers warm.

It will be strictly the aim of the management of the Weekly to give only *live* items of building news, and not try when times are dull, simply to fill up the pages with information that is of no good to any one, in a practical sense.

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, 230 Montgomery street.

ALAMEDA.

First and M. Frame building. Owner, Patrick Callaghan; architect, M. J. Welch; contractors, McCate & McGlinching; cost, $4,800.

Klinknerville. Additional story; owner, C. A. Klinkner; architect, Chas. V. Pierce; contractor, S. A Boynton; cost, $1,057.

Webster and Durant. Frame building; owner, Peter Thomson; architect, Matthew & Son; contractor, B. S. Spencer; cost, $4,070.

Klinkerville. Frame building; owner, C. A. Klinkner; architect, Chas. V. Pierce; contractor, S. A. Boynton; cost, $4,000.

SAN DIEGO.

Building operations are being pushed with the utmost activity in every portion of the city. Work was begun during the week ended Saturday last on six lodging-houses, with nearly 200 rooms, and as many more are to be erected.

A three-story frame lodging-house is being erected on Eight street, between E. and F. J. K. Butler, J. S. Harris and A. N. Kimball are the builders and owners. The building will contain thirty rooms and will cost about $3,000.

R. E. Osgood is preparing plans for a two-story house for R. Steadman, to be erected on Fourth street, near the Florence Hotel. It will contain twelve rooms and will cost $3,000.

Work will soon be commenced on a tenement house block for John Bovyer. It will be erected on the corner of Elm and Boulevard streets. The house will cost $16,000 and will be divided into four houses of seven rooms each. A. H. Towle is the architect.

A. T. Large, Jr., has prepared plans for a frame business building to be erected on the corner of H and India streets. It will be two stories in height and will cost $3,000.

Plans are being prepared for a large Unitarian church to be erected on the same lot as the present building. The new auditorium will be 45x70 feet in size. Comstock & Trotsche are the architects.

E. B. Newkirk and J. M. Apfeld are the architects and builders of a four-story frame lodging-house and business building now being erected on the corner of D and Columbia streets. The building will cost $8,000.

The car-sheds and stables being erected for the San Diego Street Company are very extensive. They are located on the north-west corner Arctic and D streets. The sheds for stabling horses will be 500 feet long and eight feet wide. In the center there will be a two-story frame building, 30x220 feet in size.

Joseph Falkenhan, the architect, is building for himself a residence on Coronada Beach. It will contain fourteen rooms and will cost $5,500.

A residence is being erected for John Ringen, on block 8, Coronado Beach. It will be two-stories in height. The cost will be about $5,000, French & Wilde are the builders.

Standard & Clements are the architects of a two-story frame business building being erected for W. J. Warner in Roseville. The cost will be $3,500.

Extensive additions are being made to the residence of Warren Kimball, in National City. The cost will be $5,000. R. C. Ball is the architect.

The following building permits have been granted by the Board of City Trustees since our last report:

J. H. Clinkscales, one-story frame dwelling, on lot D, block 13, Horton's addition.

Charles S. Sherman, a corrugated iron building, 16x50 and 12 feet high, on Seventh street between E and F.

E. H. Gates, five one-story frame houses, on L street, between Tenth and Eleventh streets.

Susan A. Felly, iron addition to house on east side of Third street, between G. and H.

C. A. Severin, two-story frame building for a hotel, on lot 2, block 19, Sherman's addition.

How Quin Har, a corrugated iron building with tin roof, on lot H, block 111, Horton's addition.

J. P. VanClain, two-story brick and corrugated iron building, on lot B, block 86, Horton's addition.

A. H. Julian, corrugated iron building, on lot D, block 95, Horton's addition.

Brewster & Whalen, a two-story veneered, brick and corrugated iron building on the corner of Fourth and C streets.

R. W. Taylor, two-story frame building, on lot F, block 43, New San Diego.

Fox Brothers, one-story corrugated iron building, 50x75, on Sixth street, between G and F.

T. W. Graham, a two-story frame building, on block 202, lots G and H, Caruthers & Horton's addition.

C. E. Keller, a residence on lot 1, block 59, Sherman's addition.

T. P. Noble, one-story frame cottage on Thirteenth street, between F and G.

J. D. Works, a dwelling house and stable on lots G, H and I, block 310, Horton's addition.

George M. Hellar, four-room frame cottage, on lot 10, block 51, Sherman's addition.

William D. Connell, one-story dwelling on west side of Ninth street, between H and I.

D. B. Cosgriff, two-story frame house, corner of L and Fourteenth streets, San Diego.—*San Diego Union.*

Work is now progressing rapidly on a very large and fine building on the west side of Fifth street, between C and D streets. Mrs. Emma Sheldon is the owner, and J. D. Raymond the contractor and builder. The structure is to be solid brick, four stories in height. The size of the structure will be 56x85 feet. The front will be of pressed brick and galvanized iron, with a mansard roof.

T. O. Weary, the architect, will soon build for himself a residence on the corner of Date and First streets. It will be two stories in height, with eight rooms, and will cost $5,000.

Work has been commenced on a three-story business block, on the corner of Fifth and B streets. In size it will be 50x55. The cost of the building will be $10,000. John Dill and Frank Klepsh are the owners. E. Guenther von Schwartzenberg is the architect. The same architect has completed plans for an eighty-four room lodging-house, to be erected on Eleventh street, near H. It will be three-stories in height, 70x100 feet in size. L. Kloe is the owner. The cost of the structure will be about $14,000.

The following building permits have been granted during the last two weeks.

Daniel Cleveland, six-story brick block with basement, corner of Sixth and E streets.

Kirby & Beam, addition to house on Sixth street, between E and F, 20x24 feet, front of glass and sides of iron.

S. G. Ingle, salesroom under warehouse on Sixth street, to be covered with corrugated iron.

Hamilton & Co., iron shed, 20x 20, on G street, between Fifth and Sixth.

Frank E. Johnson, corrugated iron office, 6x20, on E street, between Fourth and Fifth.

W. T. Walker, frame building on Sixteenth street, between G and H streets.

Jesse Gilmore, wooden building, lot 7, block 298, Middletown.

D. Chollister, a frame dwelling house on lot 9, block 3, Bay View Homestead.

S. J. Beers, one-story frame cottage on lots 41 and 42, block 129, Mannasse & Schiller's addition to San Diego.

Joseph Logan, two-story corrugated iron building, on lot J, block 37, Horton's addition.

Calvin Washburne, two frame houses on I street, between Second and Third streets.

T. P. Russell, one-story corrugated iron building, corner Sixth and I streets.

C. W. Street, two-story frame building, on lot K, block 39, Horton's addition. Three store rooms below and forty-four lodging rooms above.

William H. Carter, three-story building, corrugated iron, Sixth street between G and H.

T. W. Hampton, two story frame building, on lot F, block 228, Horton's addition.

John R. Booth, two frame dwellings, one lot on B, block 251, Horton's addition, and one on lot 11, block 297, Middletown.

A. W. Tripp, frame dwelling, block 1, lot 4, Sherman's addition.

M. G. Kellogg, corrugated iron building, west side of Fourth street, between H and I streets.

T. K. Smith, veneered brick building, on lot E, block 100. Horton's addition.

J. B. Hooper, frame cottage, lot A, block 55, Horton's addition.

M. G. Kellogg, brick veneered building, on lots K and L, block 46, Horton's addition.

Henry B. Morris, one-story frame dwelling, on lots E and F, block 48, Horton's addition.

J. A. and Eliza Sheriff, corrugated iron warehouse, corner Fifth and L streets.

Henry Timpkins, stable, 36x50, on city block 288.

L. E. Huff, stable, on lot 9, block 177, Horton's addition.

C. H. Ackerman, one-story corrugated iron building, 45x50 feet, three one-story cottages, and 1 two-story building, on southeast corner A and Artic streets.

M. J. McCarthy, two-story frame building, 20x32 feet, on lots E and F, block 130, Horton's addition.—San Diego Union.

MISCELLANEOUS.

Hill & Dean are building a $2,000 house in White's addition, Riverside, for F. A. Tettley; also a $1,500 house in the same addition for Mr. Cronin.

In Lugonia, three houses are to be erected on the property of Mr. Morrison.

At Medford, Or., the Episcopal Church people have secured a handsome building site, and expect to erect a church thereon.

The building trade in Alameda is very active for this season of the year, and the outlook for increased activity is very bright. A number of magnificent residences are in course of construction in the central portion of the city, which section has been built up considerably during the past six or eight months. The prevailing style of architecture is pleasing. There is no city in the State which can claim superiority to Alameda in point of beautiful dwelling houses, and there are very few cities that can equal our own in this respect. The neighborhood in the vicinity of High street has been graced by a number of handsome dwellings, the most notable being that of Hermann Cordes. The West End is holding its own. At the present time there are few business structures under way.

INSOLVENCY SETTLEMENT.

The accounts in the solvency matter of R. P. Sanchez, a carpenter and builder, have been ordered by Judge Finn to be settled on payment to the creditors of 6.27 cents on the dollar.

MEADE'S HOTEL AT FRESNO.

J. J. and T. D. Newsom, the architects, have brought suit against George W. Meade to recover $3000 for forming and drawing plans and making estimates for a $200,000 store and hotel building at Fresno City, proposed by the defendant.

PUNGENT ITEMS ON BRICKS.

Bricks are made of mud and so are brickbats, but base ball bats are not. Some bricks are made of soft mud and others are not. You can't throw a soft mud brick like you can a hard brick. People in glass houses don't throw bricks or brickbats. Bricks are worth more money than brickbats, but I like to throw the brickbats the best. A brick is made the size of a brick and not of a brickbat. Bricks are of all colors. A man who makes bricks is a brickmaker when he is poor and a brick manufacturer when he is rich. A hen can lay eggs but she can't lay a brick. A man who lays brick is sometimes called a brick mason, but not the kind of a mason that goes out at night and comes home with a brick in his hat. Bricks are made of clay and Henry Clay was a brick when he made a speech. A sick kitten likes to lay up to a hot brick. When winter comes pa makes ma have a hot brick because her feet are cold. A red-headed girl is called a brick-top, and when she goes out you always see a white horse go by. There are good bricks and some bad bricks, but any man who makes bricks thinks he makes the best bricks. Bricks are made for houses and to walk on. A man when he is busted walks around and presses bricks and is dry for a drink. A man can get to be a lawyer if he studies hard in four years, a doctor in three years, and a preacher in no time; but pa says it takes twenty years to be a brickmaker. This is all I know about bricks.

NEW LUMBER COMPANY.

"The Garden City Lumber Company." The objects of the corporation are to manufacture lumber, shingles, laths, etc., and every kind of rough and dressed building material; also to buy, sell, exchange and deal in the same; to purchase land and erect buildings thereon, and to transact all business incidental to the purchase and disposal of lumber, wood, building material and woodwork, and real estate. The principal place of business is to be in San Jose, and the term of existence of the corporation is fifty years. The capital stock is in the sum of $100,000, divided into 1,000 shares of $100 each; the amount actually subscribed is $10,000. The directors for the first year are T. J. Gillespie, J. C. Morrill, Mattie Fisher, Peter Baltz and R. H. Jamison, the last named being of Agnews.

CHICO

Comes to the front with an offer of a half block of land and $10,000 cash, to any one who will build a $75,000 hotel.

Mr. T. E. Snell has had erected at Smith Creek, Santa Clara Co., a cottage of eight rooms a laundry with modern improvements and a granery; cost, $3,000. James F. Talbot was the builder.

WINTERS.

L. A. Danin is building a shop—F. McNeal is making additions to his own dwelling—T. D. Ball is superintending additions to W. J. Pleasants' house in the town of Pleasants. Mr. P. is also having a fine stone foundation prepared for the erection of a dwelling which will be built in the spring.

REDLANDS.

Jones & Griffiths are preparing plans for a $15,000 school building.

Clark's Pottery at Sacramento was lately burned, entailing a loss of over $40,000.

Chinese carpenters in San Francisco have struck for $3 per day. The regular wages have been $2.50. Thus, one by one, do the guileless Chinamen imitate the ways of the heathen Americans.

F. T. Fuld of Riverside proposes to erect 10 houses on his Grove St. property.

Address Architect W. H. Carson in regard to a new $10,000 church shortly to be erected in Woodland.

PERIODICALS WANTED.

Geo. D. Kellogg, of Newcastle, Cal., is the President of a literary society, that is free to all residents of that growing town. All editors are requested to forward him copies of their respective journals. We cheerfully place the Society on our free list, and hope others will follow.

PURCHASING AGENCY.

We can supply contractors, builders, or owners with anything required to erect and complete a building, at the very lowest market prices.

S. & J. C. Newson have dissolved partnership, the former retaining control of the S. F. office.

SITUATION WANTED.

One of the best and quickest draftsmen in the State requires a situation. First class perspective and colorist. Specimens forwarded. Address A. B. care of Harris & Jennens, 1104 Grand Avenue, Kansas City, Mo.

NEW CITY HALL.

