

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 mortar, 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 mortar therefore acquires its final hardness and dryness when the whole of the hydrate has been decomposed and the water has been replaced by carbonic acid.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 separation 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 extent 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 hardness 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 moisture 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 wavy 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 crystallization 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 $\frac{3}{8}$ 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.

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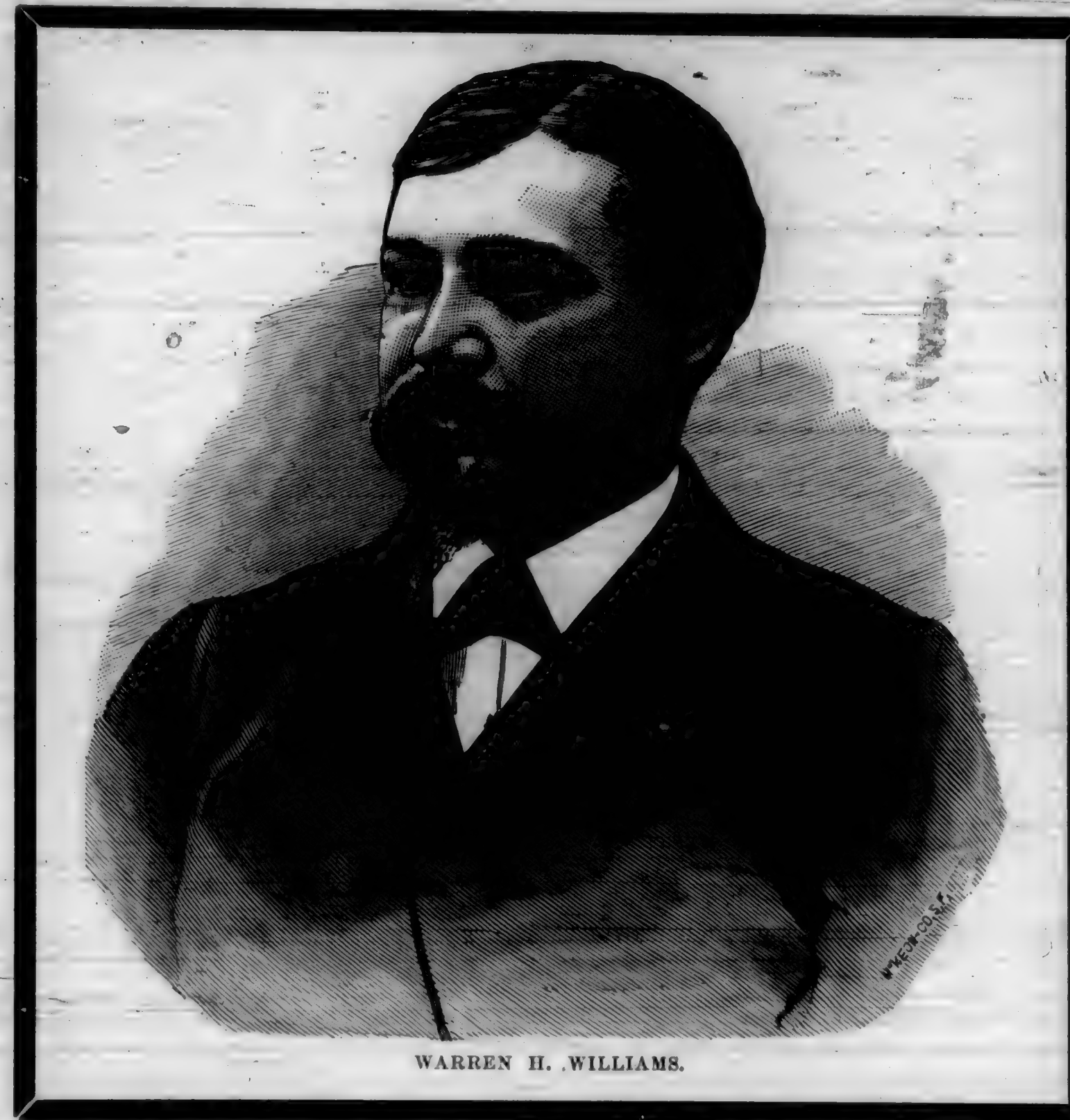
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WEEKLY BUILDING NEWS

IN CONNECTION WITH

California Architect
and Building News

TWO DOLLARS PER YEAR.



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.

—WEEKLY—

BUILDING NEWS

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California Architect

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TWO DOLLARS PER YEAR.

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, while 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. Braggings 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.

Weekly Building News

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DEEP Sea Wonders exist in thousands of forms, but are surpassed by the marvels of invention. Those who are in need of profitable work that can be done while living at home should at once send their address to Hallett & Co., Portland, Maine, and receive free, full information how either sex, of all ages, can earn from \$5 to \$25 per day and upwards wherever they live. You are started free. Capital not required. Some have made over \$50 in a single day at this work. All succeed.

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Are Adapted to any Style of Window,
And Suitable for all Buildings, Dwellings, Stores, Office
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Unexcelled.

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

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



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

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

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

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

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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 & McGlinchey; cost, \$4,500.

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

Welster and Duxant. 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 Eighth 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 by 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 Boyver. 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 Coronado 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 Kleph are the owners. E. Guenther von Schwartzberg 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, 20x20, 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. Chellister, a frame dwelling house on lot 9, block 3, Bay View Homestead.

S. J. Beers, one-story frame cot-

tage 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 on lot 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 Arctic 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. Tetley; 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.

PURGENT 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 Agnew's.

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 granary; 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. Newsom 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 & Jennings, 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 advertised for 5 days, after which time will be considered.

GOVERNMENT WORK.

Several announcements from the office of the Supervising 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. Pissia
".....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.

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	1,400,000	1,000,000	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

Subscribe for THE WEEKLY BUILDING NEWS.

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, Ontario, 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. Lieben & 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.

CRAIG,

Notary Public and Commissioner of Deeds,

316 MONTGOMERY ST., BET. CAL & PINE. Commissioner for New York, Arizona, Nevada, Pennsylvania, Utah, Oregon, Idaho, Washington Territory, Ohio, Massachusetts, New Hampshire, Illinois, New Jersey, and other States and Territories. Depositions a Specialty. Acknowledgements taken and oaths administered at any hour of the day or night. LEE D. CRAIG. RESIDENCE—507 Turk St., cor. Larkin.

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. F. Turner; architect, L. A. Townsend; contractor, N. C. Post; cost \$2000; limit April 28, 1888; signed Jan. 9th, 1888; filed Jan. 11th, 1888; amount of bond \$2500, surety Chas. Doe. 1st payment \$1200, to be paid when frame is up; 2d payment \$800, to be paid when roof is on; 3d payment \$1000, to be paid when house is enclosed; 4th payment \$1000, to be paid when house is finished; 5th payment \$1000, to be paid when house is ready to occupy; 6th payment \$1000, to be paid when house is ready to occupy; 7th payment \$1000, to be paid when house is ready to occupy; 8th payment \$1000, to be paid when house is ready to occupy; 9th payment \$1000, to be paid when house is ready to occupy; 10th payment \$1000, to be paid when house is ready to occupy; 11th payment \$1000, to be paid when house is ready to occupy; 12th payment \$1000, to be paid when house is ready to occupy; 13th payment \$1000, to be paid when house is ready to occupy; 14th payment \$1000, to be paid when house is ready to occupy; 15th payment \$1000, to be paid when house is ready to occupy; 16th payment \$1000, to be paid when house is ready to occupy; 17th payment \$1000, to be paid when house is ready to occupy; 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1888; filed at request of contractor. Amount of bond \$5000. Sureties, Turner, Kennedy & Shaw and John F. Kennedy. 1st payment, \$758, 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, stairs are 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, \$2,500, the balance, to be paid 30 days after the acceptance of the job.

Washington and Dupont.—Stone mason contract. Owner, P. Salome; architect, S. Newson; contractor, J. Pfeiffer. 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 build-

ing. Owner, P. Salome; architect, S. Newson; contractor, J. H. McKay; 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. Hukle; Cost, \$30,000.

Clay and Devisadero. Additions. Owner, Marshall; Architect, J. J. Clark; Contractor, J. Adams; Cost, \$1,500.

Castro. bet. fourteenth and fifteenth. One story frame. Owner, Mr. Foy; architect, M. J. Welsh; contractor, Chisholm & 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. Bennett; Cost, \$1,500.

Market, between 8th and 9th. Frame building "In re r." Owner, Chettain & Gillett; Cost, \$1,000.

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

Pierce, near Ellis. Additions. Cost, \$1,200.

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

Point Lobos and 33rd. Ave. House for Cemetery. Owner, Congregational Beth Israel; Architects, Salfeld and Kohlberg; Contractor, W. S. Lott; Cost \$10,000.

Ridley, near West Mission. Additions. Cost, \$2,500.

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

Stevenson, cor. 7th. Alterations. Owner, A. Lorschach; 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. Groose; 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. Breyfues; Contractor, J. C. Weir; Cost, \$6,500.

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

Sou h 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 Stover; 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 & Leone; 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, 1x4, 1x3 and narrower.....	35 00
T. & G. Flooring, No. 2.....	40 00
Stepping.....	29 50
Stepping, No. 2.....	45 00
Redwood, Rough.....	32 50
Redwood, Rough, No. 2.....	22 50
Redwood, Surfaced.....	18 50
Redwood, T. & G. 6 in., 12 feet and over.....	37 50
Redwood, T. & G. 6 in., 7 to 11 feet.....	34 00
Redwood, T. & G. 6 in., under 7 feet.....	27 00
Redwood, Rustic.....	24 00
Redwood, Rustic, No. 2.....	37 50
Redwood, T. & G. Beaded, 12 feet and over.....	32 50
Redwood, T. & G. Beaded, 7 to 11 feet.....	36 00
Redwood, T. & G. Beaded, under 7 feet.....	27 00
Redwood, Siding, 1/2 in.....	24 00
Pickets, Fancy.....	25 00
Pickets, Rough Pointed.....	20 00
Pickets, Rough Square.....	19 50
Shingles.....	17 50
Laths, 1 1/2.....	2 25
Furring, 1x3, per lineal foot.....	4 00
Battens, 1x3, per lineal foot.....	4 50
Nails, for 10 d.....	01
Lime, per bbl.....	2 90
Cement per bbl, according to brand.....	1 40
Brick, per M.....	\$2 50 to 4 50
White lead, per lb.....	\$6 00 to 11 00
Linseed oil, 50 cents per gallon in bbl, 2 1/2 cent additional for boiled.....	06

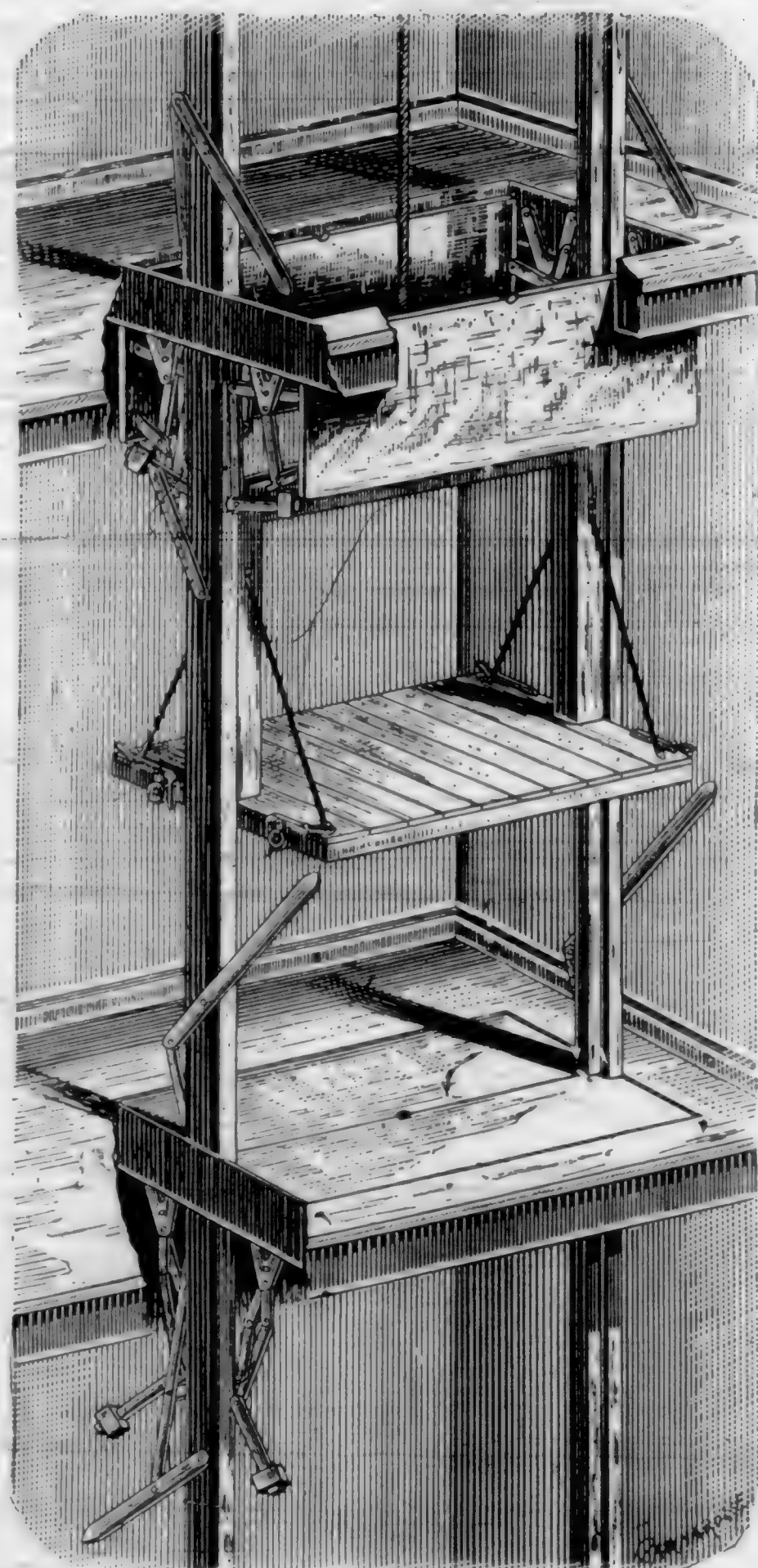
CARPENTRY MADE EASY.

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

FOR SALE AT THIS OFFICE.

THE PAGE Automatic Fire Shutter Co. of California.

The Best Automatic Fire Shutter Known.
INCORPORATED APRIL 20TH, 1887.
Manufacturers Under United States Patent of the Automatic Shutter.



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

H. W. SEVERANCE,

Manager and Agent,

Office, 219 California Street, San Francisco, California.

ADAPTED TO PASSENGER AND FREIGHT ELEVATORS,
For Protection from Fire in Elevator Shafts, and from Liability to Accident.
PATENTED MAY 10, 1887.
Now in operation at 22 and 24 Jessie St., and 327, 329, 331 Sansome St., S. F. Call and examine the same.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOLUME IX.

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

NUMBER 2

THE California Architect & Building News.

Established January, 1879.

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OUR ADVERTISING RATES.

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Back Cover, Outside, Each Insertion	do. 2.00
Page Preceding Reading Matter	do. 1.75
Page Following Reading Matter	do. 1.50
Inside Pages	do. 1.00
Full Page Inside	One Insertion 40.00
Each Subsequent Insertion according to Agreement.	

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

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

No Others Received.

SAN FRANCISCO, 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 the 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 service 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 disappointment, 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, wainscoting, 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.
3 30	Yards, cubic, excavating for foundation walls, drains, posts, etc., etc., and removing stuff	
40	Poses 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, joints struck, including setting of all walls, plat-s, boards and other timbers	
300	Feet lineal, of flooring joists, 10x3, fixed complete, with all trimming pieces, etc.	
16	Squares of 11-inch matched flooring, laid complete, including nails	
18	Door, 3x7 feet, 2 in. thick, in four panels, moulded on both sides with 7½-inch moulded architraves, casings, frame and threshold complete, including 3½ ch butts and lock worth not less than \$1.00; hung and trimmed complete	
12	Window and frame, sashes 6 ft. x 3 ft. 4 inches in four lights. Frames to be prepared for weights, sashes to be double, hung and finished with proper window locks. Glass to be brand and well glazed	
12	Pairs of inside shutters or blinds, to open in two flaps on each side, moulded soft, sill, etc., hung complete	
1	Double windows, etc.	
12	Summer blinds, etc.	
80	Yards of stucco cornice	
1 4	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 toe 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 closets 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 x 2½) 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 improvements 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 bounteous 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 hurraing 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 glinging bells, fine horses, handsome sleighs, elegant robes and all the prerequisites 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 apertures 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 approximates, 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 subservient 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 *Chronicle* 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 *Harvard College* buildings are very handsome in many of their details and general effects—and an additional beauty met the practice 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 tender emotions—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 *Altars 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 ungrateful 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 with all 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 crystallize 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 ordinances, 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 adjudicate 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 organization 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 Franciscans 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 Architecture, meaning a master builder and is known to be used as early as the days of Herodotus.

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 Hexagon. 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 Bablyon, 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 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, Colosseum, The Roman Pantheon, The Temple of Bacchus, The Arch of Tetrus, 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 Doric 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 design, 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 Architecture 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, spires and towers of its building. The semi-circle 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 Westminster, 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 kings. 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 over into the last half of the 13th century, what is known as the *decorated 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 Chiltonham and others being fine examples.

The ever changing hands 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 reviving the semi-circular Arch, the circular Dorne, the circular Apse, 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 Newton, Napier and others the navigation can as minutely travel the pathless ocean, and by his quadrant locate the island he may discover with the same precision as an Architect would a door or window in a building.

In like manner the Astronomer through the labors of Galileo, Hersith, and others so carefully the orbits of the heavenly bodies that the very day and hour of an Eclipse 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 the 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 Equilateral triangle inscribed with a circle. The sections of a circle by geometrical lines form man a very pleasant study not only to the architect but to all lovers of geometry. Fluids as well as solid bodies are under circular influence. Quick-silver 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 course.”

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 similar 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 Winters, 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 partially 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 shrubbery. One would at once notice its home-like and picturesque appearance.

