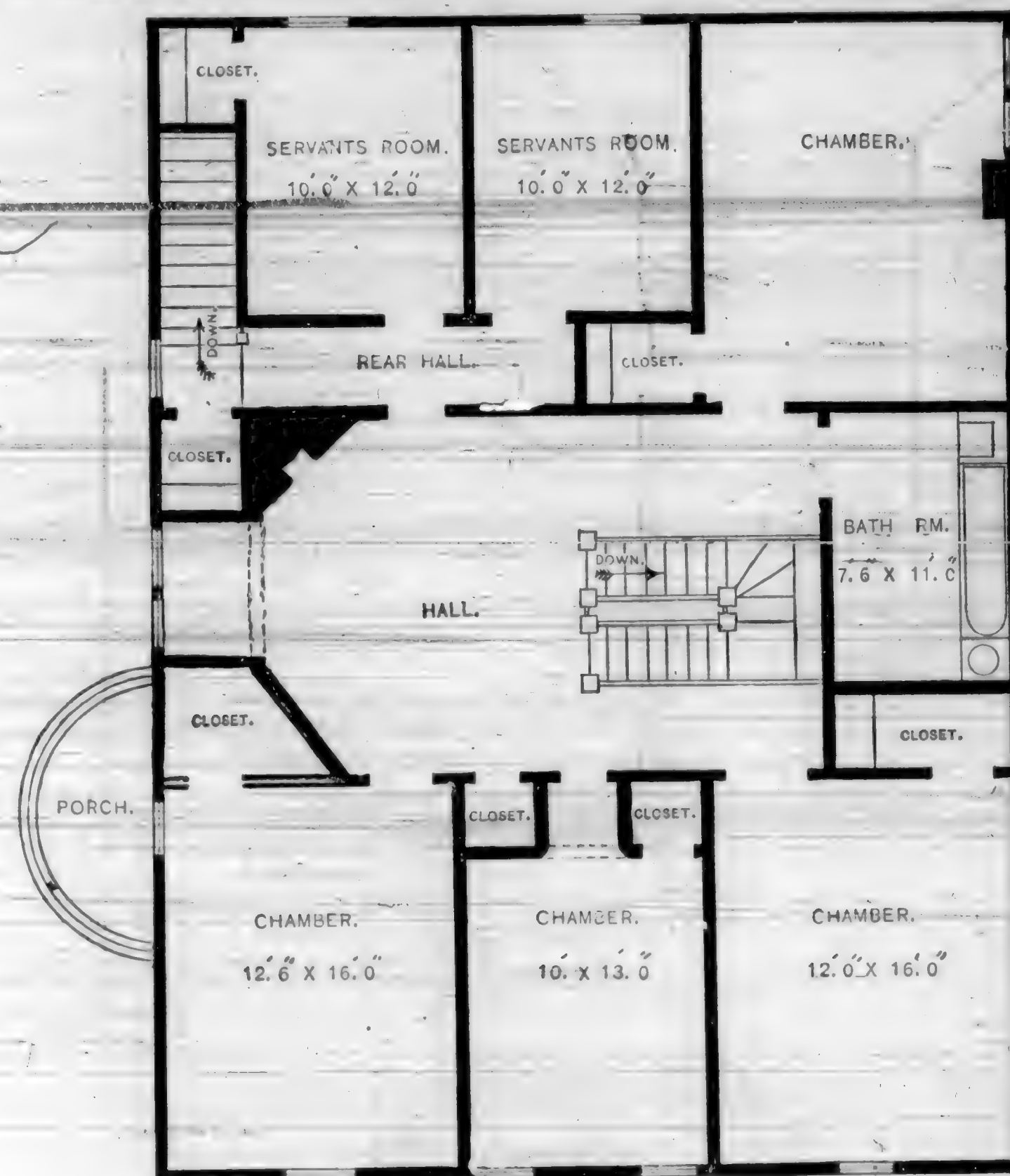




SECOND FLOOR PLAN.—CALIFORNIA COLONIAL ARCHITECTURE.

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 & Wynken, 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. N. Nunnemaker 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, Saelzer & 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, CALIFORNIA.

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. Soudry 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, \$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 Magnolia 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. 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.

The "Chronicle" at its Old Tricks.

It is the chief duty of any journal to give as near a possible exact information in regard to any transaction which has taken place. In giving building news, too much care cannot be exercised, as some mistakes will inevitably occur. When newspaper men the standing of the Chronicle willfully differ from the WEEKLY BUILDING NEWS, and claims them as original, it is about time to show how the building reports of the morning paper are made up.

I its issue of March 9th, it records—"19 building contracts were filed during the week closing yesterday." There was absolutely no filing, neither was there one-half of that number. It then goes on with a repeated list of recorded contracts, of which the abstracts are as follows:

Valencia and 24th; frame building by day work; cost, \$5,000. There is not a contractor or material man in the city who will not laugh at the idea of a man building a house, paying each week all the labor employed, and all sums due for material, and then rushing down to the recorder's office to file a contract that does not exist.

Again, B. Bergfeld is listed as erecting several houses. He is credited as owner and builder. Why should he record a contract when none exists?

The law does not require a contract to be recorded when the amount is under \$1,000; and yet we have the 8th item in the Chronicle's list as "Additions—Owner, John F. Barry; cost, \$800." Surely a man must be a penitentiary to record a contract for which there is no necessity.

There are several other blunders given, showing conclusively that whoever writes up the Chronicle's building news, he or they are sadly deficient in knowledge of our building laws.

A grand blunder is again made when the ubiquitous, etc., etc., the amount for this week is \$10,000, the largest of any for this year. Evidently "he or they" have kept no statement of their previous reports, as the above is an egregious blunder. The whole long and short of the matter is, that the report was copied from the WEEKLY BUILDING NEWS, and the editor of the Chronicle has not the manliness to allow his reporters to give credit to the "Weekly." There is a grand difference between the two reports: The "Building News" gives a list of ALL buildings in process of erection, when the Chronicle's building news, he or they are an abstract of everything connected with the same, giving time of payments, etc.; when the contract is not recorded, the main items are given, and do not enter as recorded contracts. The Chronicle's reports embrace those that are recorded, and generally those that are not.

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

eral pilfering from the "WEEKLY BUILDING NEWS" of those not recorded, and on races the two under one general head.

This Journal keeps one man busy on the outside gathering building items, and we make a specialty of giving as near correct information as possible. We are perfectly willing for the Chronicle to copy anything it sees fit, but for gracious sake give credit where it belongs.

To prove we are right in our remarks, the two issues of corresponding dates are in print, and it is only necessary to compare the two, remembering the important fact that this Journal was printed a few days before the other. The exact wording of the items in the BUILDING NEWS will be found in the other paper, proving conclusively that the items were pilfered.

JOYFUL NEWS TO TITLE 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."

MOXOPOLY 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 Steniska, Silva and P streets.

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

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. Goides; cost, \$1,700; limit, April 1st; signed Feb. 13th; filed Feb. 24th; surety, John C. Cop.