The following bids were received for work on the New City Hall as follows:

For completing the stone steps leading to the colonnade of the Hall of Records:

John Sheedy	$5,987
M. J. Healy & Co.	8,000
Degan & Orford	5,528
McGowan & Butler	7,615

For erecting fifteen iron columns and one tier of rolled-iron joists:

Reese Llewellyn	$36,700
Savage Sons & Co.	40,000
Sims & Morris	37,500
O'Connell & Lewis	34,600

Bids were ordered to be advertized for 5 days, after which time will be considered.

GOVERNMENT WORK

Several announcements from the office of the Supervizing Architect of the U. S. Treasury Department have been received. The date for which the articles are to be furnished will not allow contractors in this city, time to present bids. Those who make a business on bidding on Government work, will do well to call in this office at least once a week.

Officers of the San Francisco Chapter American Institute of Architects for term ending Oct, 1888:

President	G. H. Sanders
Vice "	W. P. Moore
Secretary	G. H. Wolfe
Trustees	A. Laver
"	J. Wright
"	A. Pissis
"	J. E. Wolfe
"	B. E. Henriksen

DEATH OF WARREN H. WILLIAMS.

Warren Haywood Williams, son of the late Stephen H. Williams, died on Saturday morning, January 7th, at 5:30 A. M. in Fresno City. Aged 44 years.

TWO DOLLARS PER YEAR.

The California Architect and Building News and the Weekly Building News will be furnished conjointly to subscribers for TWO Dollars per annum.

1,500 a week is the absolutely guaranteed circulation of this Weekly Building News.

ANNUAL BUILDING SUMMARY FOR 1887.

During the year just passed the following number of buildings were erected:

FRAME BUILDINGS.

	No.	Cost.
January	40	$160,200
February	30	126,000
March	65	221,500
April	77	431,850
May	73	376,700
June	104	477,500
July	70	648,700
August	105	388,100
September	59	402,850
October	63	257,840
November	68	272,700
December	39	185,200
Total	723	$3,949,140

BRICK BUILDING.

	No.	Cost.
January	11	$475,000
February	5	53,250
March	9	105,500
April	6	173,500
May	6	232,000
June	7	196,164
July	2	52,500
August	7	150,000
September	4	44,000
October	2	37,200
November	5	210,500
December	8	258,000
Total	71	$1,987,614

REPAIRS AND ALTERATIONS.

	No.	Cost.
January	8	$15,500
February	13	25,200
March	10	26,900
April	17	31,450
May	9	84,100
June	26	57,550
July	20	50,500
August	24	44,250
September	32	161,100
October	19	55,300
November	23	50,000
December	27	66,400
Total	228	$668,250

Making a grand total for the year of 1093 buildings, value $6,605,054.

The number of building engagements and their value since 1880 are as follows:

Year	No	Value
1880	397	$1,754,435
1881	533	3,790,732
1882	785	3,896,212
1883	803	5,261,689
1884	1,127	6,202,807
1885	1,457	7,043,999
1886	1,148	6,401,669
1887	1,093	6,605,054

Receipts of Lumber for the Year.

The following table shows the total amount of pine, redwood, shingles and ties received in San Francisco during the year 1887:

Months.	Pine.-Ft.	Redwood.-Ft.	Shingles.-M.	Railroad Ties.-No.
January	21,917,000	9,136,078	3,735,500	18,000
February	8,856,000	5,612,494	2,546,000	28,100
March	16,936,672	10,559,292	6,006,000	85,015
April	16,817,000	6,104,000	1,400,000	8,938
May	12,545,000	10,833,350	1,002,400	53,319
June	21,619,000	3,681,000	751,800	86,860
July	12,825,374	18,446,473	6,389,355	108,751
August	17,158,883	9,479,124	6,577,036	205,701
September	20,898,200	7,488,527	4,973,400	175,293
October	22,519,000	13,649,485	4,344,000	147,268
November	17,835,616	16,761,790	11,936,111	101,503
December	19,981,236	6,943,976	10,008,500	74,788
Total	209,908,981	118,693,590	59,689,702	1,093,536

A company has been incorporated at Enterprise, Or., for the purpose of building a flouring mill.

A new block is to be built just across Fourth street from the Redlands Hotel, in town of Redlands.

The building occupied by the Land and Town Company will be moved next week, and the erection of the new three-story block commenced. The new structure will be 50x100 feet, and will be built of stone, similar to the material used in the building of the Sweetwater dam.

The Congregationalists have decided to build on A street, Ontaria, and have secured two lots on the southeast corner of Palm avenue.

Twenty houses are under contract to be built at Redlands close to the southern foothills.

The dwelling house on the corner of Main and Second streets, Seattle, was, Tuesday, being raised preparatory to being moved to the north end of the Stetson and Post block, to make way for a business block to be erected by Judge Thomas Burke.

ARIZONA IMPROVEMENTS.

Robert McPherson of McPherson, Los Angeles county, has been in the city for several days in connection with Arizona water schemes. Mr. McPherson is President of the McPherson Canal Company, which is prosecuting a plan for bringing water from the Gila river, and applying it to the irrigating of some 80,000 acres desert land in the neighborhood of Gila Bend. He has also large interests in the St. Louis Canal, which conveys water from the Salt river for the watering of an immense tract of land in the Salt River Valley, near Phoenix, Ariz. Mr. McPherson asserts that water alone is needed to convert Arizona's howling deserts into gardens of fertility.

DEPOT GROUND.

Active work was commenced yesterday laying off the ground for a depot near the cemetery, on the line of the proposed San Bernardino and Bear Valley Railroad. This road is an established fact and work will soon be commenced surveying the right of way. We understand that a right of way has already been procured as far as the foothills near Arrowhead.

OLD SAN JOSE LANDMARK.

It is Torn Down to Make Way for Improvements.

The old adobe house on Market street, near the junction of First, was yesterday torn down to make way for nineteenth century improvements. The house was built in 1846 by Pedro Zepeda and was always occupied by members of his family. In 1852 John Balbach bought land adjoining and also acquired an interest in the Zepeda property. The removal of the house became necessary on account of the recent opening of a new street, 60 feet wide, running from Market to Orchard and lying between Balbach and Colfax. Upon the site of the old adobe will be erected two handsome stores by A. F. Herrmann and James P. Pierce, the present owners of the property.

ABRAHAMSON'S VENTILATORS.

The following buildings are in the course of construction, for all of which the Abrahamson Ventilators have been specified by the architects, and contracts have been made to furnish them for each of the buildings:

In all the class and teachers rooms of three new public schools in S. F.
San Jose Court house.
Fresno Jail.
Merced Young Ladies Seminary.
Woodland Bank.
Woodland Presbyterian Church.
Alameda Presbyterian Church.
Oakland Presbyterian Church.
Also specified in the New St. Mary's College, Oakland.

These Ventilators are also in use in all the principal departments in the United States Mint, S. F.

G. Swabacher's corner, Clay and Franklin streets.

Club Rooms, corner Sutter and Kearny streets.

Residence, corner Turk and Buchanan streets.

S. F. Verein, corner Sutter and Dupont streets.

H. Liebes & Co. fur work-shops.

Bohemian Club.

Many others are specified by architects for large hotels and private residences.

State, County and Shop Rights For Sale.

Work was lately commenced on the second story of C. F. Roe's building on Third street, San Bernardino. The entire upper floor will be occupied by the Board of Trade.

SAN FRANCISCO BUILDING NEWS.

(We give a list of all contracts recorded from middle of November to date.)

Broderick, between Page and Haight. Frame building. Owner W. P. Turner; architect L. B. Townsend; contractor N. C. Post; cost $5200, limit April 28, 1888; Signed Jan. 9th, 1888; filed Jan. 11th, 1888; amount of bond $2500, surety Chas. Moe.

1st payment $1200, to be paid when frame is up and chimney half up; 2d payment $1100, to be paid when house is enclosed roof on, and first coat of mortar on; 3d payment $700, to be paid when outside work is done and house hard finished; 4th payment $900, to be paid when all is done and accepted by architect; 5th payment $1300, to be paid 35 days after completion and acceptance or if said builder shall show all bills clean on the house.

Bartlett and Twenty-second. Two-story and basement. Owner, Henry C. Videau and Ella Videau; architect, Huerne & Everett; contractor, F. W. Kern; cost, $4,250; limit, 85 days; signed Dec. 31, 1887; filed Jan. 3, 1888; filed at request of said architect; amount of bond $4,250; sureties, F Joost and O. W. Norswell.

1st payment, $1,062 50, to be paid when frame is up, rustic on and roof sheathed; 2d payment, $1,062 50, to be paid when brown coat of mortar is all on; 3d payment, $1,062 50, is to be paid when building is completed and accepted by said architect; 4th payment and balance, $1,032 50, to be paid 35 days after completion and acceptance.

Eddy, bet Jones and Leavenworth. Two-frame buildings. Owner, John Manning; architect, T. J. Welsh; contractor, George W. Hanisbrough; cost $10,900; limit, 100 working days; signed, Jan. 3d, 1888; filed Jan. 7th, 1888; filed at request of architect. Amount of bond $8,560. Sureties, D. S. Cartwright, and D. W. Hawley.

1st payment, $1,612, to be paid when frames are up; 2d payment, $1,612, to be paid when brown mortar is on; 3d payment, $1,612 when white coat is on; 4th payment, $1,614, to be paid when finished; 5th payment, $2,200, to be paid 35 days after completion and acceptance.

Fell and Market. Stair builders' contract. Owner, M C. De Leveaga; architect, P. R Schmidt; contractors, Drew & McLaughlin; cost, $3200; filed, Dec. 21, 1887; signed October 19, 1887.

Payments to be made in installments, at the rate of 75 per cent on value of work performed; balance of 25 per cent 35 days after completion, but no oftener than twice a month.

Guerrero near Twenty-sixth. Two-story frame; owner, Mary Lee; contractor, W. H. Greenwood; cost, $4,150; limit, no time specified; signed, Dec. 28, 1887; filed, Dec. 29, 1887.

1st payment, $500, to be paid when the foundation is laid and the first tier of joice are on; 2d payment, $1,000, to be paid when frame is up and building is enclosed; 3d payment, $1,000, to be paid when first coat of mortar is on; 4th payment, $1,500, to be paid when the white coat of mortar is on; 5th payment, $645, when the job is completed.

Geary, bet Gough and Octavia. Two story frame. Owner, Miss Rosalia Rosenberg; architect, R. P. Schmidt; contractor, Wm. T. Commary; Cost $4,810; limit 100 working days; signed Jan 5th, 1888; filed Jan. 10th, 1888; filed at request of architects amount of bond $4,810. Surety G. M. Perine;

1st, payment $940, to be paid when rough frame is up; 2d payment $900, to be paid when brown coat is on; 3d payment $900, to be paid when hard finished; 4th payment $900, to be paid when completed and accepted; 5th payment $1,210, to be paid 35 days after completion.

Geary, cor of Franklin. Frame building. Owner, Aaron Cahn; architect, J. Marquis, contractor, F. A. Williams; cost $10,275; limit, July 1st, 1888; signed, Jan. 10th, 1888; filed Jan. 10th, 1888; filed at request of architect. Amount of bond $10,275, sureties Moore & Smith.

1st payment $1,875, to be paid when frame and all the rough boarding and roof boards are on and chimneys up; 2d payment $1,875 to be paid when the roof and cornice is finished, all gas and water pipes in partitions set, stairs up, all out-side frames set and building ready to lath; 3d payment, $1,875 to be paid when all the out-side finish is on, porches up, rear fences up, brown coat of mortar on, sash glazed and fitted ready to hang; 4th payment $1,875 to be paid when the white coat of mortar is on, all inside finish on, bath tubs, wash basins, etc., all plumbing finished and the necessary wood work; 5th payment $2,775 to be paid 35 days after the building is finished and accepted and the owner in possession of said premises.

Larkin, bet Pine and California. Alterations. Owner, O. A. Pater; architect, Wm. Schroff; contractors, C. P. Moore & Bro; cost, $1,925; limit, Feb. 26, 1888; signed Dec 15, 1887; filed Dec. 24, 1887; amount of bond, $1,000; surety, J. F. Kennedy.

1st payment, $600, to be paid when the frame is up and new roof on and chimneys built; 2d payment, $800, to be paid when window frames are set, first and second coat of plaster on and building finished; 3d payment, $525, to be paid 35 days after completion and acceptance, providing there are no leins.

Masonic Cemetary, vault. Owner Philip A. Roach; achitect, Chas. J. Devlin; contractor, Wm. Matthews; cost, $1,950; limit, June, 30th, 1888; signed, Jan. 16th, 1888; filed Jan. 11th, 1888; Amount of bond $1,500. Sureties W. R. Moran, and P. Dugan.

1st payment $450, to be paid when all the brick granite and marble work is completed exclusive of marble work on monument; 2d payment $1,000, to be paid when completed and accepted; 3d payment $500, to be paid 35 days after acceptance.

Market and Fell. Elevator contract for a 5-story frame building. Owner, M. C. De Lavegaa; architect, F. Buckley; cost, $2,975; limit, 55 days; signed Dec. 27, 1887; filed Dec. 28, 1887; filed at request of architect; amount of bond $3,000, sureties, O. J. Prestor & J. J. McKinnon.

1st payment, $2,600, when half of the work is done, according to architect's estimate; 2d payment, $5, 00, to be paid when completed, tried and accepted; 3d payment, $2,000, to be paid 35 days after completion.