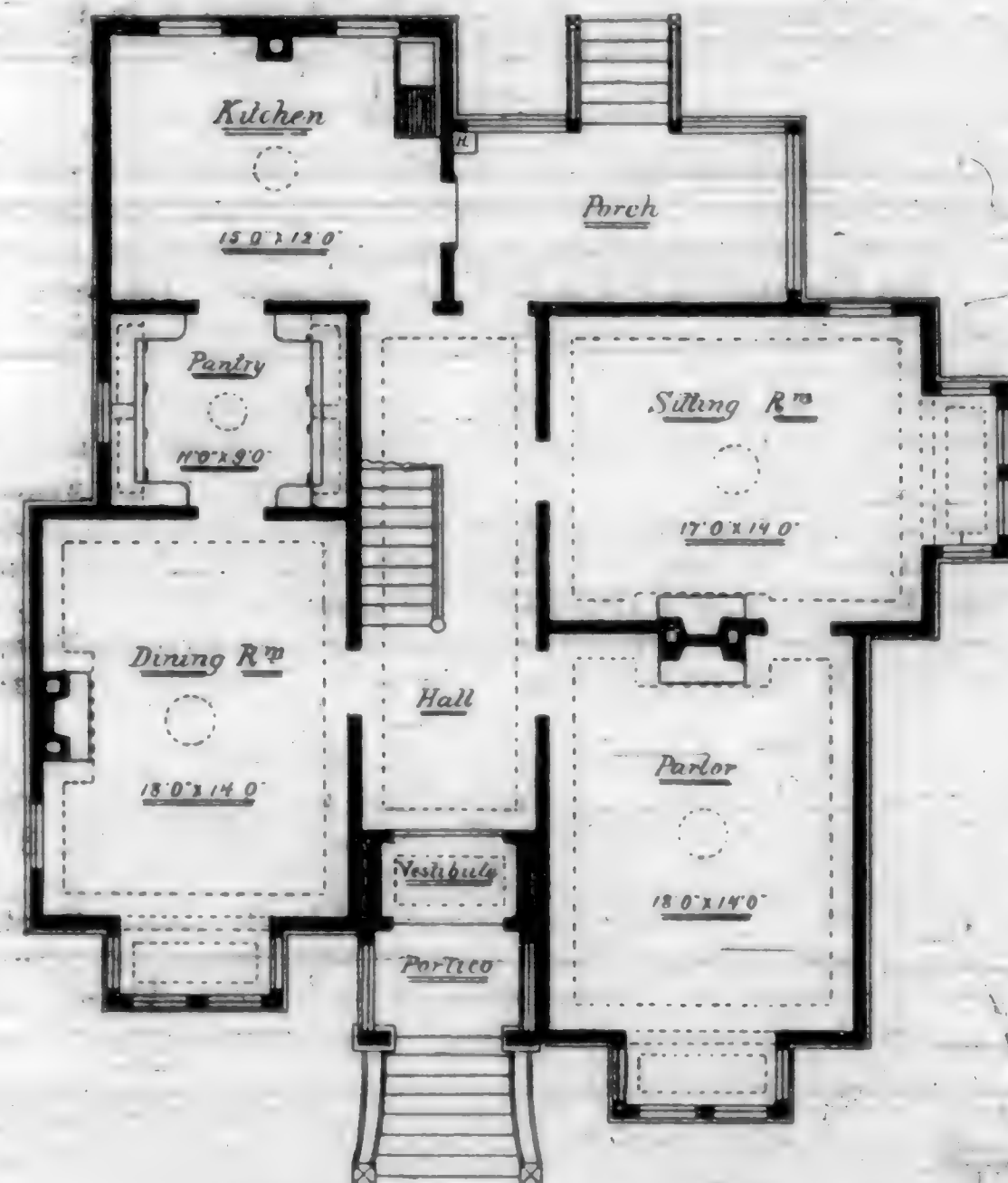
The front entrance is protected by a projecting gable, supported by neat columns. The front doors are double and neatly panelled. The bay window is covered by a heavy projecting gable, and furnished with pilasters and panels. The house should be painted in parti-colors.

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.

Salfield & 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.



FIRST-FLOOR PLAN COUNTRY BUILDING.



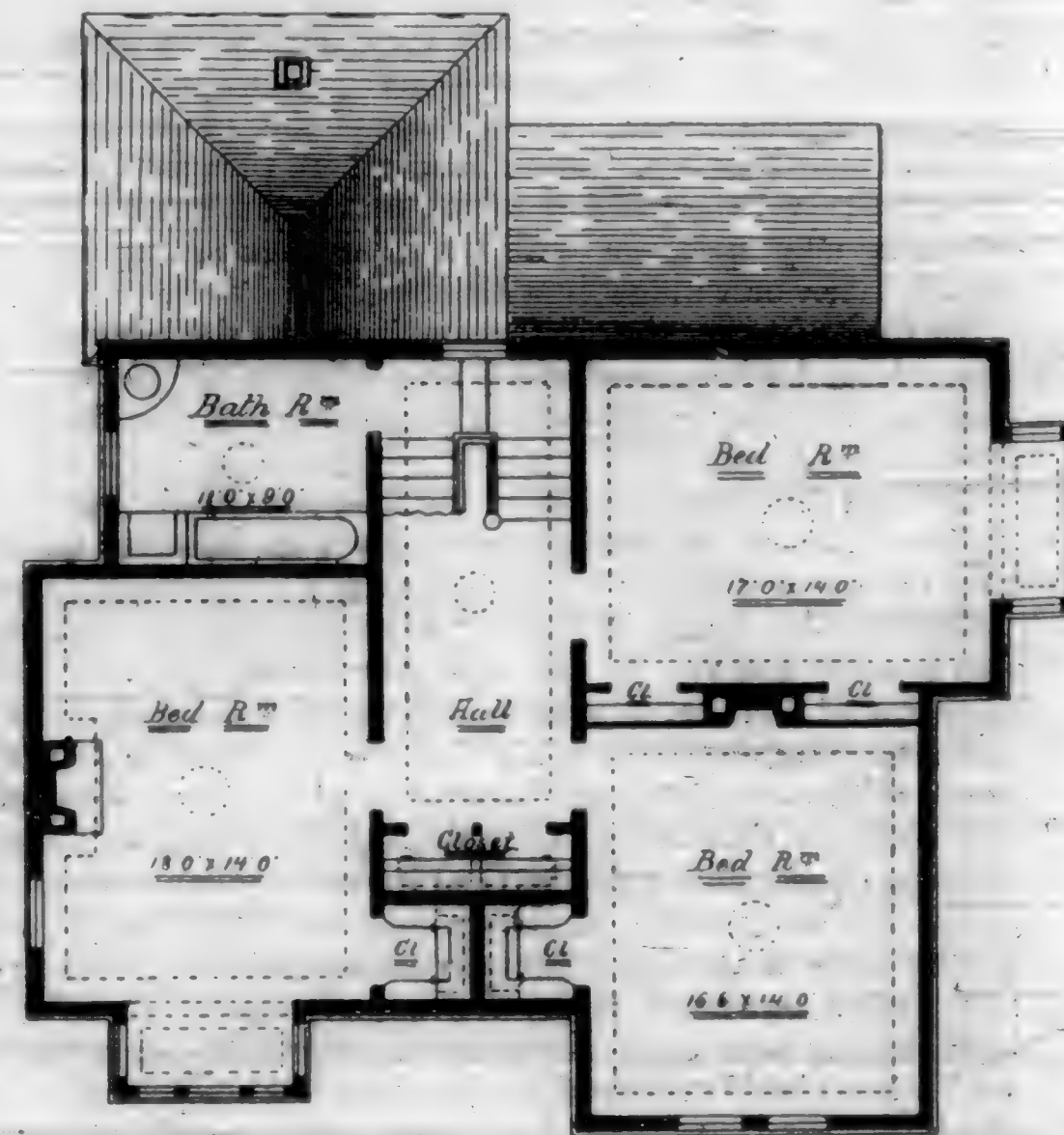
A COUNTRY DWELLING—SALFIELD & KOHLBERG, ARCHITECTS.

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 Goddess' 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.

Weekly Building News, in connection with California Architect and Building News, Two Dollars per year.



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 years 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 workmen 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. Hodecarriers, 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 workmen 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 accede 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 establishments 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.

ESTABLISHED MARCH 1910

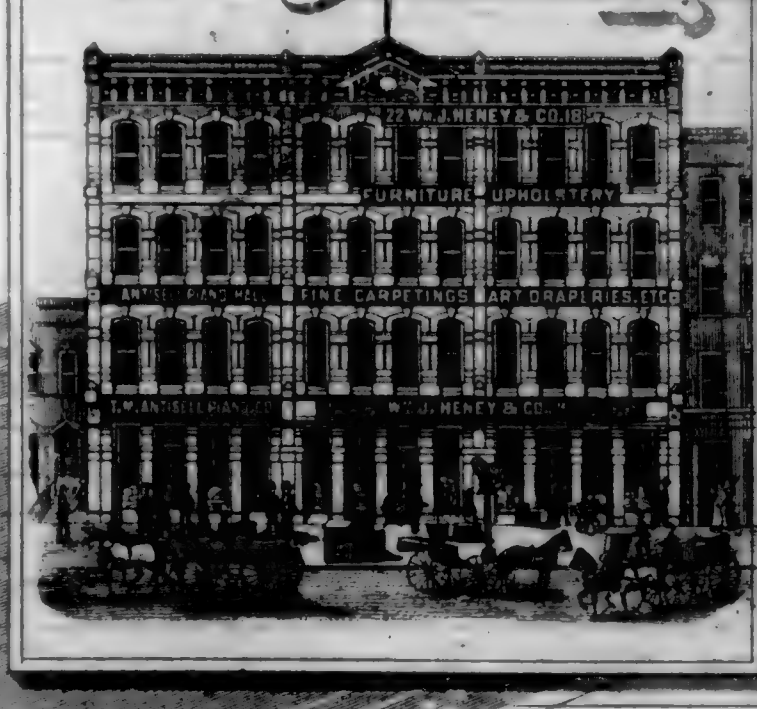
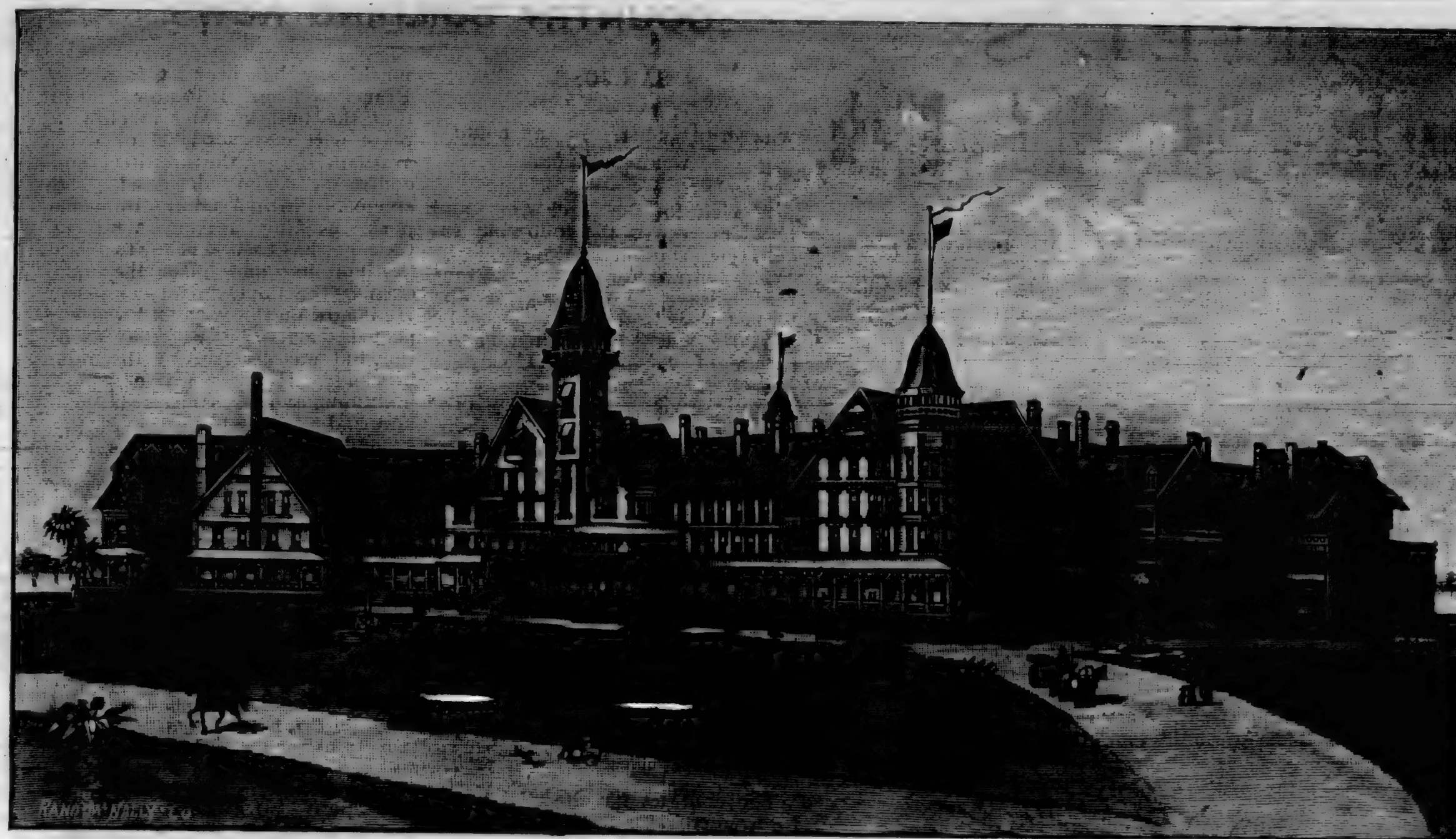
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SOUTHERN CALIFORNIA HOTEL ARCHITECTURE—REID BROS. ARCHITECTS

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 abusiveness. 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 poor-

house 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.

Weekly Building News

—IN CONNECTION WITH—

California Architect and Building News!

\$2.00 PER YEAR.

HILL'S Patent Inside Sliding Window Blinds,

Are Adapted to any Style of Window,

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

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

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

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

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



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

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

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

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

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

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

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

HINDES & MURRAY,

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

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

COUNTRY BUILDING 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 Seow 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 Agustín 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. Hahnemann 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. Robb, 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 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 \$8,883.98, 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 purchased 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 buildings are being erected for Sidney Thomas on lots A and L, block 326, Horton's addition.

Schloder & Weary, architects, are preparing 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, Kookken & 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 \$350,000 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, Kookken & 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, between 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 the new Anderson-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 gauge 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. Blithen, 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 "well-to-do" merchant of San Francisco, purchased a block in Blithen'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 Blithen'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 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 Gundelfinger, on the corner of Inyo and K streets.

FREING 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 Angeles.

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 for 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, Bruce Hayden of New York, Andrew Carrigan, Claude T. Hamilton and Charles E. Miller, of this city.

The Riverside Press informs us that A. C. Willard, manager of J. C. Patton'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.

SACRAMENTO

F and 7th. Sts. Two, two story and basement residences; owner Frank Foster; architect, N. D. Goodell; contractor, E. A. Boyer; cost \$5,700.

K and L, 2nd. and 3rd. Sts. Improvements; owner, Huntington, Hopkins & Co.; architect, N. D. Goodell; contractor, Siller Bros. cost \$1,000.

Third st. bet. J and K sts. Improvements; owner, James McClatchy & Co.; architect, N. D. Goodell; contractor, Bohn & Bro.; cost \$800.

M and 8th. sts. Improvements; owner, L. Zoller; architect, N. D. Goodell; contractor, Heninger & Kinkel; cost \$800.

Ninth St. bet. O and P Sts. One story and basement residence; owner Mrs. Anna Yule; architect, N. D. Goodell; contractor, C. Ruggles; cost \$1,500.

H St. bet. 7th. and 8th. Two story basement residence; owner, Mrs. H. Roche; architect, N. D. Goodell; contractor, Thos. J. Heninger; cost \$3,000.

SAN BERNARDINO.

A \$2,200 school building has just been completed at Irvington.

Work on Col. D. A. Shaw's new residence at Lugonia, to cost about \$8,000, will soon begin.

Architect Goff has completed plans for a \$15,000 residence to be erected by W. L. Wilkens, on the corner of Tenth and G.

Geo. Brothers yesterday began laying the mosaic pavement at the E street entrance to the Stewart.

In about ten days the new \$12,000 residence of James Waters, Jr., on Second, between G and H, will be ready for occupancy.

Mr. Chris Kurtz has concluded to erect, in a short time, a four story brick block on the site of the present old land mark, now occupied by him in San Bernardino.

Notwithstanding what has been said concerning the Electric Light and Power Company, work on improvements continue with unabated zeal. At considerable expense a new dynamo and other accessories to good lighting are being made, and when finished will be one of the most complete plants in the state.

ALAMEDA.

A handsome cottage is in course of construction on Regent street, south of San Jose avenue. It is for G. A. Flach, recently from New York. It contains five rooms and will cost \$2,500. J. A. Leonard is the contractor.

Plans have been submitted to the Trustees of the Methodist Church which, if adopted and ordered made will result in the church building becoming enlarged and being made more imposing in appearance. Part of the plans call for the raising of the building some fifteen feet, which will increase the acoustic qualities of the Auditorium. It is also proposed to extend the front of the building eight or ten feet, so that the stairs leading to the entrance will commence at the sidewalk.

The contract has not yet been awarded, but Lynne & Lyman being the lowest bidders, will probably be given the contract to-day.

SAN LOUIS OBISPO.

Arroyo Grande seem always to get in on the good things. The latest is a building association that has recently been organized. Already several thousand dollars of the stock has been taken and several cottages spoken for. The leading gentlemen in the project are S. Clevenger, J. F. Beckett, J. W. Lewis, Isaac Kite, Y. Y. Newman, J. S. Brooks, F. L. Warner and Chas. Channell.

OREGON NEWS.

SALEM, OREGON.

EDS. WEEKLY NEWS.—Enclosed please find postal order for your Building News. I congratulate you on the energy shown in establishing a weekly record of building improvements.

—Business at this time of the year in Oregon, is necessarily dull. A stock company will build a \$4,000 hotel at Dallas, Polk County, about 12 miles from this place. Mr. D. Pugh, is the architect. The same gentleman is architect of the additions being made to the asylum. Will keep you informed of news from this section.

Mr. A. Pauly, of Pauly & Sons, Tehachapi, arrived here yesterday, states that the business of the manufacture of lime in that vicinity is growing to large proportions. The firm of Holmists & Co., of San Francisco, are now running three kilns that turn out from five to six thousand barrels the month, which is far from supplying the demand, and the business might be extended indefinitely if it were not for want of fuel. About two hundred and fifty cords of wood are used monthly. Most of this lime goes to Los Angeles, where it is considered the best in the market and always has the preference. Hendrickson & Co. are about to start four more kilns, which they expect to have in operation next month.

In building the Coronado Hotel, at San Diego, which is perhaps the largest and most gorgeous in its appointments of any hotel in the world, 400 carpenters have been at work for two years. They now have there, direct from Chicago and New York, 300 hotel waiters, and every room in the house is already engaged from the opening date, which is the first proximo. The Atchison and Topeka Company are the principal owners of this hotel, and they have sold lots enough in the vicinity to pay for the building and furniture.

Work has been commenced on the fine new \$100,000 hotel at Hesperia, and also for a fine new building to be occupied by the Herald. The company have plenty of water for domestic and irrigating purposes and a sixteen-inch main, filled with water under pressure, runs the entire length of town.

A. S. Danielson, of Clinton Ranch Home, San Bernardino, is just completing three dwellings on Danielson Avenue, a few rods north of the Base line. Two are one and one-half story houses and one a cottage, all to cost about \$6,500.

J. P. Stewards is building a \$1,000 barn for S. Hoy in the town of Winters.

WORK ON THE FLUME.

The line of the great San Diego Flume has been graded down to near the Sweetwater trestle, which is the largest along the whole route. Progress was impeded to a certain extent during the recent heavy rains, as it was impossible to do hauling of any description, yet the contractors figured on certain allowances to be made for inclement weather, and they express no fear that they will lose the \$30,000 bonus by reason of a failure to complete the work by March 1st. Within a fortnight it is expected that the laying of the flume will progress at the rate of two miles per week.

THE REDLANDS SCHOOL HOUSE.

Bids for the construction of the new Redlands school house were opened yesterday afternoon at the office of Jones & Griffiths, architects.