1st payment, \$400, when frame is up and roof is on; 2d payment, \$400, 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 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. Ralston; contractor, J. P. Rines; architect, D. Deising; cost, \$2,800; limit, 30 working days from date; signed Feb. 11th; 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. Gelfuss; 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

frame 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, Townsend & 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, Preston & McKinnon.

1st payment, \$480, when frame is on; 2d payment, \$200, when brown mortar is on; 3d payment, \$900, 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; builder, John Gillogly; cost, \$1,500.

Twenty-Eighth and Church; 2-story frame. Owner and builder, R. Bergfeld; cost, \$5,500.

Tenth and Bryant; a 1-story frame cottage. Owner, W. H. Dwyer; contractor, A. Klahn; architects, Salfeld & Kolberg; cost, \$2,748.

1st payment, when entire frame is up, \$800; 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.

Twenty-Ninth and San Jose avenue; 1-story frame. Owner, John Gillogly; builder, John Gillogly; cost, \$1,500.

Twenty-Eighth and Church; 2-story frame. Owner and builder, R. Bergfeld; cost, \$5,500.

Tenth and Bryant; the carpenter work of a brick warehouse. Owners, Code, Elliott & Co.; contract rs, L. P. Kincaid & H. C. Thompson; architects, Chas. V. Pierce & J. T. Kidd; cost, \$12,830; limit, 15 days after brick mason has completed, signed Feb. 27; filed March 1st; sureties, J. F. Kennedy & F. P. Latson; bond, \$12,830.

Payments, 75 per cent of the value of the labor and materials furnished for building and work at each time of a the first payment, and the residue of 25 per cent 35 days after acceptance.

Twenty-Second and Chattanooga streets; 2-story frame. Owner, Frederick Hartle; contractors, L. P. Kincaid & H. C. Thompson; architects, C. V. Pierce & J. T. Kidd; cost, \$8,800; limit, 30 working days from date, signed Feb. 25th; filed March 1, 1888; sureties, F. P. Latson & J. F. Kennedy; bond, \$3,800.

1st payment, \$570, when frame is up and rafters on; 2d payment, \$570, when building is enclosed and shingled; 3d payment, \$570, when floors are laid and studding set; 4th payment, \$570, when inside and dining finish is up; 5th payment, \$570, when building is accepted; 6th payment, 35 days after acceptance.

Valley, near San Jose avenue; 2-story frame. Owner, Mr. Hicks; contractor, J. Tubman; cost, \$3,000.

Valencia, near 24th; 2-story frame. Owner and builder, R. Simon; cost, \$4,000.

Valencia and 24th. Owner, J. H. Filat; genl. day's work; cost, \$5,400.

Waller, bet Scott and Devisadero. A 2-story frame and basement; cost, \$2,500; owner and builder, C. C. Murphy.

Webster, bet Haight and Page. A 2-story frame; cost, \$5,000; owner and builder, Jas. Routree & Br.

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. Harman; 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, \$1,000, 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. C. Murphy; cost, \$5,500.

Incorrectly given last week at \$5,500.

OUR BOOK DEPARTMENT.

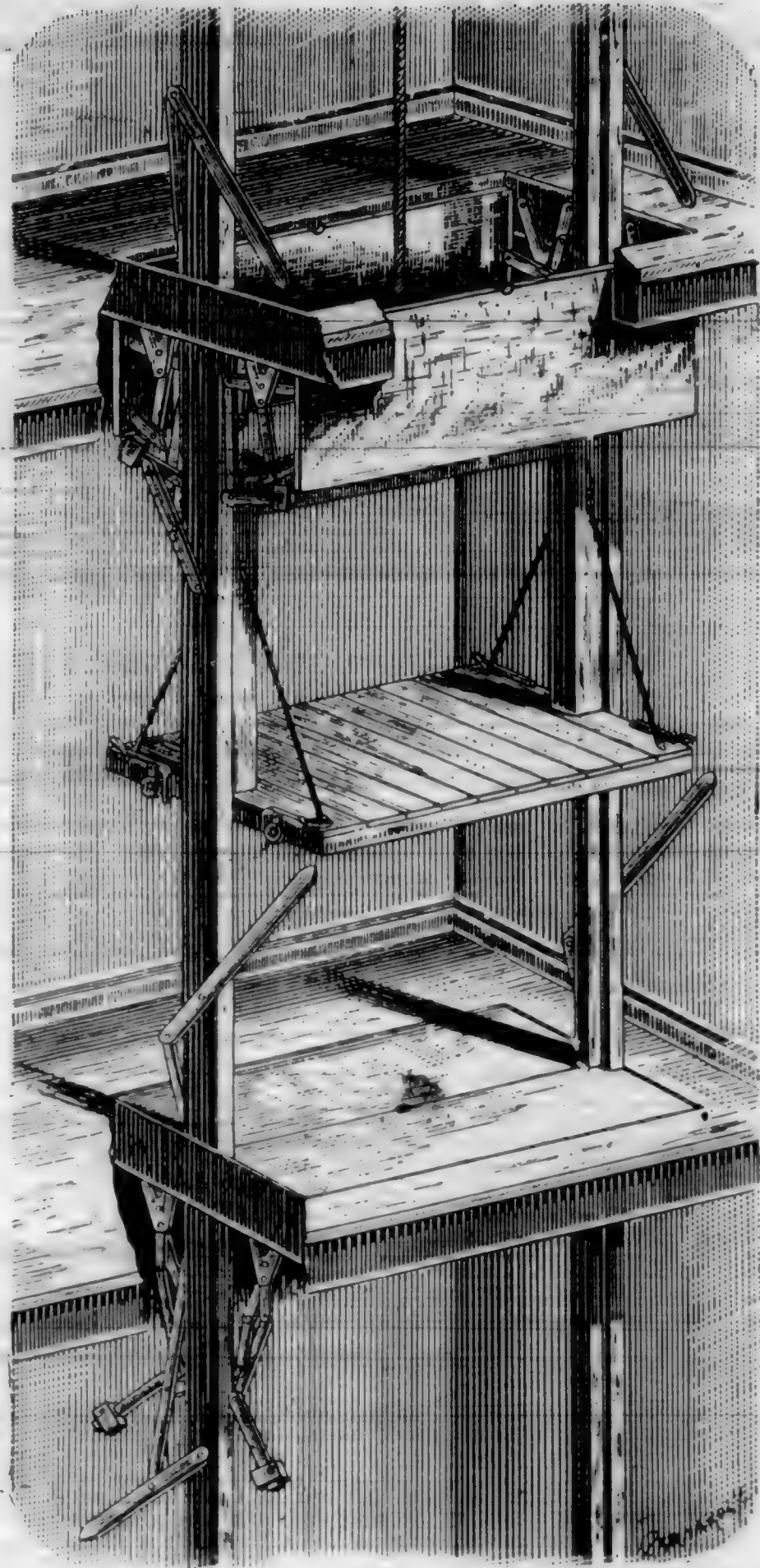
Manual of Industrial Drawing	1 00	Painter, Gilder, and Varnisher	1 50
Carpenters	2 00	Sewer Gas	1 25
Illustrated Drawing Book	1 00	Steam Engine Catechism	1 09
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Drawing for Carpenters	5 75	Builder's Guide	2 00
Shavings and Saw Dust	1 50	Cozy Homes	25
Linear Drawing	1 50	Principles of House Drainage	1 00
Practical Draughting	1 00	How to Paint	1 00
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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
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Cutting Tools	1 50	Handrailing and Staircasing	1 50

THE PAGE Automatic Fire Shutter Co. of California.