Mission near Twenty-third. Plaster contract of two 2-story frames. Owner, Ed. Stoetzer; architect, H. Geilfus; contractor, Hunteman & Harper; cost, $1,100; limit, 75 working days from date; signed December 29, 1887; filed Jan. 3, 1888; filed at request of architect; amount of bond, $1,100; surety, R Tiernon.

1st payment, $435, to be paid when the brown coat is on; 2d payment, $435, to be paid when white coat is on, all cementing is done; 3d payment, balance, to be paid after entire building is completed and accepted by architect, $430.

Mission and Twenty-third. Carpenter's contract of two 2-story frame buildings. Owner, Ed. Stoetzer; architect, H. Geilfus; contractor, B. Knaus; cost, $5,560; limit, 75 working days from date; signed, Dec. 29, 1887; filed Jan. 3, 1888; amount of bond, $3,000; sureties, John Coop and G. H. Morrison; filed at request of architect.

First payment, $1,000, when frame work of building is up; 2d payment $1,000, to be paid when buildings are enclosed and roofed; 3d payment, $1,000, to be paid when the floors are laid and partitions are set; 4th payment, $1,000, to be paid when all outside work, yard, fence and porch work is completed; 5th payment, $1,000, to be paid when the entire inside finish is on, doors, windows and blinds are hung; 6th payment, $1,430, to be paid when the entire building and works shall have been finished and completed and accepted by the architect; 7th payment, $2,145, to be paid 35 days after completion and acceptance by architect.*

Scott and Washington. One-story frame and basement. Owner, J. J. Driscoll; architects, Copeland & Banks; contractor, J. J. Dunn; cost, $3,000; limit, April 15, 1888; filed Dec. 31, 1887; signed Dec. 16, 1887; filed at request of said architects; amount of bond, $3,000: sureties, M. Joost and C. S. Holmes.

1st payment, $700, to be paid when frame is up; 2d payment of $1,000, to be paid when brown coat of mortar is on, and also outside finish; 3d payment, $500, to be paid when house is completed and accepted by architect; 4th payment, $800, to be paid 35 days after completion and acceptance by said architect.

Provided that should said contractor furnish to said owner satisfactory proof that the building is free from lein, the last payment shall be due upon final acceptance of the work by the architect.

Seventh and Stevenson. Alterations. Owner, A. Loisbach, architect; Huerne & Everett; contractor, F. Buckley; cost, $2,975; limit, 55 days; signed Dec. 27, 1887; filed Dec. 28, 1887; filed at request of architect; amount of bond $3,000, sureties, O. J. Prestor & J. J. McKinnon.

1st payment, $2,600, when half of the work is done, according to architect's estimate; 2d payment, $5, 00, to be paid when completed, tried and accepted; 3d payment, $2,000, to be paid 35 days after completion.

Mission near Twenty-third. Plaster contract of two 2-story frames. Owner, Ed. Stoetzer; architect, H. Geilfus; contractor, Hunteman & Harper; cost, $1,100; limit, 75 working days from date; signed December 29, 1887; filed Jan. 3, 1888; filed at request of architect; amount of bond, $1,100; surety, R Tiernon.

1st payment, $435, to be paid when the brown coat is on; 2d payment, $435, to be paid when white coat is on, all cementing is done; 3d payment, balance, to be paid after entire building is completed and accepted by architect, $430.

Mission and Twenty-third. Carpenter's contract of two 2-story frame buildings. Owner, Ed. Stoetzer; architect, H. Geilfus; contractor, B. Knaus; cost, $5,560; limit, 75 working days from date; signed, Dec. 29, 1887; filed Jan. 3, 1888; amount of bond, $3,000; sureties, John Coop and G. H. Morrison; filed at request of architect.

First payment, $1,000, when frame work of building is up; 2d payment $1,000, to be paid when buildings are enclosed and roofed; 3d payment, $1,000, to be paid when the floors are laid and partitions are set; 4th payment, $1,000, to be paid when all outside work, yard, fence and porch work is completed; 5th payment, $1,000, to be paid when the entire inside finish is on, doors, windows and blinds are hung; 6th payment, $1,430, to be paid when the entire building and works shall have been finished and completed and accepted by the architect; 7th payment, $2,145, to be paid 35 days after completion and acceptance by architect.*

Scott and Washington. One-story frame and basement. Owner, J. J. Driscoll; architects, Copeland & Banks; contractor, J. J. Dunn; cost, $3,000; limit, April 15, 1888; filed Dec. 31, 1887; signed Dec. 16, 1887; filed at request of said architects; amount of bond, $3,000: sureties, M. Joost and C. S. Holmes.

1st payment, $700, to be paid when frame is up; 2d payment of $1,000, to be paid when brown coat of mortar is on, and also outside finish; 3d payment, $500, to be paid when house is completed and accepted by architect; 4th payment, $800, to be paid 35 days after completion and acceptance by said architect.

Provided that should said contractor furnish to said owner satisfactory proof that the building is free from lein, the last payment shall be due upon final acceptance of the work by the architect.

Townsend and Seventh. Tinning and galvanized iron work. Owner, Mrs. M. F. S. Searles; architects, Moore & Schultz; contractors, Conlin & Roberts; cost, $5,230; limit, May 1, 1888; sureties, Robt. Mitchell and Thos Downing; amount of bond, $1,744; signed, Dec. 24, 1887; filed Dec. 27, 1887.

1st payment, $1,100, to be paid when roofs of easterly one-story warehouse and two-story factory are done; 2d payment, $1,820, to be paid when tin-smith work is completed and accepted; 3d payment, $1,310, to be paid 35 days after completion and acceptance

Townsend and Seventh. Painters' contract of warehouse, etc. Owner, Mrs. M. F. S. Searls; architects, Moore & Schultz; contractor, W. R. Eaton; cost, $1150; limit, May 1, 1888; signed Dec. 7, 1887; filed Jan. 3, 1888; filed at request of T. Hopkins.

1st payment, $550, to be paid when painting and glazing of the easterly one-story warehouse and of the two-story factory, together with the boiler, shop machine and sobler shops is done; 2d payment, $312, to be paid when entire painting and glazing of the above contract is entirely done, finished and accepted; 3d payment, $288, the balance, to be paid 35 days after final completion and acceptance of painters' contract.

Vienna Place. bet Folsom and Harrison. Dwelling house. Owner, J. R. Watson; architect, Macy and Jordan; contractor, Aaron E. White; cost, $3,100; limit, April 1st, 1888; signed, Jan. 5th, 1888; filed Jan. 10th, 1888. Amount of bond $2,000. Sureties, N. Ponish and F. P. Lateon.

Payment to be made as the work progresses to the amount of 75% of labor and material on the ground and worked into the building when said payment is made; the final and last payment of 25% of the cost of said building to be paid 35 days after completion of said building; it is understood that said building be delivered to owner free from encumbrance of any kind.

Van Ness Avenue and Fulton.—5 stores and two flats. Owner, Isaac Harris; architect, Geo. E. Yoekel; contractor, J. H. McKay; cost, $10,200; limit, April 1st, 1888; signed, Jan. 1, 1888; filed Jan. 3,

1888; filed at request of contractor. Amount of bond $6000. Sureties, Turner, Kennedy & Shaw and John F. Kennedy.

1st payment, $755, to be paid when the grading and the brick foundation are done, the frame is up and the rafters are put on; 2d payment, $1,000, to be paid when the building is enclosed and the roofs and platforms are trimmed; 3d payment, $1,475, to be paid when all flooring and tracing is done, the rough plumbing and gas pipes are in, when the sewerage is completed, the main cornice is put on and the first coat of plastering is done; 4th payment, $1500 to be paid when all outside finish is put on and primed, and all the plastering is done; 5th payment, $1500, to be paid when the inside finish is put on, stairsare completed, doors are hung and all inside finish is primed; 6th payment, $1500, to be paid when the job is completed and accepted by the owner; 7th payment, $2,5.5, the balance, to be paid 35 days after the acceptance of the job.

Washington and Dupont.—Stone mason contract. Owner, P. Salone; architect, S. Newsom; contractor, J. Pfeifer. cost, $1,200; limit, March 1, 1888; signed, Jan 3, 1888; filed Jan. 3, 1888; filed at request of said architect.

Payments are made at the rate of 75% of the work done, and balance when work is completed.

Washington and Dupont. Contract for the terra cotta work for a brick building. Owner, P. Salone; architect, S. Newsom; contractor, J. H. McKoy; cost, $4,775; limit, Feb. 10, 1888.

1st, payment, $1,200; 2d payment, $1,200; 3d payment, $1,175; 4th payment and balance 35 days after work is completed, $1,200, is to be paid. Provided all bills are paid for labor or materials furnished on the work, or provided releases are furnished owner for all claims against the building for work or materials ordered by contractors of the second part.

UNRECORDED CONTRACTS.

Buchanan and Sacramento. Six 2-story frames. Owner and Builder, Chas. Huikle; Cost, $30,000.

Clay and Devisadero. Additions. Owner, Marshall; Architect, J. J. Clark, Contractor, J. Adams; Cost, $1.500.

Castro, bet fourteenth and fifthteenth. One story frame. Owner, Mr. Foy; architect, M. J. Welsh; contractor, Chisholin & Bachle; cost $2,500.

Fifteenth, near Mission. 2-story frame. Cost, $1,600

Fulton, corner Webster. Tank House. Owner, National Brewery; Contractor, Hewe; Cost, $2,000.

Geary, near Stockton. 4-story brick building. Owner, J P. Whitney; Architect, Clinton Day; Carpenter Contractors, Mahoney Bros: Total cost, $150,000.

Hayes, corner Buchanan. Repairs to Church building. Cost, $1,500.

Larkin, near Pine. Alterations Owner, A. Patek; contractors, Moore Bros; cost $2,500.

Mason and Pine. Repairs. Owner, W. K. Bennell; Cost, $1.500.

Market, between 8th a d 9th. Frame building "Un re r." Owner, Chettain & Gilletti; Cost, $1,600.

Mission, near Eighteenth. One story frame. Owner, G. W. Johnson; contractor, McComas; cost $1,500.

Pierce, ne r Ellis. Additions. Cost, $1,-2,00.

Pierce, near Ellis. Addition. Cost $1,200

Pierce, near Turk. Addition. Owner, Pat Kane; Cost, $800.

Point Lobos and 33rd. Ave. House for Cemetary. Owner, Congregational Beth Israel; Architects, Salfield and Kohlberg; Contractor, W. S. Lott; Cost $1500.

Ridley, near West Mission. Additions. Cost, $2.500.

R. R. Avenue. Additions. Owner J. M. Soule; Cost, $600.

Stevenson, cor. 7th. Alterations. Owner, A. Lorsbach; Contractor, F. Buckley; cost, $3,500.

Stevenson and Willow. Two story frame. Owner and builder; J. Wilcox cost $3,500.

Sutter, near Broderick. Two-story frame. Owner, W. Grosse; Contractor, J. C. Weir; Cost, $6,000.

Sutter near Baker. One story frame. Owner, J. Rohr; contractor, G. G. Gillespie; cost $2,000.

Sutter, near Broderick. Two-story frame. Owner, C. Breyfuss; Contractor, J. C. Weir; Cost, $6,000.

Seventeenth and Noe. Two story frame Owner, John Howatt; contracter, G. G Gillespie; cost $3,000.

South Broderick, bet fourteenth and Ridley. Two story frame. Owner. John Dixon; architect, A J. Barnett; contractor, T. Sullivan; cost $5,000.

Turk and Larkin. Seventeen 2-story frames. Owner, Mayre; architect, Smith; contractors, Gray and Stever; cost, $30,000.

Twenty Second and Treat Avenue. Two story frame, Owner, Metson; architect, M. J. Welsh; contractor, Chisholm & Bachle; cost $4,000.

Valencia and Twenty Sixth. Three story brick building. Owner, E. Hecht' Architects, Macy & Jordan; Contractor Riley & Losne; Cost, $100,000.

Webster, near Sutter. Repairs. Owner, S. G. Smyth; contractor, C. B. Kimball; cost, $3,200.

Webster. bet. Bush and Sutter. Additions to Six houses; Owner, J. H. Smyth; Contractor, C. B. Kimball; Cost, $4,000.

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, 1¼x6, 1x4, 1¼x4 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, ½ in	25 00
Pickets, Fancy	26 00
Pickets, Rough Pointed	19 50
Pickets, Rough Square	17 50
Shingles	2 25
Laths, 1¼	4 00
Laths, 1½	4 50
Furring, 1x2, per lineal foot	01
Battens, ½x3, 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	$6 00 to 11 00
White lead, per lb	06
Linseed oil, 50 cents per gallon in bbl, 2½ cent additional for boiled.	

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

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THE

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SAN FRANCISCO, FEBRUARY 15, 1888.

The Editor's Return.

The editor of this Journal has returned from his four months' trip to the East, and hereafter will attend to the editorial management.

Scarcity of Draughtsmen.

Already has the demand for draughtsmen begun. We must admit our inability to fill orders. No competent men are to be had in this city. There are a few floating around, but they are not of that steady disposition required by an architect.

Eastern young men who are thoroughly proficient can find no better field than California. Work promises to be plenty during the entire year. We will cheerfully answer all communications.