Following are the bids:

Lynne & Lyman	\$15,500
Minor	16,750
Beach	17,500
Haro	16,888
Malone	21,859
Wernicke	17,115
Geo. Brothers	19,688
Bishop & Zroicker	17,980

THE NAIL WORKS BUILDING.

A large quantity of lumber for the San Diego Iron and Nail Company's mills at Roseville, Point Loma, was received by the Russ Lumber Company last night. It will be lighted to the Roseville wharf during the first of the week when work will be commenced on the buildings for the new enterprise.

It is said that a large force of men have commenced work on the extension of the Utah Southern south from Frisco, Utah, and that it is the intention of the company to build straight through Nevada to California and Los Angeles.

A street-paving contract, involving \$160,000, is now being executed at Santa Barbara. It is claimed that this is the largest contract of the kind ever let in the State.

C. W. Filkins, of Riverside, has purchased three lots in block C, this city, and will at once begin the construction of a tenement row.—[Index.]

A new shingle mill is to be built, nine miles from Saratoga, Santa Clara county. It will cost \$3,000, and give employment to thirty men.

Work has been commenced on the foundation for the new post-office building on the corner of E and Court streets, San Bernardino.

The foundation is being laid for a one story brick building, to be erected on Orange street, Lugonia. T. P. Minor has the contract.

The excavation for the foundation the Hotel Vendome in San Jose are entirely finished, ready for the bricklayers.

Dr. Sandborn has just begun the erection of a fine house in Redlands.

Senator Button intends to erect a residence in Colton.

LUMBER MILL MACHINERY MEN.

The large saw mills of Renton, Holmes & Co., at Port Blakely, have been burnt down completely. With their accustomed energy, the gentlemen named will immediately commence to rebuild. Lots of new machinery, etc., will be wanted. The loss was about \$250,000.

BIDS FOR THE CONVENT.

The following bids for building the Convent School building in Petaluma have been received by Father J. F. Cleary.

Jas. McNery, San Francisco	\$24,950
A. C. Hanson, Petaluma	23,233
J. M. Kill, Petaluma	20,082
E. D. Hodges, Petaluma	19,200
Geo. Furner, Petaluma	19,071
Batem Bros., San Francisco	18,995

A new ferry depot will be built on Coronado Beach, San Diego. J. T. Barnes & Co. are the contractors. It will cost \$7,000.

A large hotel is on the tapis in Marysville, the cost is set at \$100,000. Address A. F. Abbott for particulars.

BUSINESS CHANGES.

Thos. J. Welsh, architect, has moved from 302 Montgomery St., to Room 95 Flood building, corner Market & Fourth Sts.

J. I. Kidd & Chas. V. Pierce can now be found at 410 Kearny St. Sam Newsom has assumed control of the City office, his brother being in the lower country office.

Chas. Kenitzer has taken a partner and the firm name is now Kenitzer & Kollofrath.

MECHANICS' LIENS.

SAN FRANCISCO.

Geo. McCahon vs. Wm. M. Hoag et al. S. Clay, 27 E. Gough, E. 50x100, W. A. 124. Jan. 17, 1888. \$155.

M. & A. Hansen vs. H. Finkenstedt et al. N. Jackson, 97 E. Mason, W. 20x68.9, 50 V. 605. Jan. 23, 1888. \$551.17.

J. W. Wessen vs. H. Finkenstedt et al. N. Jackson, 97 E. Mason, W. 20x68.9, 50 V. 605. Jan. 10, 1888. \$406.74.

Whittier, Fuller & Co. vs. Wm. G. Gleason. S. W. Elm Av. and Franklin street, S. 40x63. Jan. 10, 1888. \$69.40.

Dan Kelleher vs. Anna C. Codgriff. Sewer on Pacific, between Fillmore and Webster. Jan. 13, 1888. \$370.50.

Lewis and Swift vs. Geo. E. Dunn et al. W. Church, 315 N. Fourteenth S. 25 by W. 125; Feb. 6th. 1888. \$155.39.

Hinckley, Spiers & Hayes vs. Fields Biscuit & Cracker Co., S. E. Folsom, 412.6 S. W. Fourth, S. W. 137.6x275, 100x176; Feb. 6th. 1888. \$4.00.

CRAIG,

Notary Public and Commissioner of Deeds,

316 MONTGOMERY ST., BET. CAL & PINE

Commissioner for New York, Arizona, Nevada, Pennsylvania, Utah, Oregon, Idaho, Washington Territory, Ohio, Massachusetts, New Hampshire, Illinois, New Jersey, and other States and Territories.

Depositions & Specialty. Acknowledgments taken and calls administered at any hour of the day or night. LEB. D. CRAIG. Residence, 207 Turk street, cor. Larkin

SAN FRANCISCO BUILDING NEWS.

Baker bet. Bush and Pine. To build complete one story frame; cost, \$5,000; owner, A. Frazier and wife; contractor, Louis Weismann; architect, Wm. H. Arncliffe. 1st payment, when frame is up, \$2,400; 2d payment, when brown mortar is on, \$500; 3d payment, when finished and accepted, \$2,100; 4th payment, 35 days after acceptance, \$750; limit, 60 days; signed, Jan. 9, 1888; filed, Jan. 12, 1888.

Broderick, bet. Page and Haight. To build complete; cost, \$5,200; owner, W. J. Tunin; contractor, N. C. Post; architects, Townsend & Wycken. 1st payment, when frame is up and chimneys one-half done, \$1,200; 2d payment, when enclosed, roof on, and first coat of mortar on, \$1,100; 3d payment, when outside is done, hard finished and half cases, \$700; 4th payment, when finished and accepted, \$900; 5th payment, 35 days after acceptance, and all bills paid, \$1,300; limit, April 28, 1888; surety, Chas. F. Doe; amount of bond, \$2,600; signed, January 9, 1888; filed, January 11, 1888.

Chattanooga, bet. 23d and 24th. Two story frame building; owner and builder, F. C. Klebauer; cost \$6500.

Chattanooga and 24th. Addition to frame building; owner, A. T. Hall; architect, Mr. Craft; days work; cost \$1000.

Capp and 24th. Five story brick and basement frame buildings; owner, Jno. Coop; contractor, N. G. Chadwick; cost \$15,000.

California, near Fillmore. Owner, A. Borel; architect, Wm. F. Smith; contractors, M. J. and J. D. Egan; cost, \$1,100; limit 42 days after Jan. 30, 1888; sureties, S. H. Harmon; filed, Jan. 28, 1888.

Dolores and 21st. A two story frame; owner, Mr. Frazier; contractor, Geo. Fressler; cost \$2500.

Fair Oak, bet. 2 and 22d. A two story frame and basement; owner, E. F. Traylor; architect and builder, A. R. Denke; cost \$4500.

Fourth, bet. King and Berry. Frame stable; cost, \$5,700; owner, Union Ice Co., contractor, S. G. Worden; architects, Townsend & Wycken. 1st payment, when 2d story floor beams are on, \$1,600; 2d payment, when enclosed, shingled, outside work done, \$1,600; 3d payment, when completed and delivered, \$1,600; 4th payment, 35 days after completion, \$1,700; surety, J. F. Kennedy; amount of bond, \$1,700; filed, Jan. 28, 1888.

Fell, 171104. W. Broderick, 25x17.6. Build complete one story frame; owner, B. E. Henricksen; contractor, C. E. Lundshies; architect, B. E. Henricksen; cost, \$2,475.

1st payment, when roofing and siding are complete, \$465; 2d payment, when brown mortar and outside finish are completed, \$465; 3d payment, when sashes are glazed and hung, and while mortar is on, \$1,230; 4th payment, when varnishing is done and trimmings on, \$465; 5th payment, 35 days after acceptance, provided no liens, etc., \$21.25; limit, 65 days; sureties, J. F. Kennedy and A. J. Turner; amount of bond, \$2,500; signed Jan. 17, 1888; filed Jan. 20, 1888.

Geary, bet. Jones and Taylor. Plumbing, gas fitting, etc.; owner, G. H. Woerz; contractor, Earnest Pink; architects, Salfeld & Kohlberg; cost, \$915.

1st payment, when rough work is finished, \$350; 2d payment, when finished and accepted, \$265; signed Dec. 22, 1887; filed Jan. 15, 1888.

Geary, bet. Jones and Taylor. Brick work, etc., on three story frame; owner, G. H. Woerz; contractors, Jacob Haaf & Son; architects, Salfeld & Kohlberg; cost, \$1,175.

1st payment, when basement walls are up, \$500; 2d payment, when accepted, \$400; 3d payment, 35 days after completion, acceptance and release, \$275; sureties, John H. Wieland; amount of bond, \$1,000; signed, Dec. 19, 1887; filed Jan. 16, 1888.

Herman, bet. Octavia and Laguna. To build, except plumbing, gas fitting, and painting; owner, Mrs. A. A. Smith; contractor, R. P. Sanchez; architect, Wm. Mosser; cost, \$5,875.

1st payment, when foundation and entire frame is up, \$1,000; 2d payment, when roofs completed and brown mortar on, \$1,000; 3d payment, when plastered, sashes hung and glazed, fences up and outside doors hung, \$1,000; 4th payment, when completed and delivered to owner, \$1,030; 5th payment, 35 days after acceptance, provided all bills are paid, \$1,345; limit, May 10, 1888; sureties, J. Wagner and Frank P. Doe; amount of bond, \$5,400; signed Jan. 17, 1888; filed Jan. 23, 1888.

Hayes and Webster. Three story frame; owner, \$2,800; owner, Dr. Nas. T. Coulson; contractor, Wm. T. Connery; architect, A. J. Barnett.

1st payment, when rough frame is complete, \$1600; 2d payment, when floors are laid and roof and rafters on, \$1230; 3d payment, when brown mortar is on, \$1230; 4th payment, when white coat of plaster, and outside finish is on, \$1230; 5th payment, when building is complete and accepted, \$1460; 6th payment, 35 days after completion, if no liens are on building; limit, July 1st, 1888; sureties, F. Joost and Wm. Connery; amount of bond, \$4,500; signed, January 31st, 1888; filed, Feb. 4th, 1888.

Howard, bet. 15th and 17th. Two-story frame; cost \$3,675; owner, Laurenz Foge; contractor, Jno. G. Adams; architect, Chas. J. Havens. 1st payment, rough frame up and enclosed, \$850; 2d payment, rough gas and water pipes in and brown mortar on, \$650; 3d payment, when hard finished and outside painted, \$675; 4th payment, when completed and accepted, \$750; 5th payment, 35 days after, \$950; limit, 90 days; surety, F. Joost; signed Jan. 28; filed Jan. 24.

Hayes and Webster. Three story frame; owner, \$2,800; owner, Dr. Nas. T. Coulson; contractor, Wm. T. Connery; architect, A. J. Barnett.

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Geary, bet. Jones and Taylor. Carpenter work, 3-story frame, brick basement; owner, G. H. Woerz; contractors, Fuchs & Bucher; architects, Salfeld & Kohlberg; cost, \$5,600.

1st payment when frame is up, \$1,000; 2d payment when roof is on and building enclosed, \$1,200; 3d payment when brown coat of mortar is on, \$1,000; 4th payment when finished and accepted, \$1,000; 5th payment, 35 days after acceptance, \$1,400; limit, 90 days; sureties, C. Rohrbacher and H. Niemann; amount of bond, \$5,000; signed Dec. 19, 1887; filed Jan. 16, 1888.

Geary, bet. Gough and Octavia. To build complete; owner, Rosalie Rosenberg; contractor, Wm. T. Connery; architect, F. R. Schmidt; cost, \$4,810.

1st payment, when rough frame is up, \$200; 2d payment, when brown coat of mortar is on, \$200; 3d payment, when hard finished, \$200; 4th payment, when completed and accepted, \$200; 5th payment, 35 days after completion and acceptance, \$1,210; limit, 100 days; surety, G. M. Perine; amount of bond, \$4,510; signed, Jan. 5, 1888; filed, Jan. 1, 1888.

Golden Gate Avenue, bet. Van Ness and Franklin. An addition to a frame building; cost \$3150; owner, Henry Hufschmidt; contractors, Schutt & Kreeker; architect, H. Geiffus.

1st payment, when building is raised, entire frame up, enclosed and roof on, \$500; 2d payment, when floors are laid, partitions set ready for plaster, \$450; 3d payment, when brown coat of plaster is on, and all outside yard, porch and fence work is complete, \$500; 4th payment, when white coat of plastering is on, and doors, windows and blinds hung, \$500; 5th payment, when building is completed and accepted by the architect, \$400; 6th payment, 35 days after completion, \$400; limit, 70 days from date; sureties, C. W. Gerke & A. W. Bude; amount of bond, \$3000; signed Feb. 2d, 1888; filed Feb. 4, 1888.

Harrison and 11th. A two story frame; owner, Mr. Harms; contractor, H. T. Warden; cost \$2000.

Howard, bet. 15th and 17th. Two-story frame; cost \$3,675; owner, Laurenz Foge; contractor, Jno. G. Adams; architect, Chas. J. Havens. 1st payment, rough frame up and enclosed, \$850; 2d payment, rough gas and water pipes in and brown mortar on, \$650; 3d payment, when hard finished and outside painted, \$675; 4th payment, when completed and accepted, \$750; 5th payment, 35 days after, \$950; limit, 90 days; surety, F. Joost; signed Jan. 28; filed Jan. 24.

Hayes and Webster. Three story frame; owner, \$2,800; owner, Dr. Nas. T. Coulson; contractor, Wm. T. Connery; architect, A. J. Barnett.

1st payment, when rough frame is complete, \$1600; 2d payment, when floors are laid and roof and rafters on, \$1230; 3d payment, when brown mortar is on, \$1230; 4th payment, when white coat of plaster, and outside finish is on, \$1230; 5th payment, when building is complete and accepted, \$1460; 6th payment, 35 days after completion, if no liens are on building; limit, July 1st, 1888; sureties, F. Joost and Wm. Connery; amount of bond, \$4,500; signed, January 31st, 1888; filed, Feb. 4th, 1888.

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Howard, bet.

"Botch" Workmen.

Last month we made reference to half-fledged workmen. These remarks referred more particularly to carpenters, but it does not necessarily follow that carpenters are the only persons possessing the quality of "botch." We have met plasterers, painters, plumbers, tinner, bricklayers, and stonecutters, whose reputation for first-class "botch-work" ranked much higher than that of any carpenter we ever met.

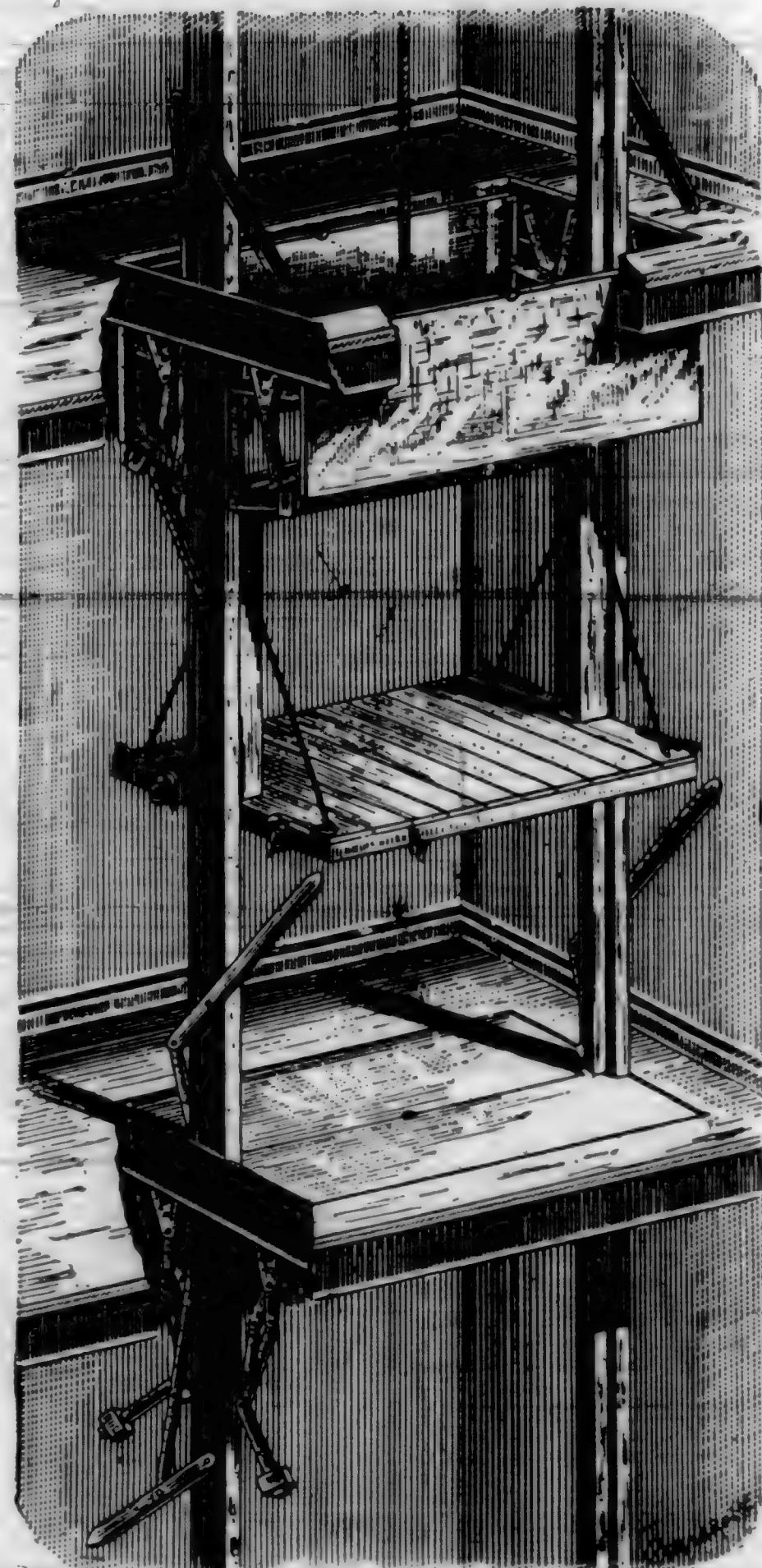
The uninitiated would scarcely believe it, but it is a fact that first-class bricklayers—good honest capable workmen—are more difficult to find than other workmen connected with building. Indeed, few know the amount of "botch" bricklaying that is done in every town and city in the country. It is much easier to pass off "botch" brickwork as good than carpenters' or joiners' work, and fewer people are qualified to judge of the quality of the former than of the latter. The same may be said of plastering. Perhaps there is no branch of building where less knowledge and skill are used than in plastering. For some reason that we could never discover, the man who plasters your house knows less of his trade, the qualities of the materials he employs and the manner of making the best use of his tools and appliances than any

other workman. So well is this understood that most men who have carried the hod to a plasterer for three or four weeks aspire to become plasterers—and they generally get there—and thus the influx to the trade, of incompetence, goes over on, and plastering goes over on, and plastering keeps in a chronic state of "botch-wood."—*Builder and Woodworkers*

WE ARE in the habit of regarding the Egyptian obelisk as almost without precedent in the way of size of single stones, and yet it occasionally happens that modern quarrying operations produce stones of as great a size. A very large stone was recently taken out of the Bodwell quarries, at Vinal Haven, Me., a short time since, that is an illustration in point. A local paper, after making the assertion that it is the largest stone ever quarried in the vicinity named, adds that, if erected, the gigantic shaft would be the highest, largest and heaviest single piece of stone now standing, or that ever stood, so far as there is any record. According to this authority, it considerably exceeds in length any Egyptian obelisk. The shaft in question is 115 feet long, and 10 feet square at the base. Its weight is estimated at 850 tons.