The Best Automatic Fire Shutter Known.

INCORPORATED APRIL 25TH, 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 back with the floor, completely and firmly closing that hatchway. The shutters of the second floor are not 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.

HUGH B. JONES.

MATTHEW HARRIS

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813 BRYANT ST. NEAR FIFTH.

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Bateman Bros., S. W. Post and Scott.
Binet, Jos. L., 325 Fair Oaks.
Blake, John, 1138 17th.
Brennan Bros., 618 Eddy.
Bruce, John, 2407 1/2 Howard.
Buckley, Frank, 1111 Devisadero.
Burpee & Hudson, 836 29th street, Oakland.
Burrell, A., 22 California.
Chisholm, Chris, 330 Pine.
Chisholm, Dan, 110 Chattanooga.
Chrichton, P., 2806 Howard.
Christy, Chas., 828 Kirkham, Oakland.
Classen, J. C., 232 Francisco.
Comary, Wm. T., 804, Hayes.
Conrad, H. A., 625 California.
Chandler, R. O., 1210 Pierce.
Day, J. G. San Diego.
Day, Thos. H., 1012 Devisadero.
Dryer, Bernard, 4 Collingwood.
Dunshee, C. E., 417 Ridley.
Farrell & Bell, 828 Union.
Fish, J. W., 836 Valley.
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Geary, James, 2324 Sutter.
Gillespie, G. G., 1509 Devisadero.
Gonyeau, J. B., 33 Hardy.
Grant, John T., 22 Turk.
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Ingerson & Gore, 971 Broadway, Oakland.
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Kincaid & Thompson, 730 Seventeenth.
Klahn, Aug., 5 Chenery.
Klatt, F., 814 Twenty-first.
Klein, Jacob, 24 Lilly avenue.
Kreger, Wm. B., 801 Guerrero.
Knauss, B., 536 Fulton.
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Langstaff, Wm., 617 Jessie.
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Maher, J. W., 105 Precita avenue.
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Martin & Maguire, 133 Gough.
McCann, Richard, 217 Waller.
McElroy, A., 373 Jessie.
McInerney, James, Hancock and Noe.
McKay, Jas. H., 124 Main.
Mead, W. H., 246 Minna.
Meeredy Bros. Church, bet 17th and 18th.
Miller, Adam, 23d and Bryant, 516 Kearney.
Moffit, Thos., Victoria.
Moore Bros., 252 Octavia and 1 Russ.
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Now in operation at 22 and 24 Jessie St., and 327, 329, 331 Sansome St., S. E. Call and examine the same.

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

THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX.

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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, APRIL 15, 1888.

Is a Wife Responsible for Plans Ordered by the Husband.

An interesting case to architects has been on trial in our lower courts, and as it has been appealed, the decision will be awaited with interest. It seems that an owner A wanted to have changes made in a certain building across the bay, employing for his purpose an architect B; A represented himself as having certain monetary interests; it was generally understood between the parties that the wife was the one having the cash, and in her individual right. B goes on and prepares an elaborate set of plans, with tracings, etc., complete. Owing to arrangements made by A not being consummated; and a general decline in the real estate boom then in progress, nothing further was done than the preparing of plans, estimates, etc. Several weeks rolled away, when B, seeing that no work was intended to be done, presented his bill to A. The latter, to use a California phrase, was completely busted. After a still longer wait, the demand was again made, the wife of A being included in the summons to settle the bill. The wife acknowledged that all the money was her individual property, and claimed that she had given no instructions to the architect in regard to the plans, neither had she become responsible in any way for debts, architecturally or otherwise, contracted by her husband. B brought suit for \$299 in the Justice's Court, and recovered judgment against the husband and wife. B proved that the wife was around the building and gave numerous suggestions in regard to the alterations to be made in the building. A appealed the case to the Superior Court, and in a short time it will come up for trial. We will be present and will report the case in full, as many points of importance to architects will be presented.

A Hint to Painters.

Bright colors and positive tints may be employed in outside decoration with excellent effect in emphasizing architectural features, but the more brilliant they are, the greater is the demand for good judgment in their application.

Editorial Correspondence—East and West of the Rocky Mountains.

With kindest consideration and sympathies for and with the people of those storm, tornado, cyclone, and tempest-cursed sections of the American Continent, where terror, suffering and hundreds of deaths from these causes have so fearfully distressed the inhabitants, and caused losses and sorrows beyond intelligent conception or accurate computation, it is with gratitude and pleasure that we refer to the goodly land of the Pacific Coast, exempt as it has been until now, and is likely to be in the years to come, from those severities of climate which have prevailed in various sections and portions of the Atlantic and inland states within the past two months, destroying so much of human life and comforts, and furnishing matter and facts of the saddest kind to shade the pages of local history.

In California—Storms have touched lightly; winter has past harmlessly, and bright spring in all its grandest glories has come, opening up and mantling fields, orchards and vineyards with richest verdure, foliage and blossoms, while as yet ice and snow hold sway over thousands of square miles of country east of the Rocky Mountains, and the husbandman's arm yet remains partially powerless to plow or sow, and seeds and roots in the ground as yet are unable to shoot forth and come to life. It would not be reasonable to expect that all, or a majority of those who have passed through the trying and hard climatic conditions that recently paralyzed business and produced a semi-chaotic state of affairs in New York City and State, and in other Atlantic and northwestern sections of country, will abandon their homes and seek refuge in California; but to as many as will come, the Pacific slope offers immunity from anything approaching the climatic terrors of the recent past, east of the great mountain divide.

But shelter and security from winter storms and bitter temperatures are not the only inducements offered to those who desire to escape from possible reoccurrences of that which befel so great a number of people, and devastated so large an area of country since the commencement of the present year. Beyond these considerations lies the other material fact, that almost every part of the Pacific Coast extends assurances that industrious, frugal and enterprising men will find ample fields in which to sow and reap, by the earnest and right application and exercise of their mental or mechanical abilities of whatever honest or honorable character they may be. Although vast areas of the public domain has been taken up, and thousands of acres are daily being secured by location or purchase, there still remains of virgin soil, land enough for a vast number of people, and California will only begin to appear in her true character as a State among those of longer settlement, when thousands more farms, and as many farmers' homes and families occupy present waste places, and orchards and vineyards greet the eye, where at present the dreariness of unsown and uncultivated fields are to be seen; or flocks or herds of animals feed in ranges of valley and hill country, almost if not quite as great in extent of acreage, as the entire of some of the smaller States of the Union. True—land lovers—men whose heart and soul is set upon the possession of all the land they can by any means gain control of, and whose delight and greatest joys center in grasping and holding as much of earth as possibilities will permit, have held a chain around the neck of California's prosperity, and by far too much of this state of things still continues; but, as compared with the earlier years of the State's history, this evil has abated to some extent, either from coin poverty to maintain the luxuries of land richness and wealth, or death has interposed its prerogative, and bid the "Land King" lie as humble beneath the surface of earth, as he who in life owned not one foot of land. So that, one by one large holdings have been segregated into smaller divisions, and thrift and earnest work has transformed many that were desolate places, into prosperous and interesting districts. But with all this happening to a certain extent, there are still too many grasping tyrants over the

soil; too many occupying and exercising exclusive individual control over sections of country that should be owned and occupied by a thousand honest tillers of the soil. But the evolutions and mutations of time are ceaseless and tireless, and judging the future by the past, it is reasonable to presume that within the present generation great changes will be wrought, and much that is now owned and held in single hands, will be well distributed. But aside from life by the soil, new towns are springing up in all directions throughout the length and breadth of the State—some of them assuming the importance of from three to twenty thousand of inhabitants, and all more or less prosperous—some growing to be important centres of trade and commerce, while in all the older cities, from San Francisco down, the prosperities are great and permanent, with apparent future of the most encouraging character.