ENCLOSE STAMPS FOR REPLY. This announcement is necessary. Last year, more than one hundred letters were received, some of them from England, desiring information on the subject matter, and almost, without exception, we were expected to give our time, to answer letters, and pay the postage besides. This, in future, we must decline to do, and unless a stamp is enclosed for a reply, we will not answer letters.

A Welcome Visitor.

Thos. E. Hill, editor of *Hill's National Builder*, Chicago, is on a tour to this coast. He paid this office a visit, and we were pleased at his remarks in regard to the progress of San Francisco Architecture. He has promised to prepare a paper to be read before the Architects of this city. Due notice will be given of time and place of meeting.

Bound Volumes.

A few bound volumes of 1887 are now to be had. The number is very limited. A copy will be sent to any address upon receipt of $2 50.

San Francisco Chapter American Institute of Architects.

The regular meeting of the Chapter was held on Feb. 3d, in the rooms of the Art Association. President Geo. H. Sanders presided. The following members were present—G. H. Sanders, G. H. Wolfe, J. J. Clark, A. Pissis, R. H. Daley, J. Gash, C. J. Laver, H. T. Bestor.

R. H. Daley, as Chairman of the Committee on Memorial resolutions, reported that at a meeting of the Committee, an appropriate preamble and resolutions had been prepared, and the same suitably engrossed. It was before the Chapter for adoption. On motion, report was received and adopted and the Committee discharged with the thanks of the Chapter.

The discussion was then renewed in regard to the advisability of the Chapter having a "*Book of Registry*" to contain the names of responsible and competent mechanics in the various trades pertaining to the building interests.

Mr. Gash took a favorable view of the proposition and thought it best to have a register containing the names of the various contractors who were proficient in their calling, so if any architect wanted a competent man, he could find his address by consulting the registry. A good man would take pride in having his name placed where it would be seen by the principal architects of the city.

The President remarked that he had called the attention of his partner to the proposition, and it had met with a favorable reception.

Mr. Daley inquired by what process would a name appear on the register—ballot or recommendation?

Gash replied that names would appear as they received the endorsement of the architects belonging to the Chapter.

A discussion ensued in regard to the formality by which names would appear in the book.

Mr. Pissis said, he had not, as yet, found any necessity for such a book, even if one was in existence. The good contractors would not want their names there, as they generally had all the work they could do. It would simply be a scramble amongst the poor and incompetent men to have their names appear where they would consider it beneficial to themselves.

Mr. Daley thought that the members would be placed in a delicate position. Some architects would heartily endorse a particular man, while others, would find serious fault with he same-party.

Mr. Clark had studied the matter a little and thought the best way was to have a "*Trial Book.*" A name endorsed by an architect, was to be placed in the book. Then, if after a certain period, say a month, no fault was registered against the name, then the name was to be entered in the "*Registry.*" By this means, a judicial investigation, as it were, would be made of each name.

On motion, a committee of two were appointed to consider the whole matter. J. J. Clark and John Gash were named as such committee.

John Gash then read a paper on the subject—"*The circle as a factor in Architecture.*" It was received with applause and a vote of thanks tendered the reader.

Mr. Sanders vacated the chair and gave a history of the working of the various classes connected with the Chapter. The principal reason of satisfactory progress not being made, was the fact that no suitable place of meeting could be had. The students should have a large room where they could have models, instruments, papers, etc.; without these no class can be successfully conducted. Two nights and one afternoon each week ought to be devoted to the classes. During the past month in company with another teacher, he had visited various buildings searching for suitable rooms, as yet, however, unsuccessfully.

On motion, it was decided that the Chapter as a whole, be appointed a Committee to secure rooms for the use of the Chapter and students.

Adjourned.

TEN CENTS does not seem to amount to much as it rattles around in your pocket, but sit down and figure up whether it will pay you best to buy two glasses of beer, or two instructive papers.

Some Hints on Building and Estimating.

*From "Hints and Aids in Estimating," by F. T. Hodgson; Industrial Pub. Co., N. Y., as printed in *Builder and Wood Worker*.

The rules known to architects, builders and contractors, for an approximate estimate of buildings by cubing the quantities, are of little services to beginners, unless they possess an intimate knowledge of the different classes of buildings and their values, and can make the proper allowances for extra charges to be added for costly material and enrichment, all of which have to be taken into account. It is always the safer way to take trouble and time in fully preparing a statement in brief of details, both of work and material, when making an estimate, then omissions will likely be noticed and adjusted.

It must always be borne in mind that it is not the mere wall, rough carpentry, plastering and roofing that makes the great bulk of the cost of a building, unless one of a very plain description. It is the decorative part and interior finish and numerous small, but expensive, items that fill up the bill.

In the first place, there should be a design of the building, elevations, plans and details; and no proprietor, builder, or contractor should begin work until these are supplied; for building without a plan is like sailing a ship without a rudder, and is sure to end in trouble and dissapointment, both to contractor and owner. After a plan is agreed upon, and the contract signed, no deviation should be made, as very often what may appear a trifling matter to the owner, may involve so many changes in other parts of the building, as to be more costly than serviceable.

After the quantities are taken out, and written down in the form already given, and the prices current for material and labor in each particular added—the prices being for the completed work, as, for instance, the price of a door should mean the cost of the door, frame, casings, architraves, locks, hinges, mouldings, fixings and hanging complete, including the painting. By adopting this system the estimator will know that each item is complete, and it will almost be impossible to err in the final result. When all the items are written up, and everything is known to be entered, the totals should be made up, and 20 per cent. added to cover contingencies.

It is convenient practice to those unaccustomed to taking out quantities, to note down on the plan of each room the quantity of plastering, cornice, flooring, wainscoating, windows, doors, blinds, etc., contained therein, and abstract afterwards the different items under their proper headings.

The following is a good form for an estimate. Use foolscap paper, and rule the same as this:

Quantities.	Description of Work.	Price. $ cts.
300	Yards, cubic, excavating for foundation walls, drains, posts, etc., etc., and removing stuff	
40	Toises rubble masonry in foundation walls, including all materials set in mortar, pointed, including moving rubbish	
84	Thousand bricks laid in mortar, in walls and in partitions, joists struck, including setting of all walls, plates, boards and offset timber	
3001	Feet lineal, of flooring joists, 10x3, fixed complete, with all trimming pieces, etc	
16	Squares of 1¼-inch matched flooring, laid complete, including nails	
14	Door, 3x7 feet, 2 in. thick, in four panels, moulded on both sides with 7¼-inch moulded architraves, casings, frame and threshold complete, including 3-inch butts and lock worth not less than 80 cts.; hung and trimmed complete	
12	Window and frames, sashes 6 ft. x3 ft. 4 inches in four lights. Frames to be prepared for weights, sashes to be double, hung and furnished with proper window locks. Glass to be ———— brand and well glazed	
12	Pairs of inside shutters or blinds, to open in two flaps or each side, moulded soffit, sills, etc., hung complete	
1	Double windows, etc	
12	Summer blinds, etc	
80	Yards of stucco cornice	
106	Yards of plastering, three coats hard finish, including lathing and all materials	
7	Centre pieces	
2	Stucco brackets in hall	
2	Flights of stairs, including rails, newels, balusters, brackets, and all complete	
20	Squares of shingling, etc., including all materials	

The foregoing description will be a guide for all other items. After making use of these forms, they should carefully be laid aside for future reference.

General Memoranda of Items for Estimates.

Excavations, per cubic yard. Ascertain the quantity of earth to be excavated for foundation walls, drains, fence posts, etc.

Foundation Walls, per cubic foot, 87 feet English, to the toise of masonry. Find the number of cubic feet in walls and footing courses, deducting all openings over 9 feet in width.

Tile Drains. Calculate the number of lengths, bends and junctions required; add cost of laying and connecting, including covering in, etc.

Galvanized Iron and Lead Pipes. State the length and diameters of all galvanized iron pipes necessary, and the weight of lead pipes per yard lineal, together with all traps, overflow pipes, and cocks necessary.

Water Closets. If water closests are to be provided, state how to be fitted up, and cost.

Bath. State description of bath, if of galvanized iron or other metal, including fixing in frame and casing.

Brick Walls, per foot cube. Twenty bricks (of 8 inches x2¼) are generally allowed to a cubic foot. Find the number of cubic feet in the walls, division walls and chimneys; deduct all openings; measure all chimneys as solid.

Carpentry. Under this head commence with the heavy timbers, such as flooring joists, roofing, wall plates, lintels, bond timbers, wood-bricks, insertions for cornices, projections for galleries, studding for partitions, furring for ceilings, skirting, trimmers, etc.; framing for stables, fencing and posts.

Joiner's Work. This will include all floors, doors, windows, blinds, shutters, casings, base, and fittings of every description in wood work; all the different sized doors and windows must be kept separate.

Stove Pipe Rings. State number.

Mantle Pieces and Grates. Number mantle pieces and grates, and state price; provide for hearth stones and fixings all complete.

Closets. State quantity of shelving required, cloak nails, hooks, etc.; omit not to calculate for plastering and skirtings.

Pantry. Describe the fitting up of pantry, wheather with cupboards or open shelves, and state if with sinks, and cost.

Kitchen. State how to be fitted up with shelves, pantry, closet, etc.

Bell Hanging. State number of bells, fixed complete.

Gas Pipes. State number of lights in each room, etc.

Staircases. Describe the different stairs and their length, width and thickness; state the kind of balusters and their numbers, also newels; give the dimensions of hand rail.

Roof. Describe the kind of roof; whether metal and what kind. If slate number of piles of felt under it, gravel, etc.

Gutters and Conductors. State the width of gutters and how to be lined, and also length and direction of gutters.

Outside Porches. Provide for all double doors and constructions of porches as described in specifications, as well as all steps leading thereto.

Fences. State the different kind of fences and take a price at per lineal foot, including gates and everything necessary to complete them.

(TO BE CONTINUED.)

About Lending Tools.

"Idler in the *Manufacturers' Gazette* has a few words to say about lending tools, which we deem worthy to be passed around. There is no practice that deserves condemnation more promptly and severely than this.

"Charley" says: "Never lend a tool to a man who gets less than $2 per day, for men who are not worth that money are not supposed to understand the use of the tools."

"Charley" also says: "Don't lend tools to a man who gets over $2 per day, for that man is able to buy tools of his own."

These rules are worthy of careful consideration by every mechanic. There is nothing more aggravating than the tool-borrowing man, who poses as a brother workman. There are cases where it is right to lend tools, but it is not right to find tools for "wood-butchers" and "pick-axe" mechanics, who steal into a trade of which they know little or nothing.

A man who has brains enough to make him a good mechanic, always takes pride in having a complete set of tools for the work he expects to perform, and it is not right for him to find tools for every "bummer" who may chance to get 'longside him a job.

The monkey wrench should not be excepted, or placed upon the "lending list," neither should the hammer or cold chisel be found there.

It is a good policy to lend a decent man tools until pay-day, especially when the man in question has come to work on a strange job, or on work different from what he has been accustomed to.

If after pay-day this man has purchased none of the tools he needs, it is safe to set him down as a "beat", and never lend to him.

It is true that "circumstances alter cases," but they never alter the "free-lunch" tool fiend into a worthy mechanic. The only way to deal with him is to "say no," and then "stick to it."

Editorial Correspondence.

Boston, January 7, 1888.

After nearly three weeks spent in New York, the great emporium of American enterprise and active life—arrived in this city of crooked, criss cross, irregularly defined, and especially in the old quarters—narrow streets. To one accustomed to the comparatively straight and systematic lay out of highways as found in San Francisco, Sacramento, Salt Lake City, Denver, Chicago, Philadelphia and other cities where some attention has been paid to right angles, equilaterals and parallels, the twists, turns, curves and-all-around-the-compass directions of streets in Boston becomes confusing.

Commonwealth Avenue with its great width, lined along each side with costly and substantial residences, more or less elegantly finished and furnished, but all of the kind in which the outlay has been unstinted, and the beautiful and esthetic sought after and utilized—is one the most striking reliefs from that contractedness everywhere to be found in the Boston of one hundred years ago. Columbus and other avenues, and the extension of Tremont and other streets made to conform to the more modern idea of widths and straightness, are admirable improvements in the highways, and goes very far towards relieving Boston of the reputation long attached as being the city of all cities for crooked streets.

The march of improvments are visible everywhere and on every hand in and around this city.

The numerous modern styles—five, six, seven, eight and ten story brick and stone edifices of recent construction, many of them occupying sites of former antiquated structures, to be seen in the business sections of the city—the filling in of the "Back Bay" district for building purposes; the laying out of scores of miles of new, and the extension—and as much as practical and possible—widening and straightening of old streets and avenues, and the erection of thousands of new buildings, to meet alike the wants and comforts of those who obtained their bread through labor and toil, and those whose pathways through life, dame fortune in her awards for merit and skill in business pursuits or as often—her freaks of bountous gifts at random thrown into hands unsoiled by any honest effort to earn the gold with which their paths seem to be lined, and to whom every luxury of need or purest fancy comes at the bidding, clearly indicate a growth, expansion and enlargement of the most gratifying character to the people of the Hub, and no one need be surprised at any hurrahing or exultation that may be heard from this section of the country or its people.