THE PAGE Automatic Fire Shutter Co. of California.

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



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

PATENTED MAY 16, 1887.
Now in operation at 22 and 24 Jessie St., and 327, 329, 331 Sansome St., S. F. Call and examine the same.

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

H. W. SEVERANCE,
Manager and Agent.

Office, 218 California Street, San Francisco, California.

Lumber Market.

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

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

CARPENTRY MADE EASY.

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

FOR SALE AT THIS OFFICE.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOLUME IX

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

NUMBER 3

THE California Architect & Building News.

Established January, 1879.

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

Terms per annum, - - \$2.00 in advance.

Published on the 15th of each Month.

When money is sent for subscriptions, the receipt of a copy of this Journal is an acknowledgment that it has been received. Unless requested we do not send receipts.

OUR ADVERTISING RATES.

Front Cover, Outside, Each Insertion.....	Per Square \$ 2.50
Back Cover, Outside, Each Insertion.....	do. 2 00
Page Preceding Reading Matter.....	do. 1.75
Page Following Reading Matter.....	do. 1.50
Inside Pages.....	do. 1.00
Full Page Inside.....	One Insertion 40.00
Each Subsequent Insertion according to Agreement.....	

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

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

No Others Received.

SAN FRANCISCO, MARCH 15, 1888.

Quarterly Summary of Building Operations.

The quarter just closed has been a very satisfactory one as regards the number of new buildings. We tabulate each month separately:

	JANUARY.	Value.
60 frame buildings.....		\$190,200
4 brick ".....		279,000
13 alterations.....		29,100
77.....	\$498,300	
	FEBRUARY.	
51 frame buildings.....		\$186,500
2 brick ".....		258,000
8 alterations.....		18,200
61.....	\$462,700	
	MARCH.	
36 frame buildings.....		\$147,200
1 brick ".....		10,000
8 alterations.....		31,600
45.....	\$188,800	
Making a grand total for quarter:		
137 frame buildings.....		\$523,900
7 brick ".....		547,000
29 alterations.....		78,900
173.....	\$1,049,800	
1st quarter of 1886—252 engagements.....		\$1,359,532
" " 1887—191 ".....		1,209,100
" " 1888—173 ".....		1,049,800

Taking the extortionate prices of lumber into consideration, (compared with those ruling in 1886) and the summary given above is a very encouraging one. So far the prospects look decidedly more encouraging than at a similar period last year.

The system now in use in this city of recording contracts compels us to keep two statements as regards the cost of buildings. For instance, a contract is let, with plumbing and painting excepted. Each architect has a system of his own, by which these items can be approximately valued. We simply place our valuation on price, recorded, and in our summary give full value of building. The apparent difference between the summary, as given each month, and the quarterly summary is thus accounted for. We shall use the utmost care in giving careful estimates; we do not claim perfection, but we think our reports can be relied upon as being about correct.

Raise in Prices of Lumber.

Lumber prices have again been advanced as the following changes will prove: Spruce, dressed half-inch, shelving to 14-inch, \$37 50, an advance of \$2 50. Dressed redwood, half inch tongued boards, \$34, an advance of \$3; dressed redwood, surfaced and grooved, 1x6, 12 feet and over, No. 1, \$37 50, an advance of \$3 50; the same other sizes, No. 1, \$37 50, an advance of \$1 50; the same, 7 to 11, No. 1, \$28, an advance of \$1; the same, under 7, No. 1, \$25, an advance of \$1; the same, rustic, No. 1, \$38 50, an advance of \$1; the same, rustic, No. 2, \$33 50, advance of \$1, the same, tongued and grooved, beaded, 12 feet and over No. 1, \$37 50, an advance of \$1 50; the same other sizes, No. 1, \$37 50, an advance of \$1 50; the same, 7 to 11, No. 1, \$28, an advance of \$1; the same under 7, No. 1, \$25, an advance of \$1. Pickets, rough, pointed, \$20, an advance of 50 cents; pickets, rough, square, \$18, an advance of 50 cents.

The most noticeable change is in the advance of 1x6, tongue and groove, redwood, there being a raise of \$3 50 per M. rustic has been raised \$1 00. Perhaps there may be a just cause for the advance in prices, but we fail to see it. The recent burning of one of our largest mills had no bearing on above quotations, as said mill never saw redwood lumber, its product being pine, fir, spruce, etc., no redwood whatever growing in that locality. There is as yet, no stringency in the labor market, so that bugbear cannot be urged. There is nothing on the surface to indicate any just reason for the raise.

The whole matter simply resolves itself into this:—every indication points to a large increase in the number of new buildings. The gentlemen comprising the Lumber Exchange are all rolling in wealth, but they are not satisfied, and seeing a chance to fleece a few more dollars from a willing public, they unite, heart and soul in so doing, and virtually say to the public, we care nothing for the future welfare of the City, as long as we can squeeze a few more dollars from those who have to build. Gentlemen of the L. E., is it not time to call a halt?

Enlargement of our Weekly Edition.

The *Weekly Building News* is meeting with great success. We have labored diligently to give our readers a full account of building operations in various portions of the Pacific Coast. That is the sole aim of the *Weekly*. Every item, every editorial, will relate strictly to building matters, and we hope to secure a goodly portion of those interested in building matters, as our regular subscribers.

Advertisements Solicited.

Extra reasonable rates will be given to those placing advertisements in the *WEEKLY BUILDING NEWS*. To meet the spare for those whom we are confident will help us, we will shortly enlarge the present weekly edition to a

FOUR PAGE SHEET

And as soon as possible thereafter, to eight pages. Remember for the first year we give the *California Architect* and the *Weekly Building News* together for TWO DOLLARS PER YEAR.

Editorial Correspondence.

No one who has remained continuously west of the Rocky Mountains, since California became one of the great sisterhood of States, can rightly comprehend, or form any correct and sufficient conception of what lies easterly of the great dividing ridge.

By careful reading and attention to published statements, the mind may be trained to an extent within its capacity, to follow the advancements and improvements from time to time reported through the various channels of information, but conceptions and conclusions so reached, are more likely to fall short of the positive actualities, and the mind pictures thus drawn fail in accuracy at every point, and the magnitude that abound on every hand, be scarcely approached—particularly in all the larger cities of the United States, and also in the lesser live cities advantageously situated, with good surroundings, and blessed with enterprising, energetic citizens, possessing sufficient mental and physical lubrications to run out beyond the stingy confines of extreme selfishness, into the broader fields of liberal ventures, calculated to develop not only every reasonably assured recourse, but also those having no stronger claim to favor than the possibilities. Hence growth, increase and advancement rule generally in the older cities of the United States, while others that at the dawn of in American rules and laws upon the Pacific Coast, were mere camps, military posts, or small villages, have become great cities extent and expansion, great in business enterprises, and successes, and so great in future prospects, that no sane man would venture to predict or determine, other than as a speculative proposition.

New York, Boston, Philadelphia, Baltimore, Washington D. C., Cincinnati and many other of the earlier settled cities of the Union, have multiplied the number of constructions within their boundaries, from fifty to five hundred per cent, and investments to cover similar sized lots and parcels of land, a thousand per cent, in some cases, thus showing that with all the other great onward and upward movements in commercial, manufacturing and general business directions, in their thousands of shapes and forms, beauty, solidity and durability in the construction of buildings have kept pace in the onward march, transforming barren wastes, sterile plains, and mountain sides into thrifty places for the habitation of men, who—"Trusting in God and keeping their powder dry"—have "gone West," dotting the continent across with unmistakable marks of American civilization.

Since return to San Francisco, all sorts of enquiries and questions have been propounded, which to answer fully would occupy many columns of this Journal. "Which do you consider the greatest city of the East?" being the most frequently asked. While Chicago is a vigorous, persistent, ambitious aspirant for first place, New York smiles, confident that the Survey of the City that will pluck from it the long worn laurels of supremacy as the pre-eminent Chief City of the Union, has not yet been made. Still Chicago is spreading and growing in all directions, and gathering under its municipal wings and within its Corporate folds, scores of square miles of adjacencies, peopled with industrious, progressive people, being hindered only so far as the waters of the great Lake commands in the absorption of other additions. In time, it is altogether possible that in population the City of the Plains will stand unequalled in point of population. The thousands more of square miles of level land, adjacent to the present City, suggests the possibility of further annexation and additions, which consummated would provide business and residence accommodations for five millions or more people. So that in the matter of population, Chicago may in time exceed even New York, as the area of land limitations are vastly in its favor; unless the latter shall enter the field of annexation and gather in Brooklyn, Williamsburg and other places, "across the river," and cover the sister islands with the mantle of New York jurisdiction, and make them all with their hundreds of thousands of industrious people, members of one great municipal family.

But New York and Chicago are but two of the great family of American Cities. Philadelphia, Boston, Baltimore, Cincinnati, St. Louis, Minneapolis, St. Paul, Kansas City, Denver, and far too many to name—other prosperous and more or less great cities—east, west, north, south and central, have strong claims to high consideration, as occupying honorable positions, most of them having doubled or trebled the number of former population, and correspondingly advanced in all the elements and characteristics necessary to future greatness.

ARCHITECTURE EAST AND WEST.

The prevailing styles east of the Rocky Mountains are widely different from those so generally adopted in California, except so

far as the introduction of light colored sand stones and press brick used in the more recent constructions in San Francisco are a departure from former styles. In the eastern cities, brown, rose or other dark colored stones are prominent factors in building constructions, alike in business, residence, church and other edifices, and the variety of treatments are only equalled by the diversity of conceptions and concepts affecting the minds of the designers.

While this outstretching, far reaching, unrestrained disposition to bring forth and introduce something new and original, has evolved very many superb and beautiful structures, and developed masterly skill and genius on the part of the designer, it has also originated many architectural monstrosities, so entirely deficient in lines of beauty and symmetry, as to induce a smile from the beholder, contemplating some of the queer, not to say ugly, examples of this unrestrained by rule—architectural libertarianism to be found in the prominent cities, and the architects in some of the lesser places, seeking to imitate, and being able to defend themselves in the creation of designs decidedly peculiar, by reference to the execution of similar things at the hands of more pretentious architects in larger cities, become as reckless and extravagant, as vain in their ideas of the consistent and beautiful, and bring forth designs based only upon individual

Timber Piles and the Tereido—A New Invention Wanted.

The chief engineer of the San Francisco Harbor Commission has recently made a report on the experiments ordered to be carried out with piles prepared by various methods, with the view of determining the best way of competing with the *Tereido navalis*. In June, 1882, in pursuance of the orders of the board, ninety-nine piles were driven in Mission street pier 1, then being constructed. During the past month, after an exposure of five years and four months, one or more of the piles of each method, and four unprepared, or naturally bark-protected piles, were removed for examination. When deemed best, a sample of these piles was preserved for future examination. The various methods were given the names of the inventor or experimenter to identify them. All of the prepared piles were barked for a distance of forty-feet, which was the length treated.

A. W. Von Schmidt, of San Francisco, prepared two piles by jacketing the driven pile with sewer pipe, and filling the space between the pile and the pipe with concrete or grout composed of sand, gravel and Portland cement. The cost of this covering exclusive of the cost of furnishing and driving the pile, was 75 cents per linear foot, or \$30 00 per pile—a total of \$60 00 for the two. One of these piles was removed. It was found that the tereido had not attacked it, but near the upper part one or two sections of the sewer pipe had been broken and the lignoria had weakened the pile about one-fourth or one-fifth of its original strength.

Frank Shay, of San Francisco, prepared twenty-three piles at 25 cents per linear foot or \$10 00 per pile. His method was a modification of the Culver process, or a covering of asphaltum and burlap. The modification consisted of a substitution of wire cloth for the burlap. The pile was given a coat of hot asphaltum, then wrapped in the wire cloth and given a second coat of asphaltum, dusted over with sulphate of lime. Two of these piles were removed, and found so badly injured as to break in drawing them from under the cap. Only traces of the recovering were left.

James McKeon & Co., of Oakland, prepared ten piles, at 16½ cents per linear foot, or \$6 50 per pile. The protecting coat consisted of so-called "marine cement," applied, whitewash fashion, in four coats. The composition of this marine cement was kept secret, except that it contained an "extremely poisonous substance of great efficacy." This coating did not adhere well in driving the pile. Two of the piles thus prepared have been removed, and both have been practically destroyed by the tereido.

W. H. Raye, of Oakland, prepared twenty piles at 16½ cents per linear foot or \$6 45 per pile. His method of protection was similar to one just described, and the material used was a wash of Portland cement and other secret ingredients. The two Raye piles removed were practically destroyed by the tereido. Pearce & Beardsley, of Oakland, prepared forty-four piles at 34 cents per foot and \$13 55 per pile. Their covering was another modification of the Culver process of burlap and asphaltum, and was a covering of burlap, saturated with "Pearce's compound," a mixture of naphtha and carbon, bi-sulphide, with a small proportion of lime-stone, kaolin, sawdust, and sulphur. Of

the piles thus prepared, two were removed. One has been practically destroyed, and the other seriously attacked.

There were driven at the same time, and in the westerly part of the pier, eleven cedar piles. Two of these were removed and found very slightly attacked—practically as sound as ever, although the bark fell off in removal. It is to be regretted that these piles were not subjected to a more severe test, and unless otherwise ordered, they will be redriven in that part of the water front most infested by the tereido, so as to further test their resistance powers.

In August, 1882, two eucalyptus piles, furnished by Mr. William T. Coleman, were bolted under the same pier. In October, 1886, one of these was removed, and found very seriously injured by the tereido, and the sap wood above water had rotted to a depth of 1½ inches. Four yellow piles driven at the time of construction were also removed for comparison. All had been very slightly attacked, but not one of the four so seriously as to in any way impair its strength. Many of the fender piles, however, had been entirely cut off, and the mooring and cluster piles destroyed.

To sum up: The coatings applied by the various experimenters, depending upon their adhesion to the pile, utterly failed to afford even the protection given by the bark. This has been the history of such experiments in other places. Of the eight coated piles removed belonging to Shay, McKeon, Pearce & Beardsley, and Raye methods, but one retained sufficient strength to permit its removal, and this one was more severely attacked and damaged than any of the four "unprotected" piles pulled up or the cedar piles. These results are however not wasted, as they afford valuable guides for the future to those unacquainted with the history of pile protection, and point out what lines of experiment may be avoided.

The Von Schmidt trial was not a new experiment, as this method has been tried elsewhere—notably at Galveston, Texas—and found too costly and liable to injury to compete with the old fashioned and efficient crosoting process. Considering the fact that about forty-five per cent. of the gross receipts of this board have been spent in wooden structures, and that about twice to twice and a half the cost of a pier is spent in repairing it before the entire renewal becomes necessary, this question of pile preserving is most important, and it is recommended that more extended and better directed experiments be made.—*Scientific American*.

The Plumber and His Tools.

—BY A MASTER PLUMBER.

The old adage, "A workman is known by his chips," is also true when used in reference to the character of his tools and his care for them. To no branch of industry does this apply more forcibly than to the plumbing trade of to-day. In the long ago, when the art of the plumber was far behind its present state of advancement, the trade was handicapped in its endeavors to improve its condition by the absence of the manufacturing interests which abound to-day, and which so bountifully provide all plumbing material, sanitary specialties, tools, etc., adapted to particular uses.

In the present age, both manufacturer and plumber are working hand in hand, keeping even pace with the times, and meeting the growing demand for better work. The result is apparent. To-day the plumbing trade stands in the foremost ranks of industrial pursuits, and the old time spirit of conservatism that characterized too many of the craft, is fast disappearing.

The old-fashioned ways of their "daddy's" that were once held so very, very dear, are being reverently laid down to rest, and in their places spring up the methods of the wide-awake children of progress, armed and equipped for a more important work, the battling with the rapidly increasing needs of the present.

In all branches of industry, vast progress has been made. The public has learned justly to discriminate between good and indifferent work. Therefore, to keep abreast of the times should be the aim of every intelligent mind; to do so requires not only a study of the end, but also of the means contributing to its attainment. Not the least important of these means are the tools of the craft. As a true tempered sword to the hand of the swordsman, so is a good tool in the hand of a skilled artisan; both hold the ring of success in the very clink of the metal. With a clear head, a steady hand and the finished tools of to-day, no man has any excuse for being a clumsy mechanic; and the workman who does not realize this, must sooner or later go to the wall, where he properly belongs. Neither has he any excuse for begrudging his tools the care necessary to keep them in good

condition. As a man's clothing reveals, in a certain sense the character of the man—an absolutely unclean condition bespeaking his own low estimation of himself—so it is with his tools. No plumber has a right to enter a household with a dirty bag (naturally suggestive of a poker and its accompanying Italian) and proceed to terrify the inmates by opening up a sarcophagus of dried mummies, dignified by the name of a "kit." If he does so he is very apt to be the man not wanted in the event of future repairs being needed on the same premises.

To this slovenly class of mechanics is due the prejudice actually existing against the craft; for, if a man has no respect for himself, he certainly will not respect the rights or interests of those unfortunate enough to employ him.

Many people dread the entrance of a plumber into their homes; not on account of the bill that is so sure to shadow him as his faithful, much needed, helper, but because of the damage to walls, woodwork, etc., that is almost as sure to follow in his wake. Much of this destruction could be totally avoided by the use of proper tools. Of course it is not necessary that a plumber should carry a carpenter's or mason's kit in addition to his own special stock, but a good, sharp, compass saw, or a couple of wood chisels would never come amiss. Neither would a gouge or two (on intimate terms with a grindstone) a small pointing trowel, nail punch and floor chisel. The latter in lieu of some of the crowbars now used for that purpose, will not only be found handy, but absolutely necessary, unless floor-butcher is the aim in view. As regards special plumbing tools, they should be selected carefully, from the class that combines strength, lightness and beauty of design. The old fashioned tools that make the helper a beast of burden and a hunchback before he reaches his majority should be discarded, and, where obtainable, adjustable tools should be used instead. Indeed, so very handy are many of these devices that a man can now carry half a dozen of the old time contrivances in his own coat pocket. Among small tools, one that will be found most indispensable, is a pair of five-inch or six-inch pocket pliers. The plumber who does not possess this always handy tool has lost a great helper, and will speedily repair his oversight, unless he unfortunately belongs to that class of numskulls who would not hesitate to us, an old chisel and hammer on a watch spring.—*Sanitary News*

Who Owns the Tools in the Mill?

Perhaps whose place it is to furnish the tools would be better. I don't know that any law-suit ever came out of this, as to whether the owner or the employe ought to furnish the tools necessary to do the work and repairs in and about a planing mill. Take it all together a man needs from some source a pretty good kit of both carpenter and machinists' tools—saws, augers, bits, chisels, planes, &c., in the way of carpenters' tools, and hammers, drills, cold chisels, hack saw, &c., in the way of machinists' tools. A fair kit of tools for a foreman of a mill can not be provided for less than an even hundred dollars, and then he will not have much to brag about.

Tools in a mill are very much shorter lived than the ordinary carpenter's kit, because in the repairs about a mill, which are much oftener done in a hurry than at leisure, he is expected to pitch in, with nails and bolts more often in the way than otherwise, and hand saws and chisels, come out of the skirmish with blunted and broken teeth and broken corners, the whole kit very often the worse for the scrimmage.