All these things considered, with the many not mentioned, certainly presents California in a most enviable light, as one of the most favored portions of God's heritage as to climate, and boundless in resources for the uses, purposes, and happiness of the people who dwell within its limits. The inducements are many, why hundreds of thousands of people east of the Rockies should come to the Pacific Coast, and enjoy life in security from reoccurrences of the fearful visitations of the past season with them. Nor is California the only place upon the Pacific Coast inviting and justifying multitudes to "Come West," for the facts stated in reference to California, are largely applicable to all sections from San Diego to Alaska.

The attention of architects and builders on the Coast is respectfully invited to the advertisement of Messrs. N. & G. Taylor Co., the old established tin plate and metal dealers of Philadelphia, in the present issue. It may not be generally known but this firm was the first to guarantee brands of roofing tin, also the first to have stamped upon each sheet the thickness of the tin and the name of the brand. They are the sole importers of the genuine old style brand of roofing tin. In a letter to us the other day they say that the past season has been the largest they have ever experienced for the sale of their guaranteed brands of roofing-tin. In fact, they consider a new era has dawned upon the trade. Certainly there is no question about this, as there is a noticeable demand from all over the country for the better qualities of roofing-tin. Every mail brings them letters, particularly from architects seeking information on the subject of roofing-tin.

Messrs. N. & G. Taylor Company feel confident that a better time is quickly approaching, when architects will use special care in the wording of their specifications and clearly name the brand of roofing-tin they wish used. The next important thing is to see that the roofer to whom the contract is awarded uses the brand as specified. Under cover of the guaranty made by Messrs. N. & G. Taylor Company, architects are perfectly safe in specifying the genuine old style brand of extra heavy ternes. Every perfect sheet is stamped with the name of the brand and thickness, also the trade mark, thus absolutely protecting architects, roofers and property-owners in every possible way against the fraudulent use of inferior tin and dishonest competition. Write to them for information and samples of the tin. The brand, we understand, is carried in large stock by all the leading jobbers on the Pacific Coast.

NO MORE FENCES.—Every progressive and intelligent land owner should seriously consider the following resolution; not only meditate upon it, but demand of his member in the Legislature to act accordingly.

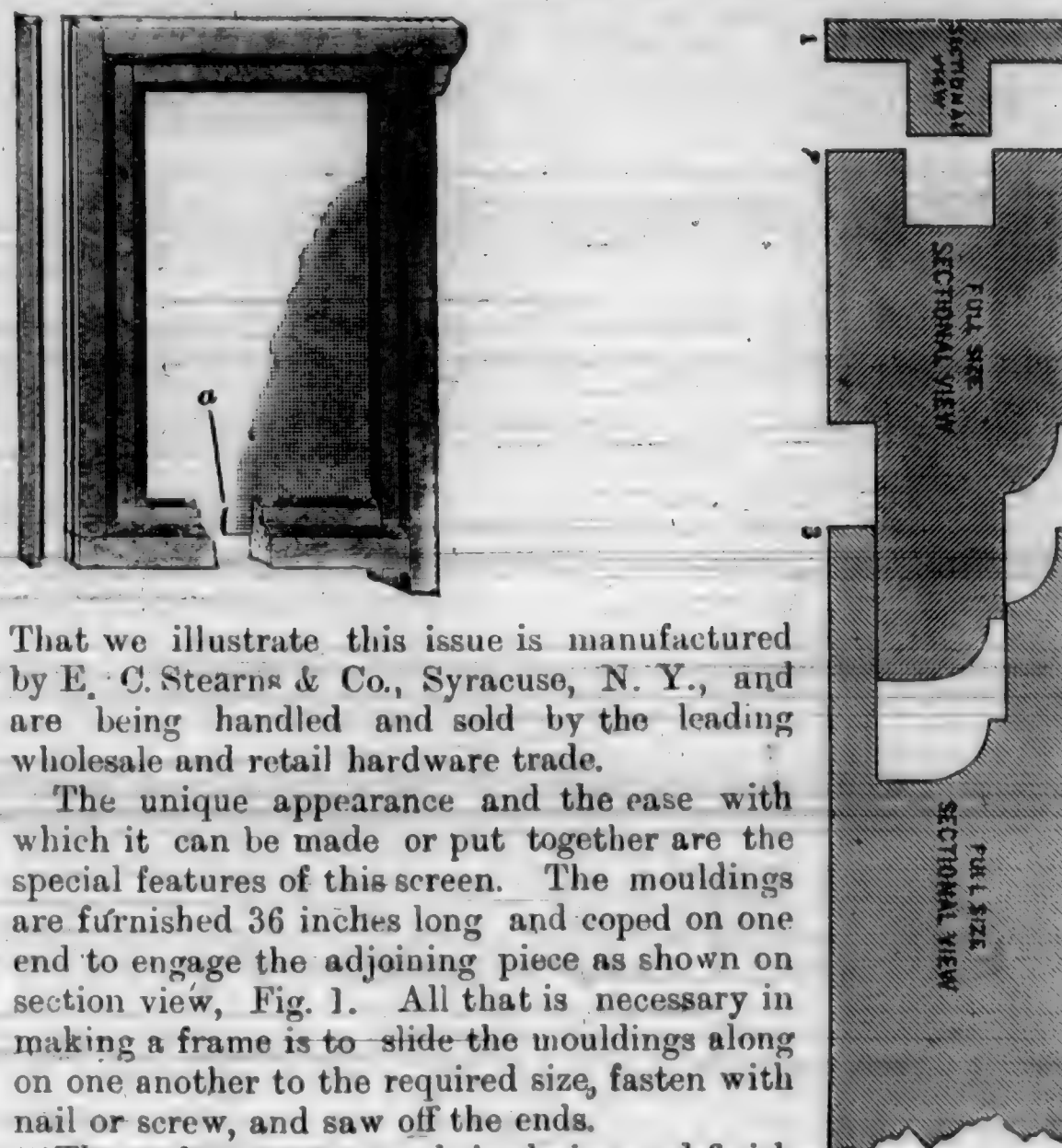
WHEREAS, the wholesale devastation of our forests is detrimental to the best interests of the soil;

WHEREAS, a great deal of timber is yearly wasted by maintaining unnecessary fences, and,

WHEREAS, the Supreme Courts of some States have decided that a barb wire fence is illegal; therefore,

Resolved, That every State should amend their existing fence laws so that no land owner is compelled to maintain any fence whatever.