When size, growth and prosperity of birth place and ancestry becomes the topic of the hour, and when the boulevards, parks and drives contemplated to be made and built along both shores of Charles River shall be completed as now projected, it may be expected that the people of this city who have not traveled widely, will then assert and believe that Boston is a city unparalleled and unequalled by any other upon the American Continent. The Boulevard project, when carried into effect, will certainly be a grand feature in providing miles of pleasure grounds for man and beast, along the borders of the river named, and form a picturesque view of great beauty on both sides of the water.

16th. The appearances outdoors to-day are very wintry. There was snow on the ground upon our arrival in Boston, and there have been several falls since, but none more than four to ten inches up to date on an average in depth, neither of which remained in its glory long, as in every instance a gentle shower of rain wound up the ceremony, and melted away much of the snow, greatly to the disgust of those who had prepared themselves with gingling bells, fine horses, handsome sleighs, elegant robes and all the prerequsites to a pleasant ride, including "Forms Devine" wrapped in mantles and furs, defying winter's fiercest blast.

Such a thing never occurring in California, it seems a strange sight to see brick buildings under way, with their unfinished walls covered and the structure deserted—not a man to be seen anywhere, and the only noise to be heard—the bleak winds whistling through the appertures and among the timbers and scaffolding. The sigh—O, for the "glorious climate of California" was natural and earnest.

Have seen and conversed with a goodly number of Boston architects, and have found them all pleasant, sociable gentlemen, ready to impart all desired information, and to offer their personal attention in any services asked of them. As a rule, all the offices show signs of activity, and architects speak encouragingly of the prospects for the year for this city and its approximities, and some are so confident as to predict that years of splendid prosperity will follow. They report favorably upon the responsibilities, methods and practices of contractors engaged in the building business, as a rule the tricky and untrustworthy being the exceptions. Consequently architectural and building pursuits in this section of country are rendered far more pleasant, than in cities and places where the pre-eminent thought and incentive to action is to make money, with every sentiment of fair dealings and sense of honor between man and man, held subserviant to the possibilities in sight.

Six hours visitation and inspection of, and through the more prominent of *Harvard College* buildings, Cambridge—Mass. afforded an instructive and pleasant passtime.

The newer of the college buildings conform to the more modern ideas in architecture—press brick with stone trimmings—the stone being made a prominent and expressive feature.

In this connection the brick manufacturers' art becomes an important factor, as bricks are made in all manner of shapes and forms, serving very effectively to express many of the prominent details.

Messrs. Burnham & Root have adopted this style for the San Francisco *Chron cle* building, and while there is nothing new in the *style* adopted, as compared with brick structures in Chicago, Baltimore, Philadelphia, New York, Boston, etc., the gentlemen named have enjoyed so large and extensive a practice in that class of buildings, that something unique and excellent may be expected in the details of the edifice.

The interior of *Memorial Building, Law College, gymnasium* and others of the Havard College buildings are very handsome in many of their details and general effects—and an additional beauty met the practicle eye in the character of mechanical execution visible throughout. The contrast between the newer edifices, and those first erected for college purposes, very clearly illustrates the progress that has been made in the science of architecture within the past forty years. The evolutions which have rolled in upon the professions so many and varied changes in conception and delineations, have also modified and changed constructive science in a thousand ways. Many things in construction done and practiced at the present time, and found to be improvements upon old methods, and amply sufficient for the purposes for which they are intended, were unknown in architecture and construction a few decades in the past, or if known and comprehended, were discarded by the architects and builders of former times; and noting the changes in their endless rounds as evolved within the past one-third of a century, who can tell what yet may come to pass, alike in architecture and building, as well as all other arts and sciences.

Leaving the college grounds, a position in front of the old home of the immortal Longfellow called up many tenderemotions—thankfulness that heaven had given to our beloved land one so good and great as he, to be known and recognized the world over as one of the great poets of the age, and sincere sorrow that he and all such human gems could not remain in life with full vigor of body, mind and intellect, far beyond the allotted period of man's existence.

Thence with feeling of patriotic reverence, standing beneath the unleafed branches of the *old elm* tree, where the immortal Washington assumed command of the armies of the feeble few in number, but great and grand in patriotism, valor, purposes and achievements, the impression came with force that the spot whereon we stood was hallowed ground, and that when the people of these United States shall forget or fail to recognize the sacredness of those places memorable in our country's history, and protect and preserve with earnest care, every fibre to the utmost and last possibility, that bears the impress to any extent, of those patriot fathers who imperilled and sacrificed their homes, their comforts and even their lives to rear the Alters of Liberty—free and glorious in every part, and far greater than was ever before enjoyed by mankind, that then the leaves of the tree of liberty should begin to wither and fall, and the oppressions and manacles which our forefathers severed and destroyed return upon an ungreatful and forgetful people

Returning to Boston in the face of a cold bleak wind, with the thermometer below zero, and the ground covered with snow eight or twelve inches deep, was an experience that contrasted vastly in favor of the climate of California. The beautiful snow and fields of crystal ice are all very well in poetry, and even in experience when the experience is tempered withall the antidotes of warm clothing, furs, robes and wraps—blazing fires or heated fumes from furnaces through pipes, registers, etc., but not half so delightful to those unused to the severe chills of winter's bitterest cold, whose breath comes from below zero—when subjected to the severity of blasts so cold and piercing that the blood seems to chill and crystalize in the veins through which it is intended to flow.

As the result of diligent inquiries and investigation all along

the line of travel, from San Francisco to the north-western boundaries of the State of Maine, in reference to matters pertaining to building and fire laws and ordnances, we have found those in operation in Boston to be more comprehensive, well defined and complete, than those of any other city passed through during the journey from the Pacific to the Atlantic Coasts. The system of building and fire laws operating here, including the *Fire Department* in all its specialties as such—extinguishing fires and performing all acts special to the department work. Second—a "*Building Inspectors Bureau*," with a chief inspector, deputy inspectors, secretaries, etc.,—all of course under the control and directions of the Chief of Bureau. This department controls all matters pertaining to the erection, alteration and repairs of buildings, granting permits in either cases, without which no one is allowed to build, alter or repair buildings. Plans in all cases of intended improvements must be submitted for inspection at this office, to be criticized by deputies who possess all the advantages to be derived from a mechanical education and experience in practical building, and therefore fully competent to adjudge and pass upon the merits or demerits of a set of plans, and recommend or disapprove the submittals, subject to revision by the head of the department, whose sanction and approval must accompany every "building permit" issued. This department controls all that pertains to building construction, and full and complete record is kept of every building erected since the organizaton of this department, and of each and every alteration or change made in connection therewith. The library of registry and record is very large and daily increasing, and the written reports that each deputy is required to file daily, fill scores of cases and places of custody. The plumbing department is also under the same jurisdiction, and a corps of competent plumbing inspectors supervise all in that line: so that, while the fire department is in full control over all fire matters, the construction of buildings is placed in hands and under regulations and supervision of such character that the best possible results are attained without any jarring or conflicts, each pursuing the even tenor of its way, and good management seeming to prevail in all the departments.

January 20. The last few pages of this manuscript were pencilled at the old family home of the Emerson family, situated in a beautiful—for Maine—small valley, the boundaries of which forming in part the dividing line between the States of Maine and New Hampshire.

Snow, snow and ice everywhere, as far as the eye can reach, and the winds wafting the snow in almost blinding drifts in the faces of those compelled to be outside, piling up here and there, while through every crack and crevice, however small, the currents force the particles of winter's white mantle in piles within dwellings and places designed for shelter and comfort.

To morrow morning at break of day, sleighs will be awaiting at the door to carry us nine miles away to the cars that will take us back to Boston. The ordeal will require all the courage and daring possessed by three stray San Franciscians to brave the storm, and battle with the fierce winds, cold, and drifting snow that is sure to be encountered—still we hope to survive.

25. Have reached the Hub and find it still stinging cold, but nothing in comparison with the murderous blizzards that have swept over the north-western and other sections of the country, carrying death and sorrow in their paths. But the date, and the dangers of snow storms and blockades on the mail routes remind us that to ensure receipt of this in time for the February issue, it should be consigned to the mail box without further delay; with this only added, that our visit of more than three months from San Francisco to Maine, has been full of interest and pleasure, with not a single event so far occurring to mar or impair the happiness enjoyed. All arrangements to that end being completed, we shall now wend our way homeward as rapidly as possible, and prepare the next *Editorial Correspondence* in the city of San Francisco.

A Western Magazine.

The January number of *The West Shore*, though somewhat delayed in publication by reason of its change of form and increase of size, has reached us, accompanied by an elegant oleograph in nine colors. This is a splendid marine view, showing a large ocean steamer crossing out to sea from the mouth of the Columbia river. The magazine itself is a specially fine one, having numerous illustrations tinted in the pages amid the reading matter. As usual it is full of information about the great Northwest. Published by L. Samuel, Portland, Oregon, at $2 50 per year.

"The Circle as a Factor in Architecture."

Paper read before the S. F. Chapter A. I. A. by Fellow John Gash.

Mr. President and Gentlemen:

I have taken for my papers this evening the "Circle as a Factor in Architecture."

The term Architect is taken from the Greek Architection, meaning a master builder and is known to be used as early as the days of Heredotus.

It is reasonable to suppose that it was the first of arts, since men preferred habitation to dwell in, before the need of the ornaments which the other fine Arts may add.

While its origin was as simple and rude as man himself, yet as the dawn of civilization began to illuminate the human mind, so did it develop with it the first and leading one of the fine Arts.

Of the divine origin there can be no doubt, as animals inferior to man bear testimony thereto, by the display of the instinct they show in their little habitation. The birds adopting the "circle" as their universal style and the bee the Heragon. That man should adopt the Circle as a factor in Architecture would be reasonably expected and that it should hold the first place in the Geometrical laws that were afterwards applied to the use of stone and wood for building purposes giving as the poet says to "airy nothing an existence." And here I would say that it is only when those laws are observed by the Architect that his work may be considered as belonging to the fine Arts.

However skillful the sculptor may be, or powerful the painter may be with his brush, yet if the subject selected is not of beautiful form and symmetry, the eye is not satisfied, and the efforts of the artist is in vain, hence the Architect must ever bear in mind the necessity of the true application of the circle, square and triangle, in his work. Amongst the Ancients the circle was a very prominent factor, not only in Bumlany, but in their religious customs and superstitions, and that it would be so, might be inferred from the solemnity with which the Eastern nations welcomed it, the most glorious of all conceivable or inconceivable objects, the *rising sun*, and as he lifted his head above the Eastern Horizon, and as each portion of its outline developed itself, filling the human mind first with awe, then with joy and gladness as it cast its light and heat all around, making nature itself laugh with joy, and as the Monarch of the day travelled on his course, the grand refrain of nature went after until one grand girde of joy encompassed the whole earth. Little wonder man should take so beautiful a form, as a factor in his work and make it the emblem of "beauty and strength" as shown in Architecture more especially.

That this intuition was universally observed in building, may be manifestly seen in the Ancient Architecture of Egypt, India, Persia, China, Greece and Rome, but while the circle may be said to be applied in the grand plans for buildings in the above countries, it remained for the Roman Architect to make the circle the factor of classic Architecture and the stepping stone of building to be classed as the foremost of the so-called "fine Arts."

While the Architect of Greece may take the tree as a factor for the columns of its temples, she can nevertheless lay but very small claim to the circle, having more a love for the Ellipses as may be seen from the ground plans of many of her public buildings and the general profile of the molding employed in her ornamental decoration.

To Roman Architecture are we indebted for the "Circle as a factor in architecture" both in the ground plans, columns, moldings, and general proportions. Taking a circle for the outline of the length and height of the building and regulating therefrom the height of its columns, taking the diameter of one of these for a module or unit of measurement, every height of column, its capital, front, cornices, and every member thereof, being some portion of the diameter of the column which is used as a unit of measurement. To the researches of Gwilt, Sir William Chambers, Palladio, Vignoli and others are we indebted for those measurements, as taken from the Theatre of Marcellus, The Temple of Concord, Colloseum, The Roman Pantheon, The Temple of Bachus, The Arch of Tetus, and the Farnese Palace at Rome. In each and all of these you will see the semi-circle and quadrant of a circle the factors employed in various proportions with the fillet forming the cornices and facades of the above buildings.

The diameter of the column being the unit of measurement, what is known as the five orders of Architecture is distinguished by the number of diameters in each order, the Tuscan being 7 dia, the Done 8, the Ionic 9, and Corinthian 10, and from these diameters the entire outline of the orders are measured.

It is true the Capitals and Entablatures are destructive and different, nevertheless the principal is the same and all based on the circle as a factor.

It is sometimes foolishly remarked how singular it is that a new order is not yet discovered by the American Architect.