No proprietor ever asks how much the broken bit, auger or chisel costs, or ever insists on furnishing tools for these hand jobs. Very often it may cost a foreman five dollars to replace broken tools, after repairs have been made. Now is it not as proper and right for the mill owner to furnish these tools as it is for the employe, or is it supposed that custom has made it a law that employes must furnish their own tools, and get no recompense for breakage and hard wear? Every man takes pride in having a fair kit of tools, even to wrenches, and I think I have set the price low when I said a hundred dollars would only make an average or poor show of such a set of tools. I have a single ratchet drill, with drills, that cost only a trifle short of \$30, and it does not take much of a drill to cost a dollar!

The owner never thanked me for using these costly tools in times when minutes represent dollars in their business, and never say, when a drill is broken, "run up to the store and get one to replace it." Are all owners like this, or have I fallen among thieves who take the whole pound of flesh and give nothing in return? When I use all my tools up, can I get a place to work where the owners find their own tools for repairs?—G. RUMBLE in *Wood-Worker*

California Colonial Architecture.

We herewith present the plans, elevation, details and specifications of a country dwelling, in what we term, for want of a better name, "California Colonial Architecture." Extreme simplicity characterizes the exterior, relieved somewhat by the rather novel arrangement of the brick columns, as shown. These should be built of a good quality of hard brick, with joints nicely struck. The interior arrangement is somewhat different from any we have ever published. Sizes of all rooms are distinctly marked, and the plan is sufficiently plain to be understood by those seeking a design for a comfortable home. Any information in regard to the plan will be furnished upon inquiry being received. Following are a general set of specifications to be followed by those considering the plans given.

BRICK WORK.—The foundation walls to be of hard brick. Height, 3 feet above ground. Should a sufficiency of stone be obtainable, it may be used instead of brick. Chimney's to be built as shown. Flues 8x8 inches, well pargetted. The chimney in front to be built of best hard burned brick, joints well struck, and to be in every way a clean, smooth job. Ash vaults to be placed in each chimney, as per details. The mason is to furnish all rough brick, mortar etc., for setting mantels, ranges, etc. The doors to ash vault to be 12x16 inches cast iron, with hinges, latches, etc., completed. Ventilating grates to be placed in basement wall, ten in number, to be situated where directed by the owner or architect.

CARPENTER WORK.—All timber used, unless otherwise specified, to be of the best quality of Puget Sound or Oregon Pine. All joists and studs to be mill sized. Special attention must be given to the thorough nailing of every standing part.

Wall plates (basement) redwood, 3x12 inches; underpinning, (basement) redwood, 3x6 inches; braces (basement) redwood, 3x6 inches; corner posts (basement) redwood, 6x8 inches; main sills, pine, 6x10 inches; 1st floor joists, pine, 2x10 inches; 2d floor joists, pine, 2x10 inches; intermediate sills, pine, 4x8 inches; headers and trimmers, pine, 4x10 inches; ceiling joist, pine, 2x6 inches; rafters, 2x6 inches; hip rafters, 2x10 inches; valley rafters, 2x10 inches; corner posts, 4x6 inches; outside studding, 2x4 inches; partition studding, 2x4 inches; closet studding, 2x3 inches; joists and studs, 16 inches from centers; rafters, 32 inches from centers; underpinning, 32 inches from centers. All corners and center posts in basement to be thoroughly braced. All angles and corners to be thoroughly braced throughout the building. A line of flush bridging to be placed around the entire building, and in each partition, midway between floor and ceiling. All corners to be solid, to receive necessary lathing. The ends of the joists to be solid bridged. Bridging for wainscoting to be inserted wherever said material is to be used. Place double line of herring-bone bridging in each set of floor joists, to be well nailed, using 2x4 lumber. Carpenter is to do all cutting necessary for plumber or mason. He is also to see that wall plates on the brick or stone work are level.

ROOF.—No. 1 shingle to be used, laid $4\frac{1}{2}$ inches to weather. Sheathing 1x6, joints broken every other course. Shingles to be well nailed; no one nail in three shingles will do. If particular attention is not given to this requirement, the roof will have to be taken off and replaced. The carpenter to guarantee the roof for one year, the owner claiming the right to hold \$50 of the contract money to secure this result. Gutters and conductors to be placed as per details.

RUSTIC.—No. 1 rustic to be used, not over 8 inches wide. All channels behind casings to be thoroughly plugged, plugs first being dipped in white lead, a bead to be driven in each one to hold it in place.

PORCH CEILING.—To be of clear, well seasoned redwood T and G, not over 4 inches wide; both tongues and grooves to be painted before being nailed in place.

FLOORS.—To be of first quality, 1x4, T and G pine, well seasoned, and not to be laid until building is enclosed. Floors to be laid before partitions are set. Porch floors to be vertical grain, and tongues and grooves to be painted before nailing, to be face nailed, nails set and holes puttied.

STAIRS, ETC.—Main stairs, as shown, $7\frac{1}{2}$ inch risers of red-



FRONT VIEW.—CALIFORNIA COLONIAL ARCHITECTURE.

wood; treads of Oregon pine; rails, newell and balusters of main stairs to be of black walnut; newells 9 inch square of design as per details. All stairs to be housed, keyed, blocked, glued and put up in a workmanlike manner, with the risers tongued into the treads, back tongued and properly furred for plastering. Hand rail hung on iron brackets at each 4 feet up one side of rear stairs; 2-inch carriages for all outside steps, cut out of solid plank, and set not over 2 feet from centers. Give all outside steps $\frac{1}{2}$ of an inch pitch in one foot of width, so that water will easily drain off.

WAINSCOTING.—The dining room to be paneled 4 feet high. The kitchen to be wainscoted 3 feet 6 inches high, except over sink, to be 5 feet; bath room to be 5 feet all around; rear stairs to be wainscoted 3 feet high, same to continue around rear hall.

WINDOWS.—To be in design as per plans and details, all hung with weights, and to be fitted with Ives' Patent Locks and Norris' sash pulleys. Use best Silver Lake braided cord.

DOORS.—To be of uniform height (with exception of front door) in each story, 1 $\frac{1}{2}$ inches thick, sugar pine stiles and rails, redwood panels raised and moulded, width as per plans. Front doors 1 $\frac{1}{2}$ inches thick, made as per details; colored glass in panels of front door.

INSIDE FINISH.—None of the inside finish is to be put up until plastering has been completed and the building thoroughly swept clean. Use none but clear and well seasoned redwood, the whole of which is to be smooth dressed and sand papered. Grounds to be put on for plastering work, $\frac{3}{4}$ of an inch square. Clothes closets to have 1x14 shelves, with a rack under for hooks. All shelves in closets to be placed as directed. Kitchen pantry to have 4 rows of shelves, with flour bins etc., complete. Sinks in kitchen to have moulded caps, drain boards, frame and drawers of sugar pine. Casings for doors and windows to be 1x16, made as per detail, with corner blocks. Base boards to be of rustic 10 inches wide, and a light moulding 2 $\frac{1}{2}$ inches wide. Picture moulding in parlor, dining room and the two principal chambers. Mantels in hall and dining room to be made of walnut, at a cost of about \$75 each.

PLASTERING.—All walls and ceilings throughout the building to be lathed with 1 $\frac{1}{2}$ inch pine laths, with joints broken every 8th lath. Rough or brown coat to be made of fresh burnt lime, and clean, sharp sand, to be well tempered and a sufficiency of hair to be used. White coat to be of Plaster of Paris, trowelled to a smooth and polished surface. In all cases brown mortar to extend to the floor.

PLUMBING.—Gas pipes to be run so as to have a drop light in each room; gas pipe in newell at foot of main stairs. Side light in kitchen over sink. "Golden Gate" water closet to be used, with everything complete. Safe wastes under bath tub, water closets and wash bowls with 1-inch waste pipe discharging on outside of building through proper conductors.

PAINTING.—The outside of the building to be painted with 3 coats of paint, of colors selected by the owner. Roofs to have 2



PERSPECTIVE VIEW.—CALIFORNIA COLONIAL ARCHITECTURE.

coats of Prince's metallic paint. The inside finish to be of oak, cherry or walnut, as owner may select. All grained work will have a heavy coat of varnish. All iron and tin work to have two coats of paint. All work to be thoroughly cleaned before priming; all nail holes, cracks or other defects are to be thoroughly filled with putty. The graining to be a good imitation of the wood selected by the owner. Angle beads to be whitened. Use none but the best lead and pure linseed oil.

GENERALLY.—Drawings and specifications are intended to illustrate each other generally, so that a thing shown on one and not mentioned in the other, or vice versa, is to be done the same as if fully set forth in both. All works are to be done with the most approved kinds of the various materials mentioned, and none but the best workmen are to be employed.

Keep Plumbing Fixtures Clean.

There are many housekeepers who imagine that first class plumbing should not require any attention. How often have we seen plumbing fixtures of the best design and quality kept in the most filthy condition—a condition so bad that inferior plumbing would cause less injury to health?

Where people are aware that the plumbing in their houses is of an inferior quality, they take every precaution to reduce the evil to the greatest possible extent by cleanliness; but when the plumbing is of the best quality many seem to think that cleanliness is not required, and blame the plumbing for any sickness which may result from their carelessness in not keeping the fixtures clean.

The fact of the matter is that the better the plumbing the greater the care to keep everything in perfect order. Where there is good work there is generally a large number of fixtures, and the more fixtures the greater the necessity of cleanliness. In houses where the best plumbing is done, servants must be to a large extent depended upon to keep everything in order; and where servants are not closely watched, the work they should do is only too often neglected. The habit which many servants have of storing anything and everything about the plumbing fixtures should not be allowed. It should be insisted upon that all fixtures should be left perfectly open and clear, so that a free circulation of air should pass in and about them. Closets, sinks, etc., should be regularly cleaned and all copper lining kept bright. The wood-work surrounding all fixtures should be thoroughly washed at frequent intervals or otherwise kept perfectly clean. In short, we would urge the most perfect cleanliness of all the fixtures and surroundings in every part.

The servants' fixtures should receive the attention of the mistress, as servants are proverbially careless of their surroundings. It is not enough that the principal fixtures should be clean—

all should be clean, even in the most out of the way part of the house.

It often happens that because the plumbing is good, temporary and local smells are noticeable. With bad plumbing there is always a close, heavy odor, to which people become accustomed, and the temporary odor is not noticeable. When plumbing is good, the careless or indifferent use of the apparatus may be noticeable because of the absence of the overpowering and ever-present odor usually about inferior work.

Another portion of the house that should receive close attention is the cellar. Nothing should be allowed to remain in it in a state of decay or filthiness. The cellar should be kept as scrupulously clean as any part of the house.—*Canadian Architect.*

Redwood.

Redwood can be successfully utilized for encasing engine cylinders, parts of cotton machinery, moldings, patterns and dozens of other uses to which white pine and various hardwoods are now put. The California Redwood Association, through its local representative, seems determined to push the semi-obscure wood to the front this year, and as a competitor, it may change the complexion of trade in certain directions. Every honest effort will be made to boom redwood. As the quality is invariably clear, the only thing to be done is to advertise that fact and place the selling price on a basis where consumers cannot but observe the advantages offered.—*N. W. Lumberman.*

PAPER HANGERS' PASTE is best made by first heating the water to boiling, then adding flour, stirring constantly to prevent the formation of lumps. The flour may be passed through a sieve, so as to insure it a more equal distribution. Agitation is continued until the heat has rendered the mass of the desired consistency, and a few moments further boiling it is ready for use. In order to increase its strength, powdered resin in proportion to one-sixth to one-fourth of the weight of the flour is added. To prevent its souring oil of cloves or a few drops of carbolic acid should be added.

EVEN in the Holy Land, sanitary improvement is the order of the day. Bethlehem has well paved streets and Jerusalem is becoming clean. Tanneries and slaughter-houses have been banished from the city proper, a system of sewerage is underway.

CEMENT TO FASTEN GLASS TO BRASS.—Boil three parts of resin with one part of caustic soda and five parts of water, thus making a kind of soap, which is mixed with half its weight of plaster of Paris.

Files; Their Use and Abuse.

No one thing stands out more prominently in the cash account of an ordinary planing mill plant, than the money paid for files; and with graining machines, grindstone and emery wheels, and whatever appliances there may be for sharpening saws, planer knives, side cutters, &c., still there seems to be a bottomless pit in the file account that unceasingly swallows up greenbacks, gold and silver dollars, and silver certificates alike, seemingly without any mercy or recompense. A dozen files melt like the dew, and it is a lucky thing if more than half of them are ever got together and taken to the file cutter to be cut.

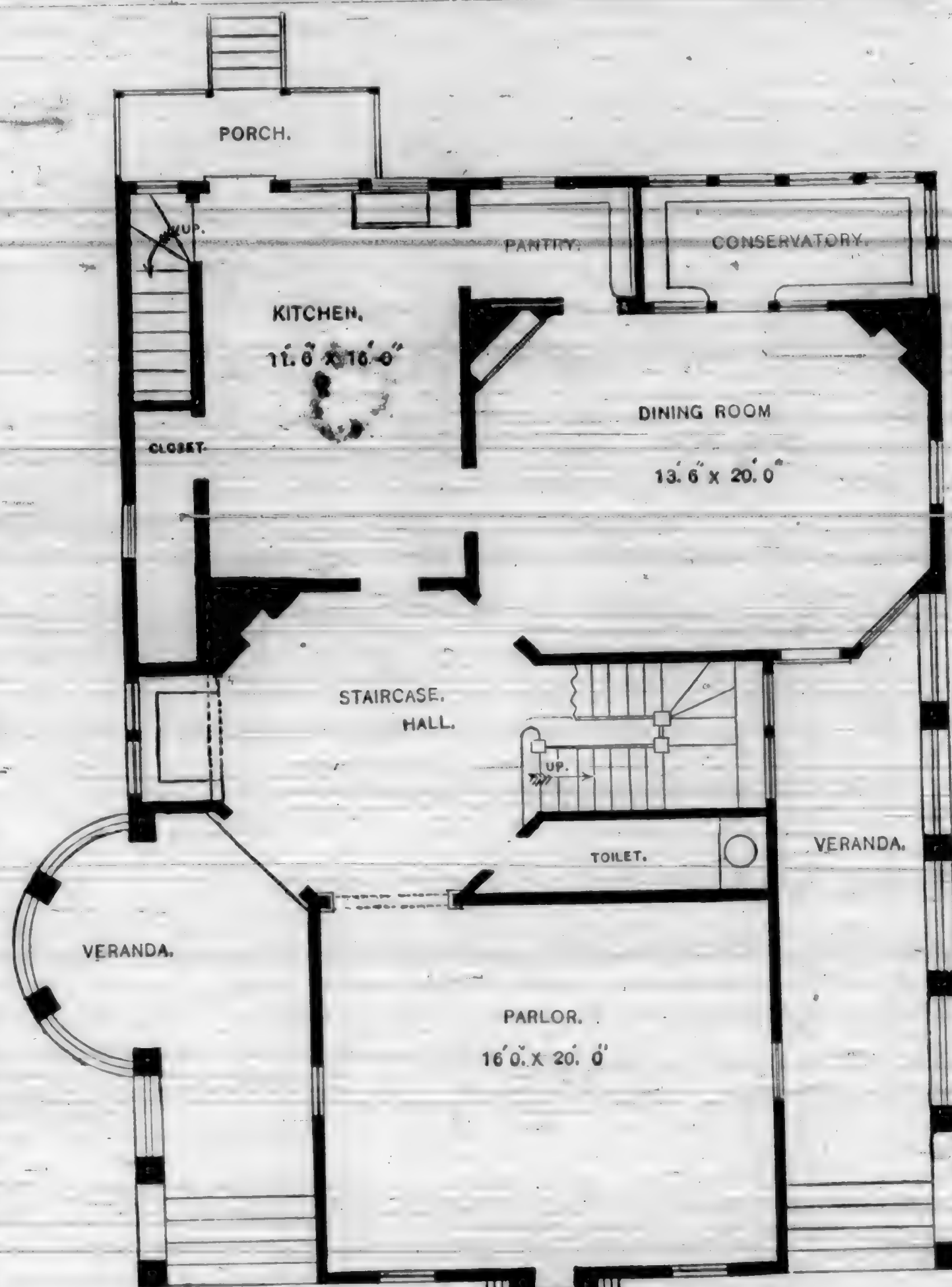
The few different kinds of files used in saw and planing mills would seem to be a reason why the expense for files should not be so large, the common single-cut mill file being about all the kind that is used. A very few bastard double-cut, will suffice for all the repair work done about a mill, and unless we go largely into small sawing, where a taper file can be used to good advantage, the flat single cut mill file is about all we find use for. Files ought to be made of a uniform, even grade of steel, well and evenly hammered, so that when they are hardened they will not warp.

We very often find files, especially re-cut files, that fold up in hardening so one side is round and the other hollow, and consequently from such files we get but little work and of a poor quality. Very much depends upon the coarseness of the cut of mill files, as too coarse a cut will not do as good work or last as long as the finer cut ones.

There are five grades of single-cut files known to the trade, rough, coarse, bastard, second cut and smooth. The bastard cut is the nearest right for sharpening planer knives and side cutter bits, as well as for filing generally. In some cases the "coarse-cut" will answer, but the rough-cut ought never be used on work of this kind. For small, nice saws the second-cut is very nicely adapted; as they leave a fine clean edge. I have had double-cut files that have done splendid work on saws, but generally they are not as good for saw filing. Very much depends on the users of files, whether they are long or short-lived. When you see a man trying to make a file cut both ways you may know that he journeys often to where the files are kept, and the file account runs up amazingly. A man should never allow himself to let his file drag on the back stroke, as it wears out much faster than the forward stroke does, and a gipping stroke is abominable. A long, steady, even stroke will do more work than three little, short, quick ones will, and the files last very much longer. The very first thing a person ought to learn in filing, whatever it is, whether iron, brass or steel, or thing else in fact, is to lift the file from the work on the back stroke.

As I have already said, much of the value of the file depends on the filer and it is worse than useless to try to determine the value of files in the hands of nine-tenths of those who are required to use them. It is a trade to learn, and to learn it well requires as much brain and skill as any other trade. How many persons using files can file two pieces of iron or steel so that when rubbed together one will lift the other? And still it is a thing that can and has been done.

With all the appliances for sharpening saws and cutters, we cannot get along without the file. It is a good servant, but subject to all sorts of abuse and neglect. Frequently a man is set to run a table saw, and in most cases he is expected to do his own filing. The result is, all sorts of shaped teeth and a big file account, which not infrequently amounts to nearly as much as the man's wages do. One great source of loss is the abominable carelessness in regard to looking after the worn out ones. We find old files everywhere. If a man wants to clean out an oil hole, he gets a file and uses the tang, and lays it down just where he uses it, and that ends that one. If he wants to pry anything apart, he gets a file, and that breaks it, and that one is gone. If he wants to scrape the dirt from a piece of stuff, he gets a file, and if it is not just right for what he wants, and it will serve him better if broken, he hits it a clip with a hammer, and that settles that one; and from driving nails to blocking up machines we find the file is *always* handy, and when he once goes astray, it goes to the bourne from whence no file



FIRST FLOOR PLAN.—CALIFORNIA COLONIAL ARCHITECTURE.

ever returns. If lumber working firms would get in the habit of charging the files to the man when taken, and giving him credit on their return, there would be fewer files lost, and more work done with what are used. Somebody should know when a file is properly worn out. Many persons in filing use up but little more than half the file, and what is left sharp goes to the grinder as readily as if worn smooth from tip to tang.