The Stuart's Window Screen Frame



That we illustrate this issue is manufactured by E. C. Stearns & Co., Syracuse, N. Y., and are being handled and sold by the leading wholesale and retail hardware trade.

The unique appearance and the ease with which it can be made or put together are the special features of this screen. The mouldings are furnished 36 inches long and coped on one end to engage the adjoining piece as shown on section view, Fig. 1. All that is necessary in making a frame is to slide the mouldings along on one another to the required size, fasten with nail or screw, and saw off the ends.

These frames are equal in design and finish to those made by sash and door manufacturers, and they are retailed at much less cost, all stained, which is at a much lower price than the cost of the usual square stick with half round moulding to tack over the wire cloth.

Fig. 2 shows the frame put together before the mouldings have been sawed off, and the wire cloth is shown broken away to expose to view the small strip 'a' which is furnished to tack over the wire cloth.

There are sticks, as shown by No. 1 in Fig. 2, to allow the screen to slide up and down; thus the window can be raised and lowered without disturbing the screen.

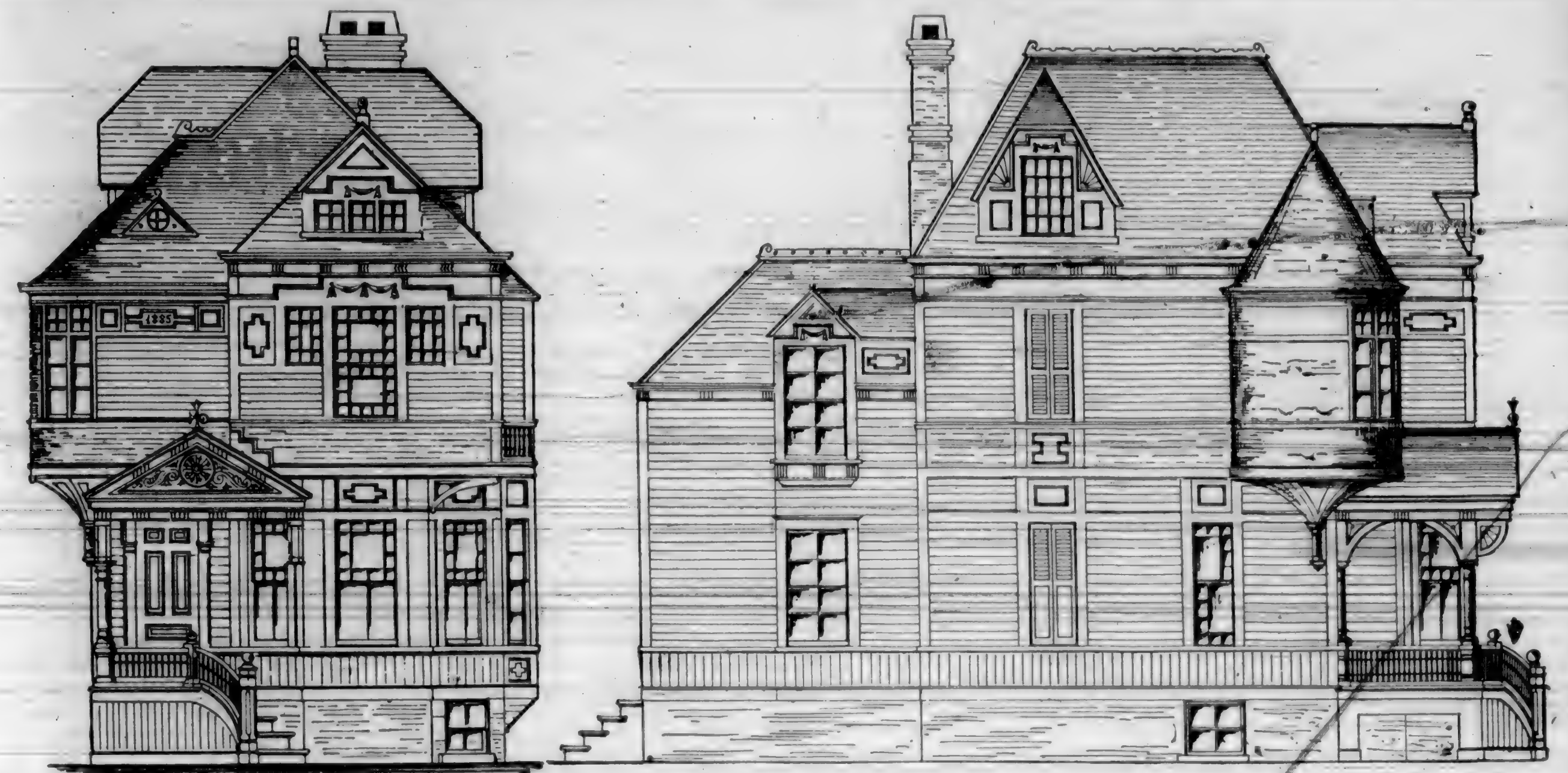
A Fire Kindler—Not Patented.

When the corn season commences, just save the cobs. Then get a boiler into which you put six gallons of water, and one pound of saltpetre. Heat it to the boiling point, and then put in as many cobs as the water will cover. Let them stand a short time, and then take them out and place in the sunlight until thoroughly dry. They can be easily lighted with a match after they are dry and will make a hot fire.

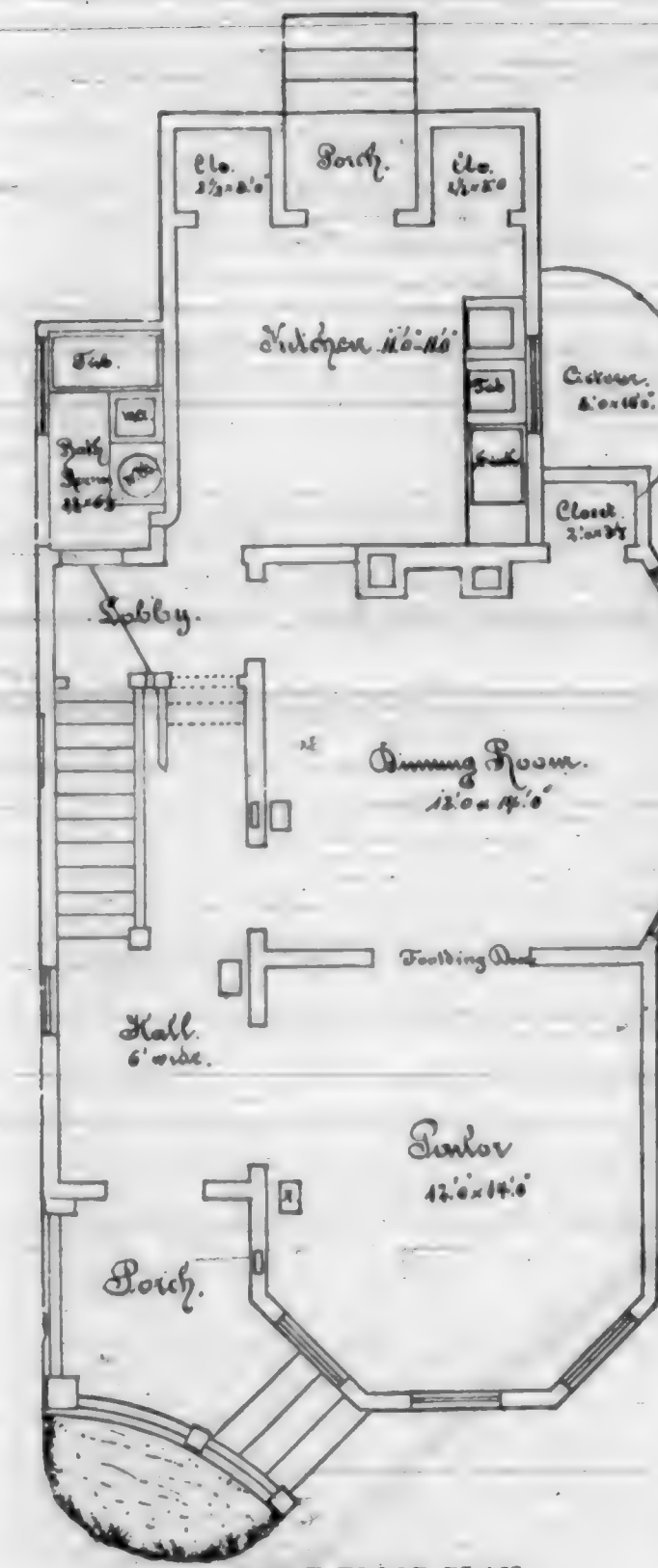
MAKING AUGERS.