It may just as well be said why does not a new system of calculation be discovered, but just as long as the nine digits are adopted as the basis of calculation, so long with the present system of calculation exist and so it is in Architecture, so long as the circle remains as the factor of assign, so long with what is known as the five orders exist. While classic architecture thus used the circle as its factor, it yet remained for Gothic Architecure to give it the soul like existence which it has, as may be seen not only in its moldings but in the ground plans, doors, windows, naves, aisles, spiresand towers of its building. The *semicircle* starting as some small river rising as if from the sands of time, and becoming a leading factor in what is known as the Norman style, as may be seen in Westminister, Winchester, Ely, Oxford and in fact in all churches and buildings of the 11th and 12th centuries. Nevertheless much earlier specimens of Architecture claim the semi-circular arch, examples of which may be found in Egyptian tombs dating as far back as the building of the Pyramids, the Arch of Cloacci, Maxima in Rome, constructed in the reign of some of her earlier irngs. The *semi-circle* wended its way into the 12th century and there known as the early English flowed on in every conceivable form that the genius of the architect could conceive, the pointed arch formed by the intersection of two circles with equal radius, formed what may be called the true Gothic Arch, the circular or rose window with its trefoils or three circles, the quatrefoil or 4 circles, the ball floor used as an ornamental molding, being a globe like figure with trefoil six rings in its face.

Perhaps the best example of this class of rose window is to be found in Lincoln Cathedral, York Cathedral, St. Ouen in Rouen and Strassburg Cathedral. Flowing o'er into the last half of the 13th century, what is known as the *decoration period*, the circle cuts a very prominent figure—more prominence being given geometrical figures in this period than any other, also the soft curvings of tracery like the winding of some mighty stream, softly curving and branching into numberless tributaries, so beautiful, does the tracery of this period blend one part of a circle into the other, that nature seems almost surpassed in beauty—St. Mary's of Chiltenham and others being fine examples.

The ever changing hand of time still varying in style, flows into the transition or perpendicular style of the 15th century by reason of what was called the Flamboyant style, of the last century introducing in its place, the square and rectangle style, the pine Gothic and Lancet Arch was a leading factor as may be seen in York Cathedral, Swinbroob Oxfordshire, the new College of Oxford and also Merton College. In the 16th century the Roman style was revived, intermixed with Gothic details and known as the Renaissance, and revivng the semi-circular Arch, the circular Dorne, the circular Apee, a marked feature of the church architecture of this period.

Thus you see the circle played a very marked factor in architecture and not only in that but in navigation and astronomy and it is the leading factor. By the use of the circle and the labors of Sir Isaac Newbon, Napier and others the navigation can as miuutely travel the pathless ocean, and by his quadrant locate the island he may discover with the same pression as an Architect would a door or window in a building.

In like manner the Astronom through the labors of Gallio, Hersith, and others so carefully the orbits of the heavenly bodies that the very day and hour of an Eclipses can be foretold hundreds of years ahead.

The great mathematician of the ages past have been found in the circle, no easy problem it being yet an unsolved question to find the exact ratio between its diameter and circumference and being a perfect figure in itself it plays sad havoc with the square and triangle and yet by ehe compass taking one extreme of the diameter of a circle, as center and the center of circle as radius and describing an arc joining the other extreme end of the diameter with the two points where the arc cuts the circumference you form an Equalateral trianglo inscribed with a circle. The sections of a circle by geometrical lines form man a very pleasant study nor only to the architect but to all lovers of geometry Fluids as well as solid bodies are under circular influence Quicksilver when separated from the ore and raised in smoky vapor, being finally separated, forms into liquid bodies, each particle of which is a globule in itself and water when separated into separate drops, form into globules in like manner. The pearly tear that falls from the eye drops in the form of a circle and as the poet beautifully describes it:

"The very law that molds a tear,
And bids it trickle from its source.
That same law preserves the earth a sphere
And guides the planets in their cource."

Wonderful figure without beginning or end, what a fitting emblem of Divinity itself.

Campo Seco Stone.

Winters, Cal., January 31st, 1888.

To the Publishers of The California Architect and Building News:

In the present (January) number of California Architect and Building News I see an article, headed "Campo Seco Stone," which attracted my attention in as much as I believe we have the same or something very similiar near Winters in inexhaustible quantity and very easy of access—the Winter & Ukiah R. R. will cut through a fine ledge of it. The road is already graded a few miles out of Winter, past or through the quarry. I consider it one of the best building materials extant—considering cost.

In 1861 the undersigned superintended and planned a house (farm house residence) for the old California Pioneer, John R. Wolfskill, Esq. He thought to build an *adobe*, but I prevailed on him to use the soft stone—so we called it here. Some said it would not bear its own weight, but I was satisfied that it would make a substantial house if properly constructed. I came to the conclusion from noticing the stone where it cropped out of the ground and had been exposed to the sun for many years, had become quite hard and in some instances had become parcially glazed over, similar to arch brick in a brick *kiln*. When it is first taken out of the ground (when it is damp) it will scarcely bear its own weight; it is so porous when it gets dry (which it soon does in our hot sun) it is not heavier than green wood.

When I commenced the house I knew but little about how to handle stone, and could find no one who knew any better than I did, so I had to study and experiment. I got a couple of brick masons to lay the stone, and had to use farm laborers in the quarry and to saw up the stone at the building. I got a cross cut saw, and set two men to work, but the saw soon got dull and I very soon found it would not do to file it every time it got dull, so I set my wits to work to devise "ways and means" to cut or *gum* the teeth. I made a pattern for a die and clamp and had a rough blacksmith to make them. In that way we got along very well. However, should I have another job I would go to the saw works and get a *soft saw*, they are just as good and I *think* better than hard ones, and they are easily gummed, and I would also go to a machine shop and get something made so the saw could be easily sharpened. We used up eight cross cut saws on the job. The house is 52 feet front, by 22 feet wide, with an L 22x33 feet, all two story high. The first story walls are two feet thick, and the second are eighteen inches thick; the partitions are twelve inches; the house is the most comfortable to live in there is in this part of the country; cool in summer and warm in winter; it is a non-conductor of heat or cold; is perfectly fire proof.

My great anxiety during the building of the house was in regards to the plastering. I was afraid the mortar would not cling or hold to the stone. When the plasterer got ready to commence operation I sent a man ahead of him with a water pot and had him wet the walls as wet as they could be made. The result was entirely satisfactory. The plaster stays better on than any house in this vicinity.

Twelve years ago Mr. W. came to me and asked me what I thought he had better do with his house, he said the mortar joints on the outside (where they were most exposed to the weather) were open and mortar had got out of some of them. I advised him to have it painted and *sanded* (after having it well painted up). He done so, and it looks as well to-day as it did the day the painter finished it. The house does not possess any architectural beauty. It was built a long time ago. I got the *study* from Ranlet.

If you can pick out anything in this communication that you think will interest the *readers* of the California Architect and Building News, all right; if not consign it to the W. B. I will cheerfully answer any questions, that I can, should any one wish to learn anything further. I should be glad to see *the stone* in use, I believe it can be got cheaper than brick and is much better for residences. When the walls are thoroughly dry, then paint as above. There is no damp. Any one who would take the trouble to come to our town and call at Mr. Wolfskill's ranch could see for themselves. Mr. W. takes pleasure in showing his house and orchard He has date trees in bearing and most everything else.

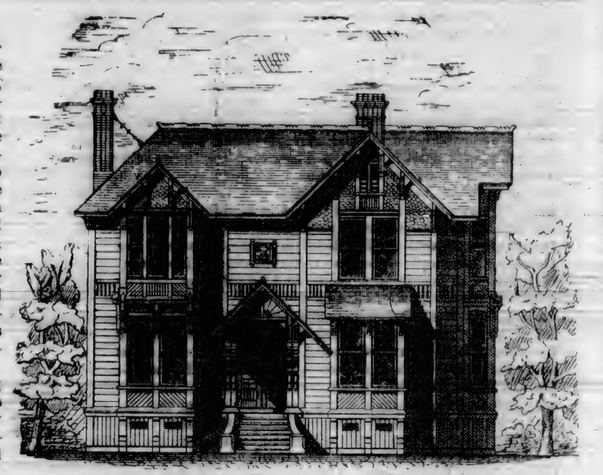
Respectfully,

T. D. Ball.

A Country Dwelling.

The principal object of anyone contemplating building is not only to have a symmetrical, attractive elevation, but to have the interior well arranged, and suitable to their wants and tastes. A building may have many projections, and look very neat and attractive from the outside, but it is often the case that when the interior is examined, the arrangement of the rooms, halls, stairs, etc., is so poorly designed that no person understanding the value of a convenient house would care to live in it. This difficulty is easily overcome by careful study, and judicious arrangement of halls, closets, sideboards, etc. The cuts on this page show the elevations and plans of a building especially designed for a country residence. To give full effect to the design, it should be built at some distance from other buildings, surrounded by tall trees and shubbery. One would at once notice its homelike and picturesque appearance.

The front entrance is protected by a projecting gable, supported by neat columns. The front doors are double and neatly panelled. The bay window is covered by a heavy projecting gable, and furnished with pilasters and panels. The house should be painted in parti-colors.



A COUNTRY DWELLING—SALFIELD & KOHLBERG, ARCHITECTS.

The rooms are all large, well lighted and with ample means of ventilation. Closet room will be found in abundance. No wash bowls are shown in the bed rooms, but they are so arranged that should the owner desire the same, there is desirable room for one in each apartment. The rear porch is so arranged that in hot days it can be used as a dining room. If another room is wanted, it can be easily had by making the kitchen two stories high, instead of one as shown.

Saltield & Kohlberg are the architects. Any information in regards to the plans given will be furnished by them.

Their office is at 339 Kearny Street.

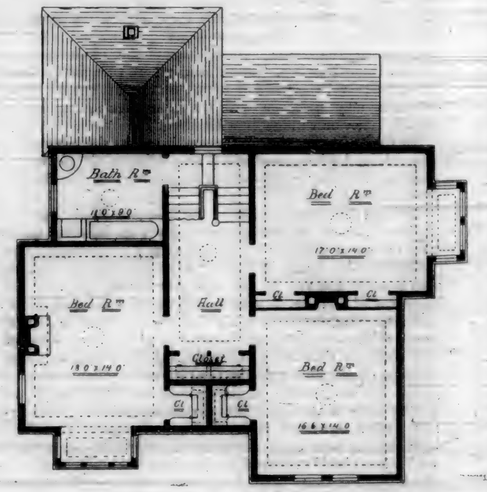
The Marshall Monument.

Miller and Pinkham have prepared a competitive design for the "Marshall" monument. The lower portion of the base consists of granite blocks one foot in height by fifteen feet square. On top of this is a similar layer of granite thirteen feet square by two feet in height, the corners projecting and sides leveled. On each projecting corner there is a bronze bear; while on the leveled sides is cut in large letters "Marshall." There is still another layer of granite one foot in height by six feet square, which supports the pedestal; four feet square by five feet six inches in height. The lower portion of the pedestal is finished with base and brackets; the upper with molding. The pedestal is polished and on each side there is a sunk bronze panel with the following inscription, and sketches: "Sutter's Mill, location of discovery." The "Great Seal of California" (while in the Godess' hand is held a wreath) "To the memory of Jas. W. Marshall, Discoverer of Gold in California." On the fourth his nativity, age and a historical sketch.

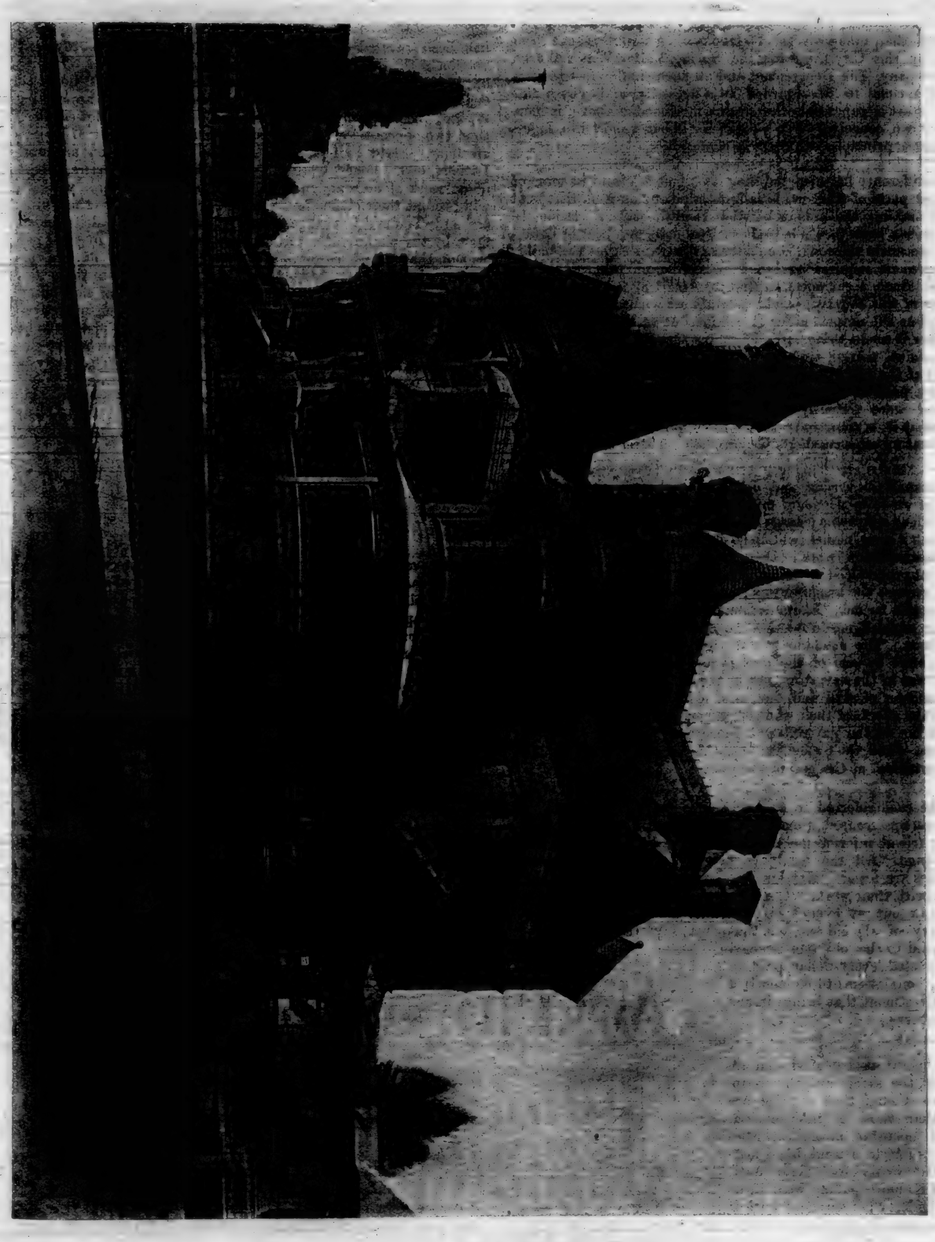
This pedestal is surmounted by a granite column cylindrical in form, sixteen and one-half feet in height, four feet in diameter at the base, and three at the top, finished with molded cap. Standing on this, is a figure of Marshall six feet and six inches in height. One foot is perched upon a rock, while his elbow rests on his knee and in his hand he holds a nugget, which the attitude of the figure would suggest he was contemplating.