I see no other way to lessen the cost of files than to make those who use them responsible, and hold them to strict account for every one taken—*count them out and count them back*, and hire those to do the filing who understand their use. One man in a mill, large or small, is enough to have the care of the saws, and if he cannot do it alone give them competent help. Then your file will do all it can or ought to do. He should know when a file is poorly cut or improperly hardened, and all poor or imperfect cutting or tempering should be returned to the cutter and the price deducted from the bill.—J. T. Langdon in Wood Worker.

EHRET-WARREN MANFG. CO.
113 N. 8th Street, ST. LOUIS, MO.

SUCCESSORS TO—
M. EHRET, JR. & CO., ST. LOUIS.
S. D. WARREN & CO., ST. LOUIS AND KANSAS CITY, MO.

MANUFACTURERS OF
ROOFING FELT,
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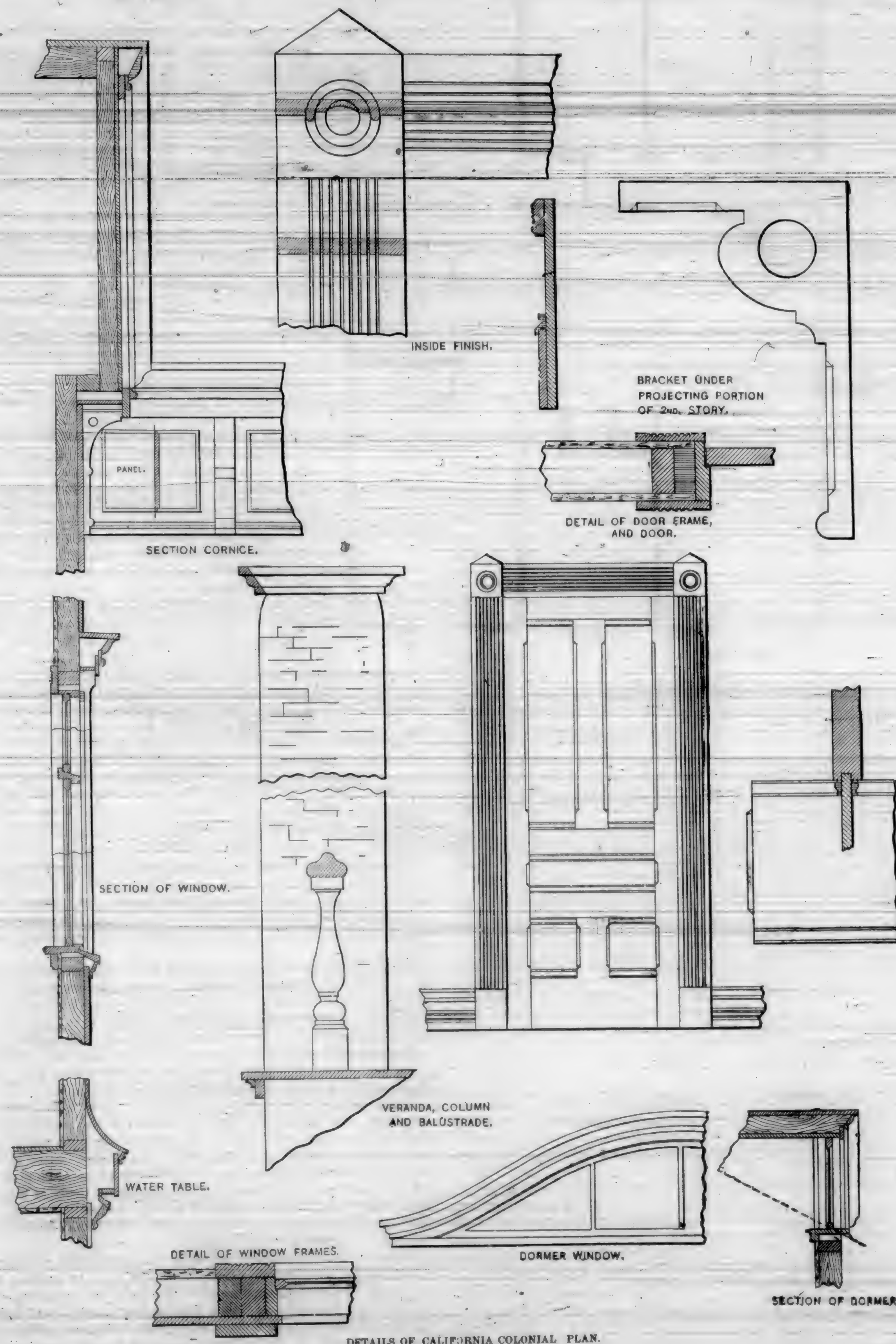


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BLACK DIAMOND ROOFING
(FIFTH YEAR IN USE.)

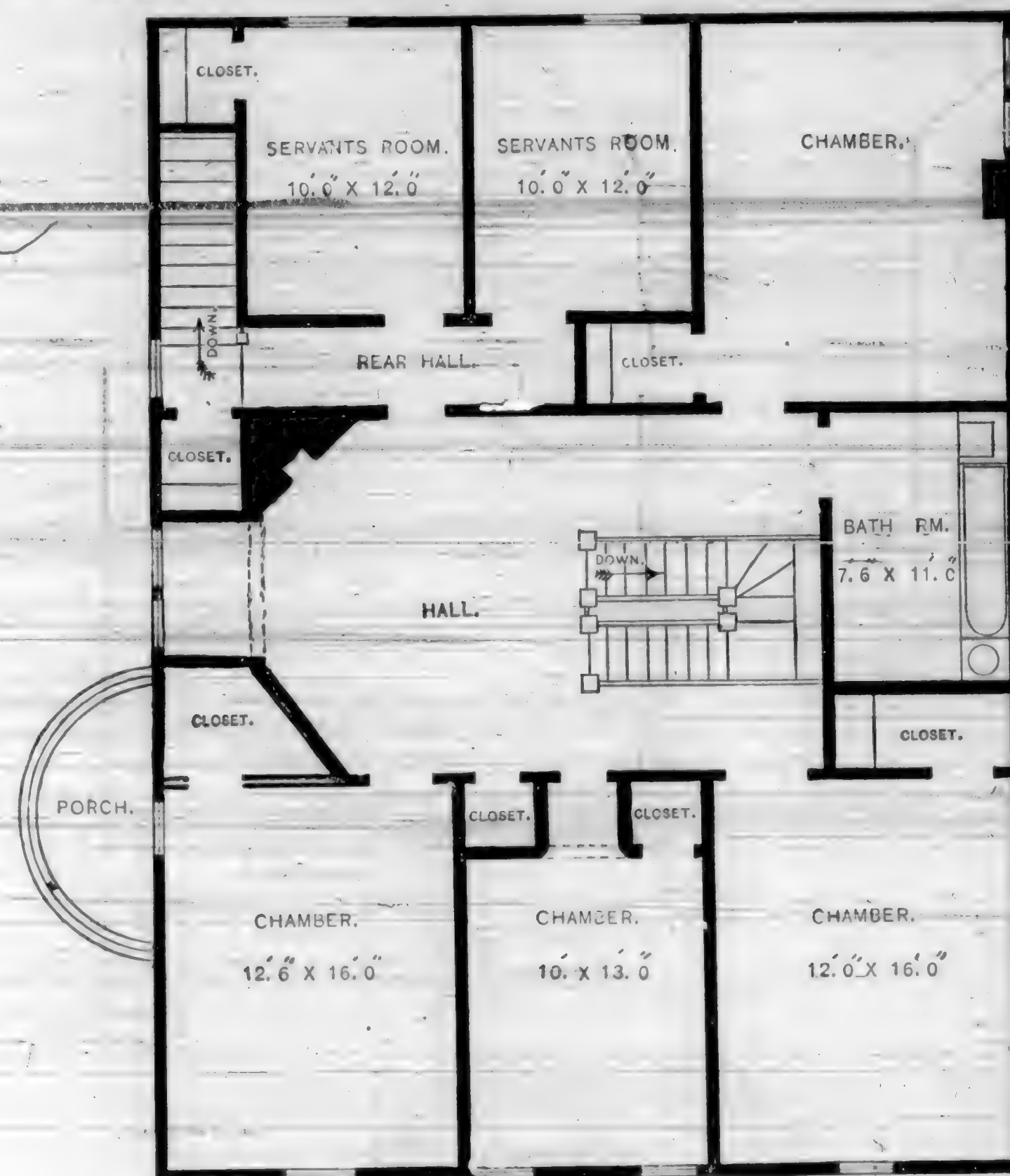
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FLAT and STEEP ROOFS
Anybody Can Apply It.

Send for Samples, Prices, Testimonials.
Notice—We manufacture all our own goods. To insure getting them at the Black Diamond Special prices. Delivered anywhere.



DETAILS OF CALIFORNIA COLONIAL PLAN.



SECOND FLOOR PLAN.—CALIFORNIA COLONIAL ARCHITECTURE.

Land Sharks.

They are always found in any western city, about the hotels, and on the street corners, a set of men claiming to be real estate agents. They are like a lot of vultures watching for their prey. They do not give a stranger time to rest, eat or sleep, until he is given a description of all the cheap property they have for sale. It is generally safe for a stranger to steer clear of all persons who thus button-hole them.

If you desire to purchase a farm or city property, consult some real estate agent at his office, from whom you are likely to obtain reliable information, and if he does not have what you want he will not bore you.

When you find a man who does not have a business to justify him in keeping an office, it is safe to let him alone.

The real estate business may be, and is carried on in just as honorable a manner as any other business, and an honorable agent is often a great help to a stranger in assisting him in making selections of what he wants, but the class of agents referred to above, bring the entire business into bad repute, so that many times strangers on coming to a place feel like avoiding all real estate agents.

Were concave ceilings introduced into parlor, dining and reception rooms, better opportunities for the decoration would be afforded. A concave sky, although the curve is all but imperceptible, is certainly more pleasing than a flat sky. With such a ceiling the cove could be dispensed with, and with its angular molded lines, forming border of ceiling, would disappear, giving place to flower, leaf and branch designs reaching upward and outward. To a lofty room such a ceiling would impart increased stateliness. Where the ceiling is structurally flat converging ribbed arches with central pendant or base might be carried out in paper mache. Rooms present so many angles, mantels and furniture contributing a considerable share, in additions to walls, that curvilinear forms are welcome variations. Even deep coffers, polychromatically decorated, are enhanced in beauty by a curved ground, which carries the eye naturally from one side to the other side of the ceiling surface, thus causing it to take in the whole.

Favoritism.

Of all contemptible phases in any kind of business it is to have a few men who always receive special favors, always have the best part of the work, and if work is dull or anyway slack a few are favored and always kept at work at something, or nothing, as the case may be, while the others, less favored, are sent home and have to shift as best they can for the necessities of life. In the milling business, where men work through thick and thin, rain and shine, and lug and tug, it is the quintessence of meanness to send part of the men home and let a few favored ones have the benefit of a partial rest. Men that work in a gang through all the weathers and under all conditions should all have the same treatment exactly, and if there's "rest for the weary" let all share alike.

We all know when the season is up and the plant shuts down until another season, that everybody has to ride out on the white horse. There is no cause or complaint about this; but some mills run through the year, and a few cold days in the height of winter are the only times they hold up, and then foremen of gangs often take the opportunity to show some personal feeling which has arisen out of some trivial thing when work was driving, and the thing was laid up until a more convenient season when the blow would be felt, and the poor fellow should feel there is such a thing as a boss. Every man in a gang or crew of men should have exactly the same treatment and the same kindness and consideration. No two men have the same capacity for work, and foremen should know just where to place every man so he can work to the very best advantage.

No foreman should discriminate between any of his men, or allow himself to treasure up anything said through the busy season. If the man has done anything worthy of censure, let it be given then and there, and if necessary discharge him at once; but the foreman should never disgrace himself so much as to carry the load and dump it on the poor fellow's head when he is in a tight place and can not get work.

So many days work means so many dollars, and necessity and not choice compels most men to labor through rain and shine for the necessities of life for themselves and those depending upon them for support, and these men who labor long and well should all share alike at the hands of those who employ them.—*Woop Worker.*

Panel Doors.

The house carpenter of the last and previous generations, who could from rough lumber make a good four-panel door in twelve hours, was considered a fair, diligent worker. A greater number left the door unsmoothed and unfit for the hinges, than those who gave it the finishing touches requisite for the priming and hanging.

What of these necessary appendages now? Such is the present demand for first-class panel doors that, were it not for our improved wood-working machinery, the number of door makers would be necessarily multiplied by a full score. Indeed it is exceedingly doubtful whether one hundred men can, now, be found in this or any other country, who can make, finish and smooth-up as many panel doors in a given time—say one week—as five practical workers with our present door-making machinery.

A late census report before me says that "figure 445 illustrates a machine, with a capacity for 500 doors per day, working on doors of seven feet in length on both sides of the door every minute. Tenons, wedges, etc., are cut off by adjustable saws at the work end, and the table adjusts for thickness by inclined planes." And this machine can instantly be adjusted for doors of any ordinary thickness. What would 40 men do towards finishing up 500 doors of their own make? It would take them double the time of the two men at the machine!

These facts are introduced not only to illustrate the wide progress made in wood-working machinery, but also to impress the minds and hearts of many uneasy workers who are clamoring constantly for fewer hours of labor and higher wages than before genius and skill furnished these beneficent machines, which now perform nearly all the heavy, muscular work, merely requiring of us activity, punctuality and strict attention to our business.—*W. W. E. in Wood Worker.*

HILL'S Patent Inside Sliding Window Blinds,

Are Adapted to any Style of Window,
And Suitable for all Buildings, Dwellings, Stores, Office
Buildings, and for Houses Built to Rent, Hotels,
Boarding or Lodging Houses are
Unexcelled.

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

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

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

There is no sagging, hanging, or getting out of order.

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



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

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

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

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

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

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

Miller & Armitage, Pissia & Moore, H. D. Mitchell, John Marquis, John M. Curtis, Moore & Schultze, J. T. Kidd, J. H. Humphreys, T. J. Welch, Jas. E. Wolfe, Townsend & Wynneken, Chas. J. Devlin, Geo. E. Voelkel, Copeland & Beale, M. Bakernski, Edw. R. Swain, Chas. V. Pierce, S. & J. C. Newman, Wm. Mosier, Chas. Geddes, Macy & Jordan, H. T. Bestor, A. A. Bennett, Safford & Hohlberg, A. J. Barnett, John J. Clark, G. V. Capellotti, P. R. Schmitt, M. P. S. Hetzel, Clinton Day.

HINDES & MURRAY,

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

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

COUNTRY BUILDING NEWS.

SAN DIEGO.

The erection of a two-story frame building for T. O. Wadsworth will soon be begun on lots 39 and 40, block 7, Reed and Chase's addition.

Work has been begun on a three-story corrugated iron warehouse for D. H. Hewitt. It is located on lots K and L, block 60, Horton's addition.

George Journey, builder, is erecting a corrugated iron warehouse for J. W. Westcott on Seventh street, between H and I. It is 50x100 feet in size.

Breden & Hattler, builders, are erecting a substantial corrugated iron warehouse for Hales & Decker, on Sixth street between K and L. It will be 50x100 feet in size and will cost \$5,000.

A store building for George N. Hale & Co. is being erected on D street between Fifth and Sixth. It is of frame, 50x75 feet in size. F. E. Johnson & Son are the builders.

John Diehl and Fred Vitesch have obtained a permit from the Building Inspector to erect a three-story brick building on lot G, block 10, Horton's addition. The cost of the building will be \$7,700.—*Union.*

Work on the foundation of the Snyder block on Sixth street, between E and F is progressing rapidly. The plans have recently been changed so as to enlarge and materially improve the building. It will have a basement and four stories instead of three.

A business building is being erected for H. N. Conklin, on Sixth street between I and J. The building will be sixty feet square, and will contain two large stores. J. Bailey is the builder. The cost will be \$5,000.

A three-story brick building, 50x90 feet is being erected by T. K. Smith, on Ninth street near I. There will be two large stores on the ground floor, and forty lodging rooms in the upper stories. The cost will be \$12,000. S. C. Smith is the architect and contractor.

Standard & Clements, architects, are preparing plans for a hall, and business building, to be erected on the corner of Fourteenth and H streets. It will be 50x70 feet in size and two stories high. The cost of the building will be \$40,000.

A cottage will soon be erected for Carl Schutze, on D street, between Thirteenth and Fourteenth. It will contain five rooms and a basement, and will cost \$2,000. Emil Guenther von Schwarzenburg is the architect.

F. E. Johnson & Son, builders and contractors, are erecting a corrugated iron warehouse for J. Sheriff, at the foot of Fifth street. It is two stories in height, and 50x100 feet inside. Two similar warehouses will soon be erected in the same neighborhood. They will cost about \$4,500 each.

The building operations of this city are still seriously interfered with by the continued scarcity of lime. During this week work was suspended on three large lodging houses and two business buildings, because no lime could be procured to finish the plastering. Dealers in lime do not promise any change for the better for ten days or two weeks, and then the market will only be supplied temporarily. In the meantime work is suspended on ten large business structures and innumerable smaller buildings.

REDDING.

F. Dustin is building a \$1,500 residence on Willis street.

Mr. G. Haskell is building a \$1,500 cottage on Willis street.

Work will soon be commenced on Harry Hill's new two-story dwelling on Market street. This will be a fine building.

Mr. H. Nammacher is preparing to erect a \$2,000 cottage on the corner of Court and Tehama streets. J. G. Farner is the contractor.

Mr. England, of Santa Cruz, is building a fine building on Court street. Cost, \$1,500. Farner, contractor.

The contract is out for a \$30,000 hotel, to be erected by a stock company on the corner of Market and Butte streets.

St. Claire's new four-story residence is about completed. This structure will cost between \$5,000 and \$6,000. Farner, contractor.

F. H. Deakin's new two-story stone front brick building on Market street is completed, Holt & Gregg contractors.

Holt's new brick building on Yuba street is almost completed. It is quite an ornament to Yuba street. Holt & Gregg are the builders.

McCormick, Saeltzer & Co.'s new three-story store to be erected on the corner of Market and Yuba, will be begun in about a week. The building will have a firm iron front. Holt & Gregg contractors.

Ed. "News"—I see by the BUILDING NEWS received by the Democrat that you wish a correspondent in every city, and so I will try and furnish a few of the most important items weekly, if the same will be acceptable. I send a few by this mail. We are having quite a building boom, so I can furnish a good deal. Yours respectfully, J. D. Stanford.

SEATTLE, W. T.

To WEEKLY BUILDING NEWS, 240 Montgomery street:—
Addition to Occidental hotel, 4-story mansard roof, brick; cost, \$40,000.

Work on H. A. Smith's 4-story brick, cor. James and Second will soon begin, to cost \$50,000.

Work on 4-story brick for M. & K. Gottstein, on S. E. cor. Front and Columbia will soon begin; cost \$75,000.

Mill street, west of Front; 4-story store brick and iron; elevator. Owner, H. L. Lesler; Otto Ranke, contractor; cost \$50,000.

Just completed; 4-story brick and stone S. E. cor. Front and Columbia; elevator; Toklas & Linger, man; Otto Ranke, architect; cost \$80,000.

Second street between Columbia and Cherry; 4-story and basement brick and stone; elevator, Boston Improvement Co.; Otto Ranke, contractor; cost \$192,000.