The principle of the auger now in use all over the world is said to have been discovered by accident. In 1680, Benjamin Pugh, an Englishman, while watching some boys working endeavoring to bore a hole in the ground with a piece of iron barrel hoop, noticed that after the hole had been sunken some distance into the earth, and the pliable metal of their improvised tool had become heated, it twisted and carried the dirt up to the surface nicely, and he could not see why the same principle should not apply to wood. The invention of the auger was the result.

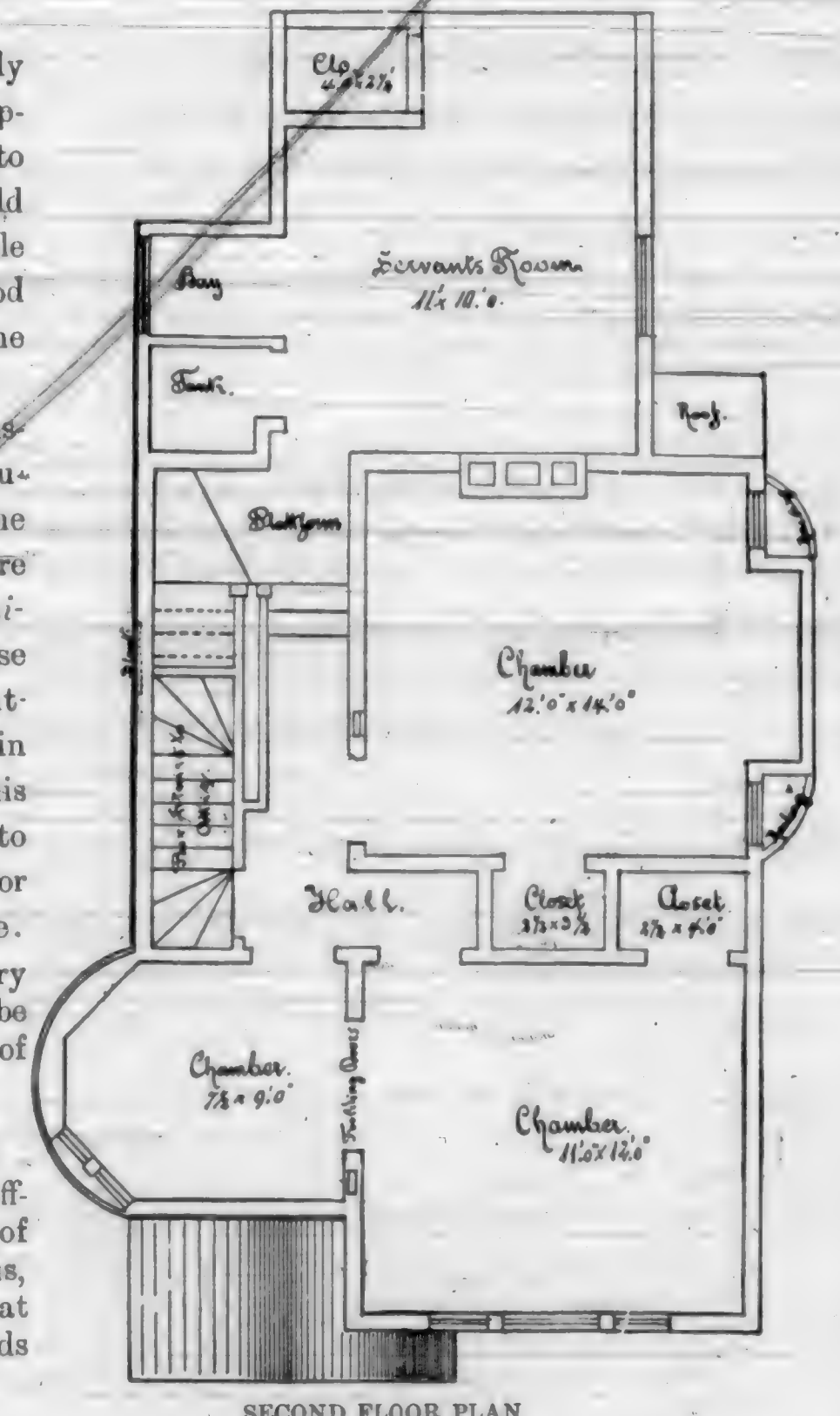
Although everyone is perfectly familiar with this common place tool, but comparatively few know the process of its manufacture. In making augers, says a contemporary, the iron which forms the main or spiral part is welded into the steel of which the tip is made before forging. The bar is then put under hammers and forged into shape. It is then put into what is called a "wringing machine" and twisted up in a rough shape into the spiral form, after which it is passed through "crimpers," giving a uniformity of twists. The augers are next put through "straighteners" and revolved, making them perfectly straight, when they are ready for putting on the head, which is the most delicate operation in their manufacture, and requires the work of a skilled artisan. They are then subjected to a "grinding out" process, which consists of putting them through two rubber wheels to rough polish the twist. The fitter-up then takes hold of them and "lightens" or fits the head; then the files file down and sharpen the heads, after which they pass through the hands of the polishers, where they are polished and hardened ready for market.



ELEVATION OF A \$5,000 DWELLING.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

The elevation and plans given are entirely different from anything that has heretofore appeared in this journal. To give full effect to the design, the lot on which it is built should not be less than 40 feet in width. But little ornamentation is used on the exterior, good work being the essential in order to show the design in its beauty.