The height of the entire structure is thirty-two feet and six inches. The whole presents a very striking appearance, being of fine proportions, original in design and historical.

FIRST-FLOOR PLAN COUNTRY BUILDING.



SECOND-FLOOR PLAN COUNTRY BUILDING.



A RESIDENCE IN SOUTHERN CALIFORNIA.

Another Reliable (?) Journal.

Another party has been found who intends to start a journal, one of the principal aims being to give a full and accurate report of all building contracts, recorded and unrecorded, etc. The prospectus claims that it is the only journal that gives such information. *This is a palpable falsehood*, and one that condemns the whole project, almost before it is placed before the public. For more than nine year the California Architect has been taken by the City Assessor, the Spring Valley Water Works, Gas Company, Fire Department and all such similar institutions. It has become to be regarded as a necessity, and why a man should start a paper flaunting such a falsehood as above, is more than we can conceive. We predict for it but a short life, unless its business principles are entirely changed.

The difference between building in America and in some of the older parts of the world is illustrated by an item that is at present making the rounds of the English papers. Some 16 years since a town hall was built at Rochdale, at a cost of $150,000. Recently the town council have discovered that the building at present requires thorough re-roofing and other expensive repairs. Such occurrences as this in America, at least in many portions of this country, would pass almost without notice, being accepted as the natural order of affairs, but on the other side of the water it seems things are different. One of the aldermen, on the occasion named, took the opportunity to denounce the contractors of the building, stating that they had scamped the work in every possible way, and measures by which they might be punished were seriously considered. The item in question concludes that it is monstrous that a town hall which was erected at so great an expense should require repairs after only 16 years.

Owners of expensive and delicate wood-working machinery too often waste by economy misapplied. Not long ago I visited an old friend who owns a large establishment. He was complaining about a new planer which he had lately put in. It would not do satisfactory work. It seemed to be balky. The superintendent pronounced it "no good," and it was left standing idle. At my request the machine was started and a specimen of work was brought to me. Examination of the work and then of the machine enabled me to remove the cause of trouble in less than a half-hour. The machine was all right. It is one of the best planers built by one of the best firms in the country, and the trouble was in the operators, not in the machine. The operators were not men of skill and tact, and every machine in the place showed the effects of their want of judgment. They were "cheap" men so far as the pay-roll was concerned, but they were very dear men when the owner made up his record of profit and loss and reputation at the end of the year.

* * *

In the case referred to a change was made. A new superintendent was secured, a man who has tact, skill and experience, and my friend informs me that already he sees the benefits of the change. All the machines now run well and satisfactory. Stoppages are fewer. Repairs are less. Customers are better pleased with their work. The men are instructed how to get the best work out of every tool. The new manager receives twice the salary of the old one, but the owner says that, where every dollar paid to the old one seemed to be wasted, every dollar paid to the new one seems to be merely a good investment that brings immediate returns.

* * *

The moral is that good men are the best, the safest and the cheapest, even though their salaries are larger than those of inferior men. A good operator never furnishes machines for the second hand market. He wears each one until there is no more paying wear in it. When he has "got through" with it the planer is only fit for the scrape pile.

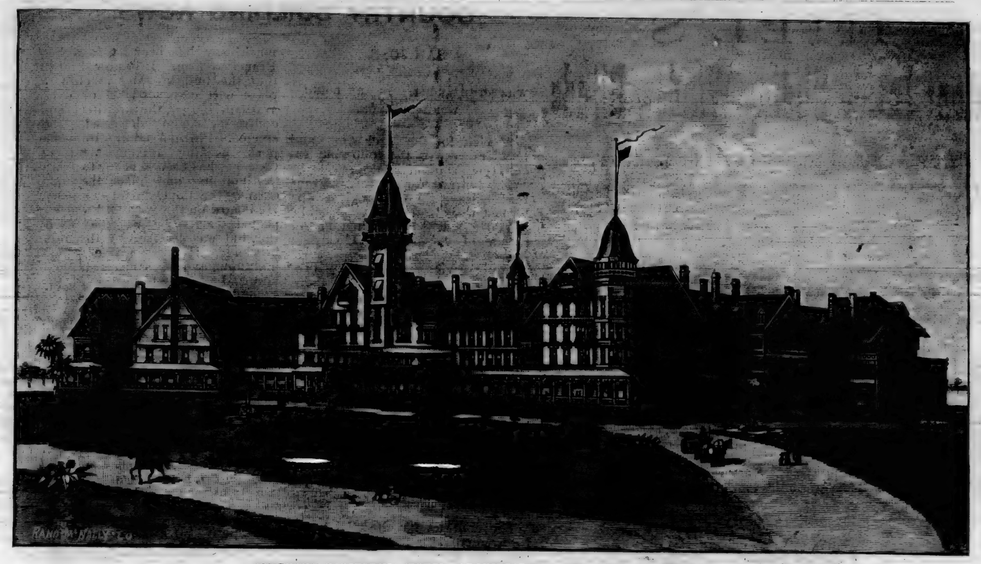
It is intimated in Chicago that the coming building season is casting a shadow before it in the shape of a renewal of the demands of the workingmen who were defeated last season in their attempt to secure higher wages and shorter hours. This excludes the bricklayers, who feel bound by the results of the arbitration which was had in their case, also the gas-fitters, who have a contract with their employers which they will respect, and the stone cutters and stone handlers, who are also expected to abide by the terms of the contract made some time since, but it includes almost all other classes of working men employed in the building trades. The following scale has been printed in the Chicago daily papers as embodying a portion of the demands which will be made: Carpenters, 35 cents an hour for eight hours' work. Cornice-makers, eight hours to constitute a day's work at $2 50; regulation of the apprentice system; no shop employing less than 30 men to be allowed more than two apprentices. Painters, eight hours' work at 37½ cents an hour. Slate roofers, eight hours' work at 35 cents an hour. Lathers, eight hours' work at $3 a day. Hodcarriers, eight hours' work at 30 cents an hour. The tin and sheet-iron workers will present their claims for an adjustment of rates to the Builders' and Traders' Exchange in a few days. The scale decided upon by the workingmen will average an advance of over 10 per cent on that of last season. It is stated on the part of the employers that it is not likely that they will acceed to these demands—at least not without a struggle. There was no feeling of amity between the employing carpenters and their men after their trouble of last summer, and the feeling at present is of the same nature. The master carpenters' is the strongest element in the Builders' and Traders'-Exchange hall. That body is likely to oppose the journeymen as radically as ever. Should the action of the masters be against accession, a general strike in the building trades will probably be set for May 1. This will be a most unfortunate occurrence for the Chicago building trades and allied interests.

Wood Working Chiplets.

By Job in Lumber World.

Operatives in wood-working establishing are necessarily subjected to the unpleasant and unwholesome effects of dust, and in planing mills and similar establishments it seems to be impossible to escape this nuisance. Modern shops are supplied with machines for carrying away much of the dust and shavings made by wood working machinery, but even in the best-equipped shops the workers are obliged to inhale more dust than is wholesome. I have always noticed that planing mill, saw-mill and furniture factory operatives, and in fact all men who work in wood, have a peculiar appearance that is the result of inhaling wood-dust. An observer would never mistake an old planing mill operator for a worker in a machine shop. Each bears in his face and general appearance the marks of his occupation.

In wood-working shops it is the men in the smaller plants who suffer most from the baneful dust nuisance. I have seen large and well-furnished planing mills in which there was very little dust flying, even when every machine was in full operation, while in a small shop I have seen one planer make the air solid and unbreathable with dust. Every occupation has its unpleasant features, and this is the most unpleasant feature of wood-working.



SOUTHERN CALIFORNIA HOTEL ARCHITECTURE—REID BROS. ARCHITECTS

Don't Take a Back Seat.

Make up your mind you will have a front seat in life, and attract to you the powers that carry you to the front seat. If (in mind) you take the back seat, you get only the back seat. The confident determined mood of mind, steadily kept up, brings to you other confident people. Confidence, in the business world, means both cash and credit.

Don't be a screw! What keeps thousands of noses on the grindstone of hard times, is that they have no confidence or courage in themselves to take risks or responsibilities. They keep a poor-house in their minds and live in it. They aspire to be only a screw in the business machine, instead of striking out and making a machine of their own. The screws are book-keepers, telegraph operators, clerks, and all who never hope or plan for anything beyond a situation and steady wages. Confidence and brains combined find such screws ready made by the thousand. They make the screw do as much work for as little money as possible. When one screw is worn out they throw it aside and get another.

The screws find fault with the monopolist. Their real slavery is in their own minds. They never think, aspire, plan, or demand in thought to be anything but screws. They think there is no place for them at the head of abusiness. Their first and great step towards staying permanently at the tail of a business lies in thinking that they must remain at the tail.

Real business does not lie alone in being industrious. The goody-goody books and maxims have only told half the story about industry. A great deal depends upon what you are industrious about. If you spend all your time in polishing pans or blacking boots, your industry won't carry you very high. The industrious mind in a rested body plans in an hour what brings in more money than a tin pan polisher may earn in a year. People who work only, or mostly, with their bodies, have as good a right as the capitalist to work with their minds. The world always wants new things, more curious things, more improved things, more amusing things. No workman in any trade, any art, any profession, should be content with doing what some one else has done before him, even though he does it well. He should aim at doing something better than any one has done before him. When he can do this, he must next push it on the world's notice.

Push is a talent as much as skill in any art. You can commence pushing by imagining yourself a pusher. Keep yourself before yourself in your mind as a pusher, and such a frame of mind will at length make you push. There is a power of continual imagination of yourself in any certain character which does make you more and more like such character. Imagine that the best belongs to you, and you will find the best coming to you. Imagine the worst—see yourself in the poorhouse—and the poorhouse comes to you. Success, like charity, must commence at home—in the mind.

If now you are compelled to live in a poor room, and on poor fare, do so only under protest. Keep your mind on the better room and on the better fare. Don't say "I s'pose I must always take up with this." But say, rather, "I am going to have better things than these." You are then creating for yourself strength, not weakness. You are then ever strengthening this inexplicable mental attraction which will bring these things to you.

Bound Volumes.

A few bound volumes of 1887 are now to be had. The number is still very limited. A copy will be sent to any address upon receipt of $2 50.

Sawdust waste continues to disturb some of our esteemed cotemporaries. One of the most esteemed, the Chicago *Timberman*, figures out that in 1882 the Saginaw river mills sawed 1,000,000,000 feet of lumber, and that 200,000,000 feet of the timber went into sawdust via the circular saw. Estimating the cost at $14 a thousand, our cotemporary decides that lumber worth $2,800,000 was in that year in one section turned into sawdust and burned. It is claimed that this wastage could be reduced twenty per cent. by substituting the band saw for the circular saw.

If your town has no efficient fire department, give your people no rest until one is provided. It is the duty of every one to help create a healthy public sentiment in this respect. A town that is "at the mercy of the flames," and whose people have not enough public spirit to provide fire extinguishing apparatus, is not a town fit for a wise man to live in.

COUNTRY BUILDING NEWS.

SAN JOSE.

WHAT THE ARCHITECTS ARE DOING—WORK GOING ON.

A visit to the architects and builders reveals the following encouraging state of affairs:

The contract for erecting a seven-room cottage for W. T. Oliver was let last week, the lowest bid being $2,650. It will be situated on the corner of Locust and Goodyear streets.

Louis Scheller will build a two-story brick structure on San Fernando street, the lower store to contain two stores and the upper fifteen office rooms. Contractor Scow will build it and the Santa Clara Valley Mill and Lumber Company will furnish the mill work. The cost is $7,453.

The contract for constructing a two-story brick building for J. T. Colahan has been let through Jacob Lenzen & Sons for $3,300. The lower story will contain one store and the upper eight office rooms. It is on the site of the old Chinatown facing on San Fernando street.