Three story brick, west side of Front bet Mill and Columbia; elevator. Lewis Mehham & Yash; Otto Ranke, architect; cost, \$60,000.

Over three hundred frame dwellings now in process of construction and about eight or ten frame store buildings. Building boom is expected in the spring. Yours truly, JAMES A. CARY.

Pub. Seattle Star.
Seattle, W. T., Feb. 15, 1888.

SAN BERNARDINO.

R. A. Davis is building a cottage on G, near Ninth street.—*Index*.

G. H. Wadleigh is building a residence on Tenth street near F.

A three story brick block will soon be started by W. Smith Hale.

L. W. Heath is building a neat cottage on E, near Ninth street.

J. D. Greenwade is erecting a \$7,000 residence on Seventh street.

Mr. Byrne's \$20,000 house is almost ready for carpets, furniture, etc.

Several new residences are in process of erection on the Alta Vista tract.

H. H. Whaley has concluded to erect a brick block opposite the Anderson-Drew building on E street.

The contract has been signed for the new post office block, Littlefield Bros. are the contractors, and the amount is \$47,780.

R. E. Davis has the contract for building the new schoolhouse in the Fairview district, and expects to begin the work in a few days.

Jones & Griffith, architects, have prepared designs and plans for a \$50,000 building for the Farmers' Bank. Contract will be let early in March.

Plans are being drawn for a \$30,000 school building to be built at an early day in this city. It will have all the modern appliances, and will be one of the best and most substantial structures in the state.

Mr. E. Somers is having prepared plans for a three-story brick building, to be erected on the southwest corner of E and Second streets. It will have a frontage of 225 feet, the lower floor to be used for stores and the upper for offices.

SAN LUIS OBISPO.

WANTED.—Some one with some capital and more energy and sense to start a few lime kilns in this county. Lime is steadily climbing up in price. There is found to be a heavy demand for it the coming years, and we have as good material as there is on the coast in many parts of the county to make it out of, and still there is not a barrel being burned. Talking the other day with a practical builder, he told us at the old Dana home-stand he kicked out of the ground some lime which had been left over and thrown aside in building operations there about thirty-five years ago, and the lime was still as hard as a rock. That is the kind of material we have; wood is abundant, and some one is allowing an opportunity to make a fortune escape him.

RIVERSIDE.

The contract for the Y. M. C. A. building has been signed. H. A. Westbrook is the contractor. J. C. Pelton is the architect. The bids were as follows: S. B. Robinson, \$16,387; H. A. Westbrook, \$15,777; B. B. Taylor, \$16,705; John E. Porter, \$16,763; A. W. Boggs, \$17,666; J. E. Gibson, \$19,000.

MODESTO.

I. E. Gilbert & Co. have engaged architects to prepare plans for a fine 2-story brick building. It will be commenced in April.

SALEM, OR.

Architect D. Pugh is preparing plans for a \$3,000 residence for F. Steiner.

HESPERIA.

A contract was yesterday let for the construction of a school house up Lotte creek. It will be after a modern design.

C. A. Barnes yesterday let a contract for the building of a large planing mill at Hesperia, and work will begin in a few days.

General Manager C. A. Barnes is to have a new granite dwelling, to cost \$4,000. J. C. Pelton, of Los Angeles, being the architect. It will front the Park, on Olive street.

Contracts for the building of eighty houses at Hesperia have been let. Failure to obtain the necessary lumber is the only thing holding back the activity of the saw and hemmer.

COLUSA.

A. J. Hankins is building a commodious two-story residence in the southeastern part of the city.

Steps are being taken to build a club house at Arlington. I. Thomas offers 100x300 feet for the building. Twenty-seven hundred dollars has already been promised for the erection of the house.

Addington & Green are erecting a one-story brick building adjoining the post-office. P. Mittersbach is also building a one story frame dwelling on Clay street. Several more buildings have been erected lately and several more are contemplated.

FRESNO.

J. L. Smith has been awarded the contract for the County Hospital. His bid was \$25,240. The highest bid was \$33,348. This is entirely too much difference on a job costing the above amount.

On Monday last, E. O. Miller let the contract for the building of his residence on Court street, to Mr. Banta for the sum of \$4,694, the building to be completed within 90 days. It will be two stories in height, Eastlake finish, and will contain eight rooms.

EUREKA.

Henry Rohner will have erected on the corner of Fifth and E streets, this spring, a two-story building, 90x110. The structure will contain three store rooms and the upper portion fitted for tenements and office purposes.

SANTA MARIA.

Jones and Lucas are having erected a 2-story building 50x60. J. F. Goodwin will shortly erect a 2-story brick building.

Jas. Beattie is about to build.

WHITE OAKS, NEW MEXICO.

G. R. Young has closed a contract with Mr. Foley to erect a store foundation 25x85 feet, with a cellar 25x30 feet. On the corner of White Oaks Avenue and Carizo street.

To BE REBUILT.—Paulson & Drum are rebuilding their sash and door factory, recently destroyed by fire, on a much larger scale. The excavating for the planing mill is being carried on rapidly, and when completed this portion of the mill will be 80 feet longer than the old one. The saw mill part of the establishment will also be greatly improved, and the output increased to 30,000 feet of lumber per day.

Tacoma, Feb. 1.

REDLANDS-LUGONIA.

Four brick buildings are under way on Orange street.

The proposition has been advanced to combine these two towns under above name. We hope the name selected will be different, as it is too cumbersome.

A contract for building a new five-story flouring mill at Milton, Or., has been let to an eastern contractor. Lumber has been purchased and work commenced.

These mills and a large foundry on the same acre of ground will cost \$30,000. The power will come from the Walla Walla river by race and flume.

A LARGE TWO-STORY BRICK BUILDING WILL SOON BE BUILT IN SAN JOSE.

Architect B. J. Clinch of San Francisco has completed the plans for a new additional building for the Sisters of Notre Dame, which have been approved, and the specifications will soon be in readiness for bidders. The new building will be a two-story brick 96x40 feet. The first story will be occupied by class rooms, piano rooms and parlors. The second will be used exclusively as a chapel. The Rev. Father Kenna, who has urged the erection of the new building as a necessary adjunct to the beneficial and increasing labors of the Sisters, will assist in securing subscriptions for it, as it cannot be built without some outside assistance.

ANOTHER NEW CHURCH.

The Centennial Methodist Episcopal Church of West Oakland, has contracted for a lot on the north east corner of Tenth and Union sts. 612x114 1/2, on which it expects to build an edifice costing in the vicinity of \$12,000. The church will be 55x85 feet in the clear, and two stories in height. The architecture will be in modern style, and the building will be finished and furnished so as to give the best facilities for effective church work in all departments.

NEW CHURCHES FOR OAKLAND.

A lot has been purchased by the Centennial Methodist Episcopal Church of West Oakland. It is located on the northeast corner of Tenth and Union streets, in a most excellent locality. The trustees of the church have under consideration the advisability of the construction of a church building to cost \$12,000. Plans have been prepared which provide for a frame building in a modern Gothic style. The plans provide a church 55x85 feet, with seating capacity of 500 persons. The finishing will be in hard, natural woods.

The Unitarian Church Society has re-organized, so as to have the power to hold real estate, and before this year is ended will build some kind of a house of worship to cost about \$25,000. No plans have yet been decided upon.

There is considerable talk of building a church below Seventh street, in order to carry the warfare of the cross into the enemy's country. This plan has been talked about only, but it might be carried out before the end of the year.

H. E. Hatch will build for the First Universalist church and parish of this city a small church building. It is to be on the west side of West street between Eleventh and Twelfth streets. The cost will be \$20,000; J. C. Matthews & Sons are the architects.

The new church building of the Seventh Day Adventists is nearly completed.

The Brooklyn Presbyterian church has been fully finished and the new windows inserted.

The old Brooklyn Presbyterian Church on East Fourteenth street near Fifteenth avenue, will probably be moved to Fruit Vale, and used there as a branch of the main church.

The proposed building for the Young Men's Christian Association building was fully described in the Tribune of Monday. The structure will cost \$45,000, according to the plans considered.

OAKLAND BUILDINGS.

The Bardick residence on Ninth street, is being rebuilt by W. T. Veitch at a cost of \$1500.

T. H. Downing is building a residence on Ninth avenue and Twelfth street, to cost \$5,000.

C. W. Gibson is building flats on Twelfth street, near Jackson street. C. W. Mau is the architect.

A house is being built on the corner of Webster and Durant sts. for Mr. Huntington. Walter Mathews is the architect.

Colonel L. L. Brownell's new residence, on the corner of Ninth and Madison streets, is being remodelled at great expense.

J. S. Burpee is building for himself a handsome double flat residence on Grove st., near Sixteenth street, at a cost of \$5,000.

Mr. Sourity on San Pablo avenue, opposite Fifteenth street, is having stores built. Ingerson & Gore are the contractors.

The residence of C. Green on Twentieth street, near Telegraph avenue, which was burned some time ago, is being rebuilt at a cost of \$1,500.

Philip Bogart is having a cottage built for him on Brush st., between Twenty-first and Twenty-second streets, to cost \$1800.

W. M. Concannon is building for George Harvey a residence on Chester street, near Eighth street. The cost will be \$3,000.

George I. Gale has contracted to build a house on Fifth street, bet. Alice and Jackson sts., for Henry McCloy, to cost \$2,000.

Alfred Woods has entered into a contract with the building firm of Knowles & Watson, by which the latter agree to erect a building on Laurel street, near Grove, for \$1500.

Another house of the same style is being built for Mr. Wilson, on the corner of Harrison and Durant streets, to cost \$5,500. Walter Mathews is also the architect.

M. L. Broadwell is building a residence of five rooms on Brush street, near Twenty-first. The cost will be \$3,000.

Peter Peterson is building a cottage containing five rooms, between Alcatraz avenue and Adeline st., at a cost of \$1,600.

SAN DIEGO.

W. E. Montgomery, frame building, lot L, block 147.

Charles Collins, one-story brick, lot G, block 112, Horton's addition. Cost \$1,000.

The following building permits have been granted by Building Inspector Thelen:

E. P. Smith, one-story frame cottage, lots 17 and 18, block 48, Middletown addition.

Mrs. Belle Decker, two one-story frame cottages, lot B, block 58, Horton's addition.

Thomas Roberts, one and one-half-story frame house, 24x26 feet, H street near India.

A. Morgan, two-story frame cottage, lot G, block 28. Horton's addition; cost \$3,500.

Patrick Wynan, four three-room cottages on lots 1, 2 and 3, block 129, Mannase & Schiller's addition.

Bredner & Hatcher, two-story corrugated iron warehouse, 50x100 feet, on lot E, block 138, Horton's addition. Cost, \$4,500.

W. B. Brimhall, one-story frame cottage, lot 3, block 15, Reed & Hubbell's addition, and one-story

frame cottage, lot 13, block 12, Reed & Hubbell's addition.

A. H. Julian, corrugated iron building, lot G, block 95.

Martin Frantz, two-story frame building, 20x30, on H street.

J. L. Palmer, frame barn, 16x16, lot A, block 243, Horton's addition.

R. C. K. Russell, two two-story cottages, 18x38 each, in Middletown.

F. Nielson, frame addition to building, 20x20, lot A, block 93, Horton's addition.

R. Diddle, one-story frame building, lot G, block 172, Horton's addition.

Mrs. E. Halawell, two-story frame building, on India street near Bay.

G. A. and H. M. Hart, one-story cottage, on lots 3 and 4, block 139, Mannase & Schiller's addition.

H. B. Burns, addition to building, lots J, K and L, block 144, Horton's addition; cost \$3,500.

San Diego Land and Town Company, two-story frame building for offices, lot L, block 144, Horton's addition; cost \$3,000.

Charles Collins, one-story brick building, 42x100, lots G and H, block 109, Horton's addition, cost \$3,000.

The plans have been completed in the office of R. E. Ball in this city for the San Diego Land and Town Company's building at National City.

Armitage & Wilson are the architects of a five-story brick building being erected on Fifth street between G and H. It is brick throughout and 25x100 feet in size. The cost will be \$15,000. C. Tyler Longstreet is the owner.

Work will soon be begun on a three-story brick building on the corner of B and Fifth streets. The size of the building is 32x54 feet and it will cost \$8,000. E. Guenther von Schwarzenberg is the architect.

The new Presbyterian church, upon which work has already been commenced, will be a handsome and commodious structure. The galleries and auditorium will seat 700 persons. Reed Brothers are the architects.

SAN BERNARDINO.

For a few weeks past the *Index* has made prominent the matter of public improvements, not only in the sewerage and side-walking of the city but in letting its readers know of the many magnificent business and residence houses in contemplation, together with dimensions and probable cost. The result has been most satisfactory, as it has attracted the attention of the outside press. For instance the *San Francisco Building News*, which is authority on such matters, clipped from the *Index* twenty building items for one week. Such instances of recognition in matters of such material worth to the city are cheering, and the *Index* will continue in giving to the public all legitimate building news to be found, as will be seen below.

[Thanks, Bro. Editors of the *Index*, for your kindly notice of the *Building News*. It is our intention to give credit for all news in these columns to the proper authority. We are afraid, however, we will have to send a bill to the *Index* for a new pair of scissors, as the building items are so numerous in the columns that one pair will soon be worn out.]

LEGONIA.

F. A. Shorey will build a 2-story brick block.

Mrs. Wilson will build a fine residence.

REDDING.

We have won the county seat fight. Hurrah for Redding.

Pete Hoff is laying a fine concrete sidewalk in front of his new brick.

Mr. Baker is building a neat residence in the west end, near West street.

Mr. B. Leighbin will build a fine house shortly on his ranch on Stillwater.

Mr. G. Remple will shortly build a brick residence on the east side of the river.

Mr. Manning, of Los Angeles, is building a handsome residence on the hill in the west end of the city.

Thos. Houston is preparing to erect a fine \$2,000 residence on his lots on the corner of Continental and Butte streets.

A gentleman from San Jose is erecting quite a handsome residence on Sacramento street in the west end.

H. R. Bemis is erecting a fine residence in the west end on Sacramento street. J. G. Farner is the contractor.

Mrs. C. A. Parker will soon commence to build an addition to her handsome residence on the corner of Court and Butte streets.

It is rumored that the railroad company will build a fine eating house in this city the coming spring. Lumber is already on the ground, and we believe the rumor is true.

Mr. Skinner of Santa Cruz was in town a few days since, looking for a location. He intends to erect a fine dwelling as soon as he finds a suitable place.

The Odd Fellows are now taking stock, and will soon commence the erection of a magnificent structure (brick) on the corner of Butte and Market streets. The upper part to be used as a hall for themselves, and the lower story to be used for stores, etc.

I. D. STANFORD.

ARROYO GRANDE.

The first house of the Building Association will be soon finished.

As soon as the weather permits a kiln of 200,000 bricks will be burned and lots more to follow.

Still the houses go up. There has been thirty-two buildings put up here during the last year. If we continue at this rate we will have a city yet. Several more houses are under contract.

J. W. Smith is putting up a neat residence, and it is said he and some one else will soon be keeping house then; he will also put up one to rent. Mrs. Lowe will soon begin two \$1,500 cottages, both of which are already rented.

Carpenters are coming here from Nipomo to work, the demand for them at present being much greater than the supply. During the past three months there has been a great deal of building going on. At present there are in the course of construction or soon to be commenced several houses.

The King County Investment Company, Seattle, contemplates the erection of a number of cottages in the very near future, on some of its property in the eastern part of town.

The Arlington House, in Seattle, partially destroyed by fire, will be immediately rebuilt. Address the owners, Crawford & Harrington.

SAN DIEGO.

J. A. McRae, two-story seven-room frame dwelling, lot 7, block 24, Middletown, cost \$1,800.

L. H. Shinner, two two-story frame dwellings, lot F, block 180, Horton's addition, cost \$4,000.

A. J. Verlanger, one-story four-room frame dwelling, lot 4, block 48, Sherman's addition, cost \$1,000.

The same builders are erecting a two-story frame house for J. Bowman. The cost will be \$14,000.

Brewster and Whaley, four-story brick hotel, lots A and B, block 36, Horton's addition, cost \$30,000.—*Union*.

The same architects have completed plans for a ten-room dwelling, to be erected on Sixteenth street. The cost will be \$3,000.

The same architect has completed plans for two dwellings for O. J. Stough, to be erected at Morena. They will cost \$10,000.

John Keiler two one story five-room, frame cottages, 16x40—each on J street between Thirteenth and Fourteenth, cost \$1,000.

Work will soon be begun on an office for the College Hill company, to be erected on University Heights. George S. Spohr is the architect.

A large frame hotel will soon be erected at La Mesa, about five miles from this city. Cost, \$30,000. Standard & Clements are the architects.

R. G. Clark, two two-story and attic, frame dwellings, brick foundation, ten rooms, A street between Twelfth and Thirteenth, cost \$1,000.

A two-story frame building will be built on Thirteenth street, between J and K. Cost about \$6,000. J. Duncan is the owner and J. B. Randell the architect.

Six apartment houses, containing six rooms each, are being erected for Judge Collier, on Seventh street between Cedar and Date. Cost, \$10,000. Brewster & Whalen are the builders.

Plans have been completed by J. B. Randell, architect, for a two-story frame dwelling to be erected in Middletown. It will contain twelve rooms, and will cost \$6,000. Mr. Lowenstein is the owner.

The same architect has prepared plans for residences for George J. Keating and George J. Leovy. The residence of the former will be on the corner of Second and Juniper streets, and of the latter on the corner of Ivy and Brandt. They will cost \$5,000 each.

The work of excavation has been begun on a four-story house on the corner of Twenty-eighth street and National avenue. The cost will be \$15,000 and the work will be done by the day. George S. Spohr is the architect.

Work has been begun on the foundation of a large hotel on the southeast corner of Fourth and C streets. It is to be solid brick, four stories in height, and 100x100 feet in size. The building will cost about \$40,000. Brewster & Whalen are the owners and builders of the structure.

The large brick building, the foundation for which is now being laid on the east side of Fifth street between E and F will be known as the Henrietta Nesmith building. It will be a solid brick structure with four stories and a basement. The size of the building will be 50x110 feet. The cost of the building will be about \$30,000.

FOREST GROVE, OR.

Plans are being prepared by architect A. McDonald for a \$10,000 residence for Dr. Bailey, at Hillsboro.

ESTABLISHED MARCH 1858.

W. J. HENNEY & CO.

FURNITURE & CARPETS.

APPROPRIATE FINE BEDDING.

18, 20 & 22 ELLIS STREET

MARKET & STOCKTON.

SAN FRANCISCO,

CALIFORNIA.

EAST OAKLAND.

J. A. Eastman is building a residence on East Twenty-second street, between Twenty-first and Twenty-third avenues, costing \$2,000.

Juan Bacigulapi is building a cottage on East Twenty-first street near Twenty-second avenue; cost \$1,200.

Chris Williams is building a cottage on East Fifteenth street, between Twenty-first and Twenty-second avenues, at a cost of \$1,500. J. C. Nelson is the contractor.

W. H. Luelling is building a small cottage on East Seventeenth street, between Fifth and Sixth avenues; cost about \$800.

W. W. Woodcock is building an elegant residence, consisting of eleven rooms on the corner of East Twenty-sixth street and Tenth avenue, costing \$3,500. S. J. Shelper is the contractor.

Cleland & Davis are remodeling and enlarging a residence on the corner of Seventh avenue and East Fifteenth street, at a cost of \$2,000.