The internal arrangement is plainly illustrated, and varies somewhat from plans usually presented to California builders. The design was formulated in Canada, and we were led to ask the editors of the *Canadian Architect and Builder* the use of the cuts, because the price given was \$3,000, and we were utterly unable to comprehend the difference in cost between building in Canada and in this state. Why it should cost about double to build in this state is one of the problems for our manufacturers and builders to determine. With a finished basement to contain a laundry and other conveniences, the price would be even greater than that placed at the head of this article.

Grindstones, large or small, good or indifferent, are hopelessly ruined by running out of true. A wobbly grindstone and a nervous, passionate mechanic make a combination that will spoil every tool in the shop that needs grindstone treatment.

A Few Hints for the Builders' Association to Consider.

Architects and contractors, says the *Sanitary News*, will be interested in the action taken by the National Builders' Association at its annual meeting in Cincinnati last week. The association decided that general plans, details and specifications when offered for final competitive estimates, should be on a scale of not less than one-eighth of an inch to the foot, should be done in ink or some unfading process, and be complete in every part; such parts of the work as require a higher scale to be compressed should be one-fourth of an inch to the foot; specifications

should be definite; estimates should not be made to cover an indefinite depth of foundation, but where the soil requires going below the depth indicated on the plan, it should be paid for as extra work at agreed prices; the specification is to be the guide for estimating, and all demands made by the specifications, unless objection be made thereto in writing when the bids are submitted should be covered in the estimate offered; improper demands made by plans are not to be considered; grouping of special work must be mentioned and placed under appropriate headings; specifications must distinctly state when it is necessary to cut or change the work of one mechanic in placing the work of another, and such work should be cut or changed by the mechanic who put it in at

the expense of the mechanic for whose accommodation the change is made; contractors are not to be restricted as to sub-contractors, without notice; on reserved portions of the work, let by the owner to a third party, the principal contractor should receive 10 per cent; the lowest invited bidder, whether a general or sub-contractor, should be given the contract and estimates for changes should be made only by him, unless the changes involve a complete alteration in the plans, and then the full competition should be again opened; in no case are the lowest two-bidders to be called upon to estimate upon changes to see which shall have the contract. If the price estimated for changes should not be satisfactory to the owner, it should be settled by arbitration. Compensation for the lowest bidders when all estimates are rejected is demanded as follows: For estimates amounting to \$5,000 or under, \$25; \$5,000 to \$50,000, \$50; over \$50,000, \$100. When security is demanded of the contractor, a like sum should be given by the owner. A good deal of discussion was indulged in on the rights of sub-bidders in the hands of architects and the general contractors—unsolicited bids—and a rule was passed to the effect that any member detected in trading on any of the sub-bids will be liable to forfeiture of membership, censure or suspension. It was also decided that bids should be opened in the presence of bidders when practicable, and that when a penalty is demanded for delay in completion beyond the day named, a premium of like amount be awarded the contractor, for completion before the time. These remedies, some of them are new, but all seem to be just, and we await with interest their practical operation.

Chisels.

In mortising without a machine, grind your chisel to a long basil or bevel. It will drive easier with a mallet.

Keep the flat side of the chisel facing the marks.

Grind the chisel on one side only.

A paring chisel is the very finest chisel made. It is long, thin, and made of fine steel. A paring chisel should have an octagon handle, long and true, and should be put on in perfect line with the blade of the chisel.

Paring chisels, as the name indicates, are used for "paring or cutting any superfluous stuff on fine work." They are the sharpest and the most dangerous tools, when in good order, an amateur can use.

A mortise chisel is a thick, heavy tool, made of iron faced with steel. Generally there is a socket to receive the handle. Sometimes the top end of the handle is enclosed in an iron ring, placed there to resist the force of the mallet used in "driving" a mortise.

A firmer chisel is one midway between a mortise and a paring chisel. It is the most useful for amateurs, as it can be used for mortising and paring. They are pretty strong, and generally have turned handles with brass ferrules. For general work they should not be ground too thin, for if they are finely tempered they will break when used for mortising, and if used for paring they will answer very well if ground medium in thickness.

If I was asked how many chisels an amateur should want, who did not have "wealth enough" to get complete sets of the three kinds, I should say:

For paring chisels, get one two-inch, one one-and-a-half-inch, and one one-half-inch; for firmer chisels, get one one-and-three-quarters, one one-and-a-quarter, and one three-quarters; for mortise chisels, get one quarter-inch, one three-eighths, and one half-inch. These will give the amateur a fair supply and give him all he wants for general amateur work.

Gouges are not so much in request by amateurs; sometimes, however, work cannot be done without them. It is generally the best policy for an amateur to buy gouges only as he wants them. The style of gouges is unaccountable; every curve requires a different set of gouges. When you want a gouge, get the curve, take it to a dealer, and get a tool to suit.—*Universal Tinker*

For sharpening tools, instead of oil, which thickens and smears the stone, a mixture of glycerine is recommended. The proportions of the composition vary according to the class of tools to be sharpened. One with a relatively large surface is best sharpened with a clear fluid, three parts with glycerine being mixed with one part of spirits. A graver, having a small cutting surface, only requires a small pressure on the stone; and in such cases the glycerine should be mixed with only two or three drops of spirits.

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 his vanity, for 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 that 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 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.—*The Timber Worker.*

IMPORTANCE OF CARPENTRY.

The carpenter has more to do with the construction of a building than any other person employed by the architect. Whether a building is to be erected of brick or stone, still it is the carpenter who forms all the patterns and guides for the bricklayer or the mason to work from. Nay, even if a cottage is to be built of mud, the first step is to procure boards adapted by the carpenter for forming moulds, by which this mud is brought into the required form; or, even if the mud is heaped up with forks, as in the cob walls of Devonshire and Wiltshire, the carpenter is required to supply what are called wooden bricks to be built into the walls for attaching, at a future period, the internal finishings.

In the interior of the house everything depends on the carpenter, and most things are, indeed, done by him. The floors and doors and windows are almost entirely his work, and he forms mouldings for the cornices which are put up by the plasterer. If, therefore, we could improve the taste of the rising generation of carpenters, we should have no fear of operating, through them, all on the various artisans employed in the construction of houses, and ultimately, on the general taste of the whole community.—*J. C. Loudon.*

Before the passage of an insolvency law a note was given. After the law was passed a new note was given in renewal of the first one. In suit upon this last note the defense of discharge under the insolvency law was made. Held that the maker's discharge under the insolvency law was a bar to the suit, even though the note was given in renewal of one made before the enactment of the insolvency law.—*Snow vs. Foster, Maine Supreme Judicial Court.*

Humboldt Ties Preferred.