The contract for the mill work for a cottage for R. C. Stiller has been let through the architect, Theodore Lenzen, to the Independent Mill and Lumber Company. The cottage will be finished with a brick cellar 35 by 45 feet, which will be fitted up and used for wine storage. The dwelling part will contain seven rooms. Total cost over $3,000.

P. Maguire intends building a double house containing six rooms in a suite on the corner of Fourth and San Fernando streets, and a similar one on the corner of Pleasant and San Agustin streets, for renting purposes.

Architect Page has prepared plans for a $5,000 house on Third and Julian streets for G. B. Bowman and a $1,000 office for Dr. Pierce, at Second and St. James streets.

J. Lenzen & Son have plans for a cottage for Mr. Habuemann at San Carlos and Locust streets, to cost $1,450; frame cottage with brick basement for Mr. Oliver at Goodyear and Locust streets, $2,700; on Fifth, between St. John and Santa Clara streets, one-story frame for Mr. Coats, to cost $2,700.

The following houses are being built in different sections: On Lenzen avenue for Mr. Rohb, one-story, $2,500; on Tenth street, near Santa Clara, three frame cottages with finished brick basement, for N. B. Edwards, to cost $2,000 each; on Park avenue, between Vine and Orchard streets, a one-story cottage for Mrs. Ferrel, to cost $2,600; two cottages on St. James, near San Pedro street, for Mrs. Ables, to cost $1,500 each.—[Herald.

AN IMMENSE ESTABLISHMENT TO BE ERECTED IN OAKLAND AT ONCE.

The scheme for erecting an immense pork packing establishment in the suburbs of Oakland is being energetically pushed, and it is now announced that the erection of the building and establishment of the industry are only questions of time. Already $250,000 has been subscribed, and United States Senator, John P. Jones is said to have secured a controlling interest in the enterprise. A site has been purchased on the low land near the foot of B street at a cost of $11,000, and the contract for the necessary machinery has been let to a San Francisco firm. It is now known that the building and machinery plant will cost $100,000 or over. William Berger, the architect and contractor who designed and erected. Philip Armour's immense pork packing establishment in Chicago, has been sent for to erect the building and place the machinery for the Oakland company. He is now on the way, and was expected to arrive last Saturday evening, but was detained by the snow blockade. He may arrive at any hour now, and as soon as he gets here and has time to look over the ground work is to be begun. It is estimated that this enterprise will be backed by a capital of $1,000,000, and will become one of the city's largest manufacturing interests.—[Tribune.

SACRAMENTO.

The Siller Bros. have purchased lot five, on the southwest corner of Thirteenth and P streets, of J. M. Beebe, and will commence immediately to erect four neat cottages, two fronting on thirteenth street and two on P street. That part of the city is fast losing its vacant lots and will soon be compactly built. The lot above referred to was purchased five years ago for $1,000, and was sold for $2,000. Between four and five years ago this entire block was vacant, and now it is expected that within three months the last vacant lot will be built upon and occupied.

At the awarding of the contract for the building of the new addition to the Odd Fellows Temple, on Ninth street, between J and K, Tuesday evening, George B. Dean, a Sacramento contractor, secured the prize. His bid was for $8,888.88, and the work is to be completed by June 1st. The new addition joins the old hall on Ninth street, and will be twenty feet wide by eighty feet long, and three stories high. The architecture, externally, will conform with the old building. The new part will be used for a banquet hall and Lodge rooms.

A NEW LODGING HOUSE.

Dr. Bogart is building a two-story frame boarding and lodging house on his property on E street near First. The building will contain thirty rooms and will be completed in thirty days. San Bernardino is sadly in need of lodging houses and it is to be hoped that more persons will build them. It is firmly believed by those interested in the future prosperity of San Bernardino, that there will be sufficient demand for furnished rooms in this city to fill all the lodging houses that can be built within the next five years and there is not a better investment in the county than in the building of such places for rent.—[Daily Index.

ANOTHER THREE STORY BRICK.

The Farmers' Exchange bank San Bernardino, which institution has recently puchased that property on Third street on which now stands two frame stores occupied by the Capitol saloon and McGill's Furniture store, have given the tenants of those places notice to vacate within thirty days, when the directors of the bank will immediately commence the construction of a fine three-story brick building on those premises.

SAN DIEGO.

A house containing flats is being built for D. C. Collier, on Seventh street, near Cedar.

J. Pattinson is the contractor for a ten-room lodging house on Arctic street between A and Ash.

The brick work has been begun on Chadbourne & Co's block, on the corner of Fourth and C streets.

Four frame building are being erected for Sidney Thomas on lots A and L, block 326, Horton's addition.

Schioder & Weary, architects, are prepairing plans for an $8,000 residence, to be erected near the Hotel Del Coronado.

Work will soon be commenced on two two-story frame tenement houses on Ninth street, Thomas B. Sanderson is the owner.

A two-story residence is being built for F. O. Wadsworth on G street, between twenty-fourth and twenty-fifth. The cost will be $3,600.

A five-story brick building with frontage of sixty-five feet, will soon be erected on Fifth street, between C and D streets. Nesmith is the owner.

J. Van Claine is the owner of a three-story lodging house being built on Seventh street, between J. and H. In size it will be 50x70 feet, and the cost will be $7,000;

The erection of the Grand Army building, designed by Bordwell, Kooken & Co., will soon be pushed with as much energy as possible. The excavating has already been begun.

James W. Reed is the architect of a $50,000 residence being built for H. L. Story, opposite the Hotel Del Coronado. The house, stable and carriage-house are to be of stone.

Arrangements are being made to build two first-class apartment houses, 25x60, three stories high, on Orange avenue, Coronado Beach. T. Thompson and T. J. Fisher are the owners.

Plans have been drawn for a ten-room cottage for R. K. Clark, to be erected on H street, between Twenty-third and Twenty-fourth. It will cost $3,000. C. F. Kirby is the architect.

Clements & Stannard are the architects of a three-story veneered brick business building now being erected on Seventh street between F and G. In size it will be 50x80 feet. The cost will be $10,000.

The large frame hotel being built for N. E. Nason on the corner of D and Front streets is nearly completed. The building is 100 feet square and four stories high. It contains 100 rooms, and is to cost $25,000.

A contract for the erection of a residence for J. G. Gordon has been let for $5,300. In size it will be 53x38, two stories in height, with ten rooms and a detached kitchen. Bordwell, Kooken & Co. are the architects.

Work is in progress on a two-story business building on Fourth street, between F and G. It is to be 50x90 feet in size, and will contain twenty-nine lodging rooms on the upper floor. Tallefer & Co. are the contractors, and Boswell & Cook, the architects.

Building improvements in this city during the past week were pushed with even greater activity than usual. The principal rush is in the direction of business and lodging houses, although a large number of fine residences and cottages are being built.

W. T. Whiteway is the architect of a large three-story building being erected on Seventh street, bet. G and H. In size it will be 50x88 feet. There will be two stores on the lower floor and thirty lodging rooms above. The cost will be $10,000 A. B. Foreman is the owner.

SAN BERNARDINO.

A steam laundry is wanted in this place.

Bids are wanted for the new Cunningham warehouse.

J. W. Kent is building an elegant residence on the Martin tract.

Numerous artesian wells are being sunk in different parts of the valley.

A dozen or more nice looking cottages are going up on the Boren tract. A year ago the place was a howling wilderness.

J. E. and M. W. Littlefield have the contract for five new Andreson-Drew block. It will be 3 stories high, 80 by 100 ft. in size, with a wing 32 by 80 ft.

A gentleman just in from Chino says that ground has been broken for the smelting works soon to be erected. When in operation Chino will be a right lively spot. He also said that the narrow guage road between Ontario and Chino is nearing completion. When the whistle of the engine is heard keep an eye out for an unusual boom.

PERRIS.

George S. Blethen, of San Diego, is going to move here, and will commence his residence this week.

Mr. Reyon, one of San Diego's oldest citizens, has spent the winter here, and is so well pleased that he is going to build and locate here for life.

Ora Oakes, a "a well-to-do" merchant of San Francisco, purchased a block in Blethen's addition and is going to build a fine business house and residence.

The greatest need of Perris is a bank. We want one badly and the man that starts it will make money. Any one with surplus capital could do well here now and build up a splendid business.

A company is now forming in San Diego to put in a warehouse here for handling grain, which will help this country, and also tend to turn matters toward San Diego. The warehouse is to be built in the Y where the road branches to San Jacinto on Blethen's addition.

SEATTLE

In the town of Morro, J. K. Wolfely is hauling lumber. He will build a dwelling.

The Presbyterian Society is on the lookout for a choice lot which they can adorn with a church.

Otto Ranks has secured the contract for the "Boston Block". His bid was $94,250. Mr. Herman Chapin is the agent for the owners, who reside in Boston.

POMONA.

During the year 1887, there were built in this place, 268 buildings, the cost of which was $668,553.

BAKERSFIELD.

KERN COUNTY CALIFORNIA.

A gentleman from Fresno tells the *Bulletin* of the recent purchase in Fresno county by Moore & Smith, the lumber merchants, of some 3,000 acres of timber land: "This firm next spring will erect two mills, sixty miles up the Kings river from Fresno, where the lands are situated. Each of the mills will cut from 75,000 to 80,000 feet a day. They will also build a standard-gauge railroad from Centerville, twenty-two miles southeast of Fresno, up on the Kings river canyon, the site of of these mills, and perhaps beyond.

OAKLAND.

A new car repair shop is being built in the West Oakland railroad yards.

It is understood that a new Episcopalian Church will be built here shortly.

Wells, Fargo & Co. will build a new express office near Sixteenth street station.

John Ziegenbein is building a cottage on Thirteenth street near the intersection with Peralta street.

The California Door Company has entirely completed its building in West Oakland and has commenced operations.

The East Oakland Brewery on the corner of East Fourteenth street and Eighteenth avenue will have some $5,000 worth of improvements put upon it during the coming few months.

FRESNO.

Geo. W. Strine will soon begin the erection of a two-story residence on the corner of Mariposa and R streets, to cost $4,000

Work has commenced on a $5,000 residence for Lee Gundlefinger, on the corner of Inyo and K streets.

FRESNO CITY.

Attorney E. W. Risley is having plans drawn for a fine residence. The house will cost $1,000 and will be erected on north I street at the corner of San Joaquin street.

LUGONIA.

An $1,800 residence is to be built on the Morrison Bently tract by a lady from Los Angles.

Mrs. Early is having built a residence on State street, between Sixth and Seventh, Redlands, to cost $2500.

ALAMEDA.

Mr. J. N. Webster is having a neat and comfortable cottage erected on Pearl street, a short distance south of the Narrow-gauge. It will cost about $1,500.

The plans for the Riverside Y. M. C. A. building have been accepted by the building committee, and the contract will be let if it doesn't exceed the estimated cost made by the architect, which is $22,000.

D. W. Walker has taken the contract for the erection of two miles of picket fence, on the ranch of J. C. Holloway near Sebastopol.

BUILD HOUSES

The inquiry of people coming into this city, for houses to rent is met with the answer that there are scarcely any houses fit to be occupied, which can be obtained at any price. Every house that is built for rent is now occupied and people are compelled to either seek quarters in uninhabitable buildings or leave the city. It is suggested that capitalists who would otherwise put their money out at a low rate of interest, build habitable dwellings and make preparation for the people who are coming into this city if they desire prosperity. The investment proves to be a paying one, working the benefit of both the individual and the entire community.—[Santa Rosa Republican.

COLTON STREET RAILROAD.

Ground has been broken from the Davenport corner, north; we do not know just how far, for the street railroad. The men are at work leveling and preparing for the ties. The ties are being distributed along the line as fast as possible to-day and it is Mr. French's desire to get them laid and all in readiness to begin putting down the iron as soon as it arrives, which he thinks will be in three or four days. The cars will be here probably by the time the track is ready. We have reason to hope that it will not be long before we have a street railroad in actual operation between this place and San Bernardino.

A NEW HARDWARE COMPANY.

The Dunham, Carrigan & Hayden Company has been incorporated to deal in hardware and metals of all kinds, both wholesale and retail.

The capital stock is $900,000, of which $630,000 has been subscribed. The directors are Benjamin F. Dunham of Oakland, Brace Hayden of New York, Andrew Carrigan, Claude T. Hamilton and Charles E. Miller, of this city.

The Riverside Press imforms us that A. C. Willard, manager of J. C. Pelton's office in this city says, that if lumber could be obtained, he would have underway in ten days eighteen cottages, ranging in price from $1,800 to $3,500 each. Work on three private residences costing from $10,000 to $13,000 each, would be commenced within sixty days.

A large new brick building is in course of construction on the corner of First and F streets, San Bernardino. It will be occupied as a wholesale grocery store by Messrs. M. A. Newmark & Co., of Los Angeles.

E. J. Davis has commenced the erection of a one-story brick business block, 54x60 feet, on his lot, corner of Main and Ninth streets, Riverside. It will contain two large store rooms.

The Supervisors of Auburn have ordered the erection of a $3,000 building 50x90 feet as additional room for the County Hospital.

Dr. Squires will soon commence the erection of a dwelling in Redlands.