Frederick L. Havens has commenced erecting a residence on Fourth avenue and East Fourteenth street, which will cost \$3,500. S. J. Shelper is the contractor.

F. A. Brown has commenced building a seven room residence on Seventh avenue, near East Fifteenth street, to cost \$2,500.

James Davidson is building a house on Peralta and Fifth street, at a cost of \$1,800.

D. C. Scanlon is building three elegant residences of nine rooms each on Poplar near Tenth street, at a cost of \$2,400 each, amounting to \$7,200.

D. Thornton is building a cottage of five rooms on Twelfth avenue and East Eighteenth street, at a cost of \$1,800.

F. R. Weider is erecting a cottage on East Twenty-fourth street, near Twenty-first avenue, costing \$1,500.

SUBURBAN.

John G. Hoyt is building a large country villa on Fairmount avenue. Knowles & Wetmore are the contractors; cost, \$5,000.

Peter Swansen is building two cottages of five rooms each, on Julian street, between Eighth and Tenth streets, at a cost of \$1,800 each.

A. W. Pattiani & Co. are building for Lewis H. Bissell a two-story ten-room house on Morton street near Santa Clara avenue, at a cost of \$3,000.

W. N. Concanon is building a large, two-story residence on Central avenue between Willow and Chestnut, to cost \$3,000.

C. Waite has the contract for building a cottage on Pearl street near the South Pacific Coast crossing, at a cost of \$1,800.

A. R. Deneta, contractor, is building an eight-room, two-story residence on McPherson street, at a cost of \$3,000.

MISCELLANEOUS.

J. Monroe is about to build a house in Arroyo Grande.

G. K. Glenn has just commenced building on Walnut street in the town of Woodland.

Mendocino papers are already beginning to lament the scarcity of laboring men.

ONTARIO.

W. H. Brooks is erecting a three-story building to cost \$75,000. D. Kilpatrick is the architect.

J. H. Glenn has let a contract to Kay Kendall & Nelson for a new building.

OAKLAND.

F. G. Williams is building on Webster street near Piedmont junction, two two-story residences at an estimated cost of \$5,000.

C. A. Ingerson is building a residence for himself on Lake street near Lake Merritt. It will cost \$5,000.

A. M. Overton is building a residence on Eighteenth street, between Telegraph and San Pablo avenues, of which Matthews & Son are the architects, and William Dahl is the contractor. The structure will cost \$10,000.

Stephen Watts is building a seven room cottage on Delger street between San Pablo and Telegraph avenues, at a cost of \$2,000.

James White is building a five-room cottage on Thirty-third street, near Grove, at a cost of \$1,500. J. J. Kane is the contractor.

Mr. Mauss is building a six-room cottage on Fifth street, between Madison and Oak streets, costing \$1,500.

C. A. Ingerson is building a two-story residence on Athol avenue, Peralta Heights, to cost \$5,000.

The bidders for the contract to improve the Park street Methodist Church property in Alameda are as follows: Gray & Stover, \$5,650; C. A. Brown, \$5,275; J. B. Cogswell, \$5,200; Burgner, \$5,100; Waddell, \$4,592. The contract has not yet been awarded.

SAN BERNARDINO.

Gideon Carter will erect two buildings on F street.

The lime and marble works at Victor will soon be in full blast with a dozen large kilns in operation. In a few weeks the scarcity of lime will be a thing of the past, and building operations can proceed as usual.

Hon. H. C. Rolfe has just paid \$5,000 for a fine lot; he intends to erect a beautiful dwelling.

WEST OAKLAND.

John Melken is building a two-story residence on Tenth street, between Poplar and Magnolia streets, consisting of ten rooms. W. H. Weihsy is the architect and builder; cost, \$2,750.

W. G. Swenson is building a cottage of six rooms on Mycologia street, between Eighth and Tenth streets. A. W. Pattiani & Co., contractors; cost \$1,750.

Petaluma.

E. W. Guerkink has commenced a cottage on Eighth street; also one on Sixth street.

CONTRACT AWARDED.

DESIGNATIONS OF THE DESIGN SELECTED FOR THE MARSHALL MONUMENT.

The design submitted by F. Marion Wells of San Francisco was unanimously adopted by the Marshall Monument Commissioners. It will stand 39 feet 6 inches in height. The monument itself will be 30 feet high, of colossal proportions, the cap being 5 feet square, on top of which is a portrait statue of Marshall 9 feet six inches in height. The plaster of Paris model of the statue on file represents the "Discoverer of Gold," dressed in the garb of the frontiersman of forty years ago. His pants rolled up to the boot tops, soft felt hat, pistol at his side, his arms bared to the elbow. In the open palm of his hand rests a nugget of gold, the first taken from the mill race at

Coloma. His right hand index finger extended points to the river below to the very spot where the memorable discovery was made. To give some idea of the size of the monument, it can be stated that one block of granite will weigh fourteen tons, and the statue itself will weigh between five and six tons. The monument will rest on the grave of Marshall, on the apex of Marshall hill, which is elevated above the main street of the town of Coloma some 300 feet, and it is half a mile distant. It is a slightly point, and for this reason was selected by Marshall as his last resting place. It can be seen from every point in the valley, and no one can ever pass through that most beautiful mountain vale without seeing this monumental pile. The Commission had two objects in view—size and symmetry of form—both of which are attained in the design adopted. Made of native granite, it will stand for ages, and through all time will be an honor to the state, as well as serving to perpetuate the name and history of the man who made the discovery that at once populated the Pacific coast, and within three short years carved from the wilderness of the west a state that now is, and through all time must be, the brightest star in the Confederation.

The necessary papers will be drawn up within a few days, the contract awarded and the monument completed within the next ten months.

JOYFUL NEWS TO TIDE LANDS RESIDENTS.

The use of the mosquito has at last been discovered. Professor Webster says that "injurious organic matter in the water, instead of decomposing and poisoning people, is changed into 'wriggle-tails,' which in due time become mosquitoes, and the winged matter flies away, leaving the water purified to the extent of their ability to remove the impurities. If fish are kept in the water they eat the 'wriggle-tails,' and grow large enough to serve as food for man. Thus the poisonous ingredients of impure water becomes healthful food. Without mosquitoes most marshy or swampy land would be dangerously insalubrious."

MONOPOLY SHOT FROM "WINTERS."

I see the BUILDING NEWS is improving. The number just received is quite interesting. I take great interest in reading of building improvements in different parts of the coast. I wonder if the California Lumber Exchange believe in a future state talk of monopoly. I think they are the worst I ever saw. Mr. E. Dufee is building a two-story house in Winters, at a cost of \$2,500. T. D. Ball.

Brick masons have commenced work on the new fire and burglar proof vault for the postoffice in Modesto. The vault will be built from the ground floor and will be a solid, substantial structure.

J. H. Waggoner is having a neat and conveniently arranged cottage erected on his lots in the northern part of the city at the intersection of Stuniska, Silva and P streets. Fresno.

Col. C. B. Barslow, contractor and builder, is erecting in Summer a two-story building for Mrs. M. M. Crawford.

Archbishop Gross, of Portland contemplates building a sister's school at Roseburg the coming summer, so says an exchange.

J. A. Webster will soon commence a new building in Fresno.

Geo. L. Joy of South Riverside will build a \$10,000 residence. The contract has just been secured by Mr. Porter of Riverside.

F. A. Treen has secured a contract to make additions to Hasbrouck & Co.'s store in Seattle.

Architect Boone is hard at work on plans for A. W. Engel's residence

The Weekly Building News in connection with THE CALIFORNIA ARCHITECT AND BUILDING NEWS for \$2 per annum.

SAN FRANCISCO BUILDING NEWS.

CITY CONTRACTS.

Albion Avenue, near 10th street. Additions to U. S. Laundry; cost \$500.

Barlett, cor 25th, 2-story frame. Owner, B. Edwards; builder, Ellis; cost, \$3,600.

Church, near 29th street, 3 1/2-story frame. Owner and builder, R. Bergfeld; cost, \$5,000.

Church, near 28th street, 2-story frame. Owner, Mr. Himmelstoss; builder, R. Bergfeld; cost, \$3,500.

Clay and Drumm, 1-story brick. Owner, McAllister estate; contractors, Richardson & Gale; sub-contractor, O. E. White; architects, P. Rey & Hamilton; cost, \$8,987; signed Feb. 26th; filed Feb. 28th.

Payments, 75 per cent of the value of the materials and labor from time to time, as work progresses, and balance 35 days after completion and acceptance.

Clay and Drumm, 1-story brick. Owner, McAllister estate; contractors, Richardson & Gale; architects, Percy & Hamilton; cost, \$16,422; limit, May 25th; signed Feb. 28th; filed Feb. 28th; cost, O. E. & H. V. Downing; bond \$10,000.

Payments, 75 per cent of the value of the materials and labor from time to time, as work progresses, and balance 35 days after completion and acceptance.

Clay bet Sacramento and Battery, third story to frame building. Owner, Hannah S. Crace; contractors, Thompson & Moore; architect, Chas. Geddes; cost, \$1,700; limit, April 1st; signed Feb. 13th; filed Feb. 15th; surety, John C. Cop.

1st payment, \$400, when frame is up and roof is on; 2d payment, \$2,000, when building is finished outside and first coat of plaster is on; 3d payment, \$175, when completed and accepted; 4th payment, \$125, 35 days after completion and acceptance.

Dolores, and 20th street, additions. Owner, John Barry; contractor, F. Nelson; cost, \$600.

Eugene, near Mission, 1-story frame. Owner, John Garrity; architect, M. J. Welch; contractor, O'Brien & Son; cost, \$1,300.

Fairchild, near Sixth and Avenue, two-story frame. Owner, Clinton Hiram Tubbs; a chitect, Walter Matthews; contractors, Pierce & Ru-h; cost, \$8,000.

Fifteenth Avenue, bet R. R. avenue and N street, a 2-story frame. Owners, Geo. S. and R. G. Rading; contractor, J. P. Rines; architect, D. Deising; cost, \$2,000; limit, 30 working days from date; signed Feb. 13th; filed March 1, 1888.

1st payment, \$500, when foundation and frame are complete; 2d payment, \$500, when roof is complete and brown mortar is on; 3d payment, \$475, when building is white coated, wash hung and glazed, and outside doors hung; 4th payment, \$475, when finished complete and delivered to owners; 5th payment, \$500, ten days after acceptance, if all bills are paid.

Fulton, bet Laguna and Buchanan, additional story. Owner, F. Reubenbell; contractor, B. Knapp; architect, H. Gellfus; cost, \$2,750; limit, 45 working days from date; signed Feb. 28th; filed March 3d; sureties, Luckeman & Hufschmidt; amount of bond, \$2,500.

1st payment, \$500, when roof is raised and

fr me up and enclosed; 2d payment, \$500, when floors raised, partitions set and brown coat of plastering on; 3d payment, \$500, when white coat of plastering is on and doors, windows and blinds hung; 4th payment, \$500, when completed and accepted; 5th payment, \$700, 35 days after completion.

Fuller and Scott, a frame building. Owners, S. A. & E. P. Kolb; contractor, J. E. Logan; architects, T. W. Seward & Wynckel; cost, \$4,462; limit, June 1st; signed March 8th; filed March 5th; surety, C. A. Warren; amount of bond, \$3,000.

1st payment, \$1,000, when frame and chimney is up and roof boarded; 2d payment, \$800, when first coat of mortar is on and house enclosed; 3d payment, \$900, when hard finish is on and first coat of paint on, and doors and sash hung; 4th payment, \$900, when finished and accepted; 5th payment, \$1,000, 35 days after completion and acceptance.

Guerrero and Seventeenth, 2-story frame. Owner, P. H. Havery; contractor, W. A. Powell; cost, \$3,000.

Golden Gate Avenue, bet Leavenworth and Taylor, Paving with bituminous rock. G. M. Perine—City and County of S. F. Francisco; sureties, H. Wehrbe and F. P. Latson; cost, \$3,630.

No payments to be made until bond is filed in office of Clerk of Board of Supervisors, on condition that contractor shall keep in good order and ready for five years; signed Jan. 14, 1888; filed Feb. 8, 1888.

Hyde, bet Geary and Post, 2-story frame. Owner, Mary E. Wachter; architects, Copeland & Banks; contractor, Wm. Plums; sureties, F. Joost and D. Weesner; 90 days to complete; cost, \$3,250.

1st payment, \$1,400, when brown mortar is on; 2d payment, \$1,050, when completed and accepted; 3d payment, \$810, 35 days after completion and acceptance, no liens.

Lafayette and Natoma, A 2-story frame. Owner, Philip Cosgrove; contractors, Brannan Bros.; architect, M. J. Welch; cost, \$3,994; limit, 30 days from date; signed Feb. 24th; filed Feb. 25th; sureties, Praton & McKinnon.

1st payment, \$248, when frame is on; 2d payment, \$208, when brown mortar is on; 3d payment, \$908, when completed and accepted; 4th payment, \$1,000, 35 days after completion.

McAllister, bet Filmore and Steiner, Two-story frame. Owner, Mrs. Brady; contractor, Phil; architect, B. Henrichsen; cost, \$3,000.

McAllister, near Gough, 3-story frame. Owner, A. Marks; architects, Salfeld & Kolberg; contractor, H. Rohling; sureties, F. Joost and J. J. McKinnon; 90 days to complete; cost, \$6,710.

1st payment, \$1,200, when frame is up; 2d payment, \$1,100, when roof is on and building enclosed; 3d payment, \$1,200, when brown mortar is on; 4th payment, \$1,550, when completed and accepted; 5th payment, \$1,000, 35 days after completion.

Howard, bet 8th and 9th; additions. Owner, McCallister; contractor, Gordo; cost, \$700.

O'Farrell, bet Jones & Leavenworth, 4 1/2-story frame building. Owner, S. Kel-

ley; contractor, C. F. Ruppel; architect, Kenitzer & Kolfrath; cost, \$13,725; limit, June 10th; signed Feb. 29th; filed March 2d; sureties, Ch. Hellwig & H. M. G. Dahl; bond, \$15,000.

1st payment, when entire frame is up, \$2,000; 2d payment, when brown coat of plaster is on, \$748; 3d payment, when building is completed and accepted, \$500; 4th payment, \$5,000, when plastering is finished; 5th payment, \$1,800, when all woodwork is finished and ready to paint; 6th payment, \$1,000, when completed and accepted; 8th payment, \$3,425, 35 days after acceptance.

O'Farrell, bet Jones and Leavenworth, 4 1/2-story frame. Owner, John Gillogly; contractor, C. E. Dunham; architect, J. J. Clark; cost, \$14,000; limit, June 1st; signed Feb. 29th; filed Feb. 28th; sureties, J. F. Kennedy and C. T. Shaw; bond, \$4,000.

1st payment, \$1,200, when brick work is complete and frame up; 2d payment, \$1,000, when brown coat of mortar is on; 3d payment, \$800, when hard finish is on; 4th payment, \$1,000, 35 days after completion and acceptance.

Page and Laguna, additions. Owner, Chas. Dietle; contractor, F. Klatt; architect, H. Gellfus; cost, \$7,740; limit, July 1st; signed Feb. 28th; filed March 3d; sureties, J. F. Kennedy and C. T. Shaw; amount of bond, \$7,500.

1st payment, \$1,200, when frame is up; 2d payment, \$1,200, when building is enclosed, floors laid and partitions set; 3d payment, \$1,200, when all outside yard and fence work is completed; 4th payment, \$1,200, when building is finished and ready for occupancy; 5th payment, \$1,000, when finished and accepted; 6th payment, \$1,940, 35 days after acceptance.

Page, bet Broderick and Devisadero, A two-story frame, cost, \$3,500; owner, Andrew Mosker; contractor, B. Dreyer.

Putter, near Leavenworth, 3-story frame. Owner, M. Levy; architects, Schmidt & Shaw; contractor, S. H. Kent; sureties, C. S. Holmes and H. C. Smith; to be completed July 1st; cost, \$8,431.

1st payment, \$1,000, when rough frame is up and enclosed; 2d payment, \$1,500, when brown mortar is on and rough gas and water pipes are in; 3d payment, \$1,500, when hard finished, wash hung, closets and bath tubs are set; 4th payment, \$1,000, when completed and accepted; 5th payment, \$2,134, 35 days after completion and acceptance.

San Jose Avenue and 29th street, 2-story frame. Owner, S. McNeil; contractor, Thos. McLaughlin; cost, \$2,500.

Sansome bet Pine and California streets, painting and glazing of a brick and stone building. Owner, William Heller; contractor, J. P. Fraser; architects, Wright & Sanders; cost, \$1,950; limit, June 15th; signed Feb. 15th; filed March 1, 1888; sureties, H. C. Robinson & Crawford Ferris; bond \$500.

Scott, bet Oak and Page, A 2-story frame and basement; cost, \$1,500; owner, H. Trezise; contractors, Jas. Rountree & Bro.

Tennessee, near Butte, Two-story frame. Owner, H. Crapo; architect, T. W. Seward & Wynckel; cost, \$3,400; surety, B. Joost.

1st payment, \$1,000, when frame is on and enclosed; 2d payment, \$1,000, when brown mortar is on; 3d payment, \$1,400, 35 days after completion; 4th payment, \$1,000, when completed and accepted; 5th payment, \$1,300, 35 days after completion.

Waller, bet Scott and Devisadero, 2-story frame, brick basement. Owner, M. E. H. Murphy; contractor, C. N. Murphy; cost, \$5,500.

Waller, bet Haight and Page, A 2-story frame, cost, \$5,000; owner and builder, Jas. Rountree & Bro.

W-bater, bet Haight and Page, 3-story frame, 3 flats. Owner, Arthur Bohun; architect, P. R. Schmitt; contractor, J. G. Adams; sureties, F. Joost and E. R. Har-

mon; to be completed by July 10th; cost, \$5,460. 1st payment, \$1,000 when rough frame is up and enclosed; 2d payment, \$1,000, when brown coated; 3d payment, \$1,000, when hard finished; 4th payment, \$1,100, when completed and accepted; 5th payment, \$1,360, 35 days after completion.

Waller, bet Scott and Devisadero, 2-story frame, brick basement. Owner, M. E. H. Murphy; contractor, C. N. Murphy; cost, \$5,500.

Incorrectly given last week at \$5,500.

OUR BOOK DEPARTMENT.

Manual of Industrial Drawing	1 00	Painter, Gilder, and Varnisher	1 50
Carpenters	2 00	Sewer Gas	1 25
Illustrated Drawing Book	1 00	Steam Engine Catechism	1 09
Mathematical Drawing Instruments	1 50	Paper Hanger's Companion	1 25
Drawing for Carpenters	5 75	Builder's Guide	2 00
Shavings and Saw Dust	1 50	Cozy Homes	25
Linear Drawing	1 50	Principles of House Drainage	1 00
Practical Draughting	1 00	How to Paint	1 00
Drawing for Cabinet Makers	1 50	Architecture, Horton	1 50
Science of Carpentry	5 00	Amateur Mechanic's Workshop	3 00
Mechanic's Geometry	5 00	Cottages	1 00
Artisan	5 00	Ornamental Drawing	1 00
Artistic Homes	3 50	Grimshaw on Saws	4 00
Mechanical Drawing	1 00	Universal Assistant	2 50
American House Carpenter	5 00	Rural Architecture	1 50
Building Superintendence	3 00	Wonders of Art	1 25
Builder's Companion	1 50	Common Sense in Church Building	1 00
Cutting Tools	1 50	Handrailing and Staircasing	1 50