The following from the *Auburn Republican* incidentally brings to view the connection that Humboldt County has with a growing demand for an article that this county can supply in unlimited quantity. At the same time it is wise to avoid wasting the timber, or railroad building is yet in its infancy in this State:

"There are probably more new ties used in the course of a year on the railroad between Rocklin and Summit than any roadbed of the same length on the coast. The heavy gauge, and particularly the numerous curves, are hard on the wearing quality of ties, and there are from twenty to twenty-five thousand new ones put in between Sacramento and Tamarack, a distance of 93½ miles, every year. The number of ties to a mile is about 2,700, and a regulation tie is 6x8 inches and eight feet long. A better quality of tie is necessary for the mountains than for the level tracks in the valley. According to Roadmaster Rabe, the very best tie is made of redwood, but he gets very few of these, only occasionally making requisition for them from below. These redwood ties come from

the Humboldt forests, and will last twelve or thirteen years. After that service they make good fence posts, and readily sell for that purpose, each tie being good for two posts. By far the greater part of the ties used on this division come from our own mountains. Mr. Rabe says the next best tie after redwood is made from the heart of the sugar pine. These ties come mostly from Towle Bros., and from the vicinity of shed No. 27. They cost 36 cents each, but under steel rails they last from ten to twelve years, and Mr. Rabe has seen them in good condition after being laid fourteen years. Only a few of these choice ties can be had, because the heart of the sugar pine is too valuable, and is in great demand for other purposes. The common ties, and the kind mostly used, is made of red fir, yellow pine or spruce. These cost the railroad company about 34 cents.

A YOUNG man seeking employment in a Southern City saw the word "Push" on the door of a large manufacturing establishment, and walking in accosted the proprietor: "I saw your motto on the door and came in to tell you that I wanted work. I am chock full of 'push,' and if you will give me something to do I will demonstrate what I say. A man needs 'push' to get along in the world these days." The proprietor was so pleased with the youth's manner and business-like air that he gave him a job unloading pig iron in the foundry at 75 cents a day. In three years that same youth was foreman in the foundry department; three years later he was foreman of the shops, and he is now a partner and manager of the concern.—*Ex.*

Don't Undervalue the Boy.

Too many men make their boys feel that they are of little or no account while they are boys. Lay a responsibility on a boy and he will meet it in a manful spirit. On no account ignore their disposition to investigate. Help them to understand things. Encourage them to understand what they are about. We are too apt to treat a boy's seeking after knowledge as mere idle curiosity. "Don't ask questions" is poor advice to boys. If you do not explain puzzling things to them, you oblige them to make many experiments before they find out; and though experimental knowledge is best in one sense, in another it is not, for that which can be explained clearly does not need experimenting with. If the principle involved is understood, there is no further trouble, and the boy can go ahead intelligently.

Do not wait for the boy to give up before you begin to treat him as an equal. A proper amount of confidence, and words of encouragement and advice, and give him to understand that you trust him in many ways, helps to make a man of him long before he is a man in either stature or years.

Give him tools, and let him find out for himself whether he has got any mechanical taste or not. Do not discourage him, as parents are apt to do, by saying; "Oh it is no use for you to try to do anything with tools. I never have any taste that way, and of course you have not." If a boy finds he can make a few articles with his hand, it tends to make him rely on himself. And the planning that is necessary for the execution of the work is a discipline and an education of great value to him. The future welfare and happiness of the boy depends on the surroundings of his youth. When he arrives at that period in his life when he is obliged to choose what profession or what line of business to follow, it is highly important that he should take no false step. And if in his youth he has cultivated a taste for any particular branch, the choice of a profession or business will be made more easy.

"MANTLES AND SIDE WALLS."

BY E. PRIGNOT AND OTHER ARCHITECTS AND DESIGNERS.

32 LARGE PLATES.

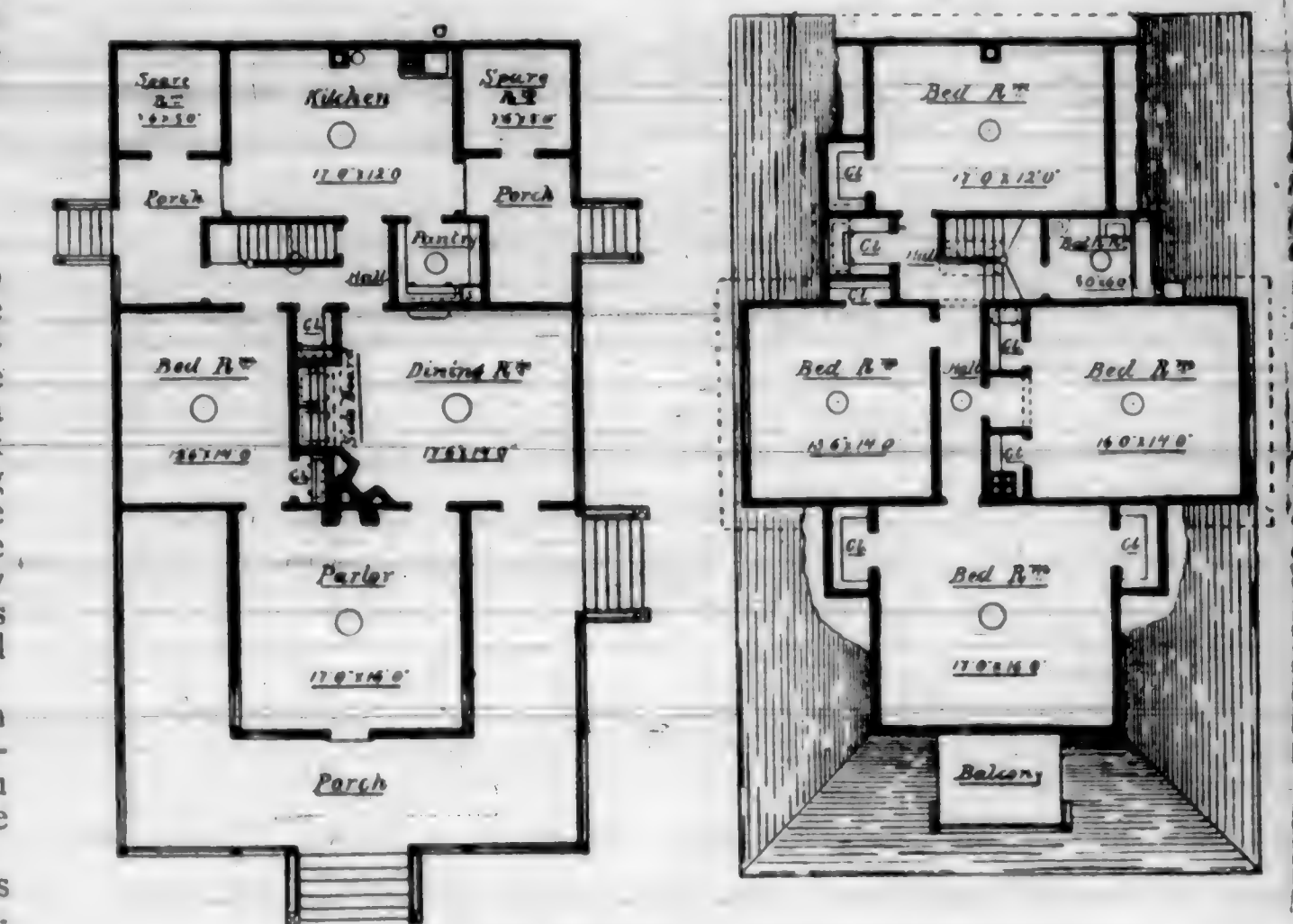
The designs represented are in the Cheminee, Louis XIII, and Louis XVI. styles. The engravings are very fine, and artistically represent the various fine details.

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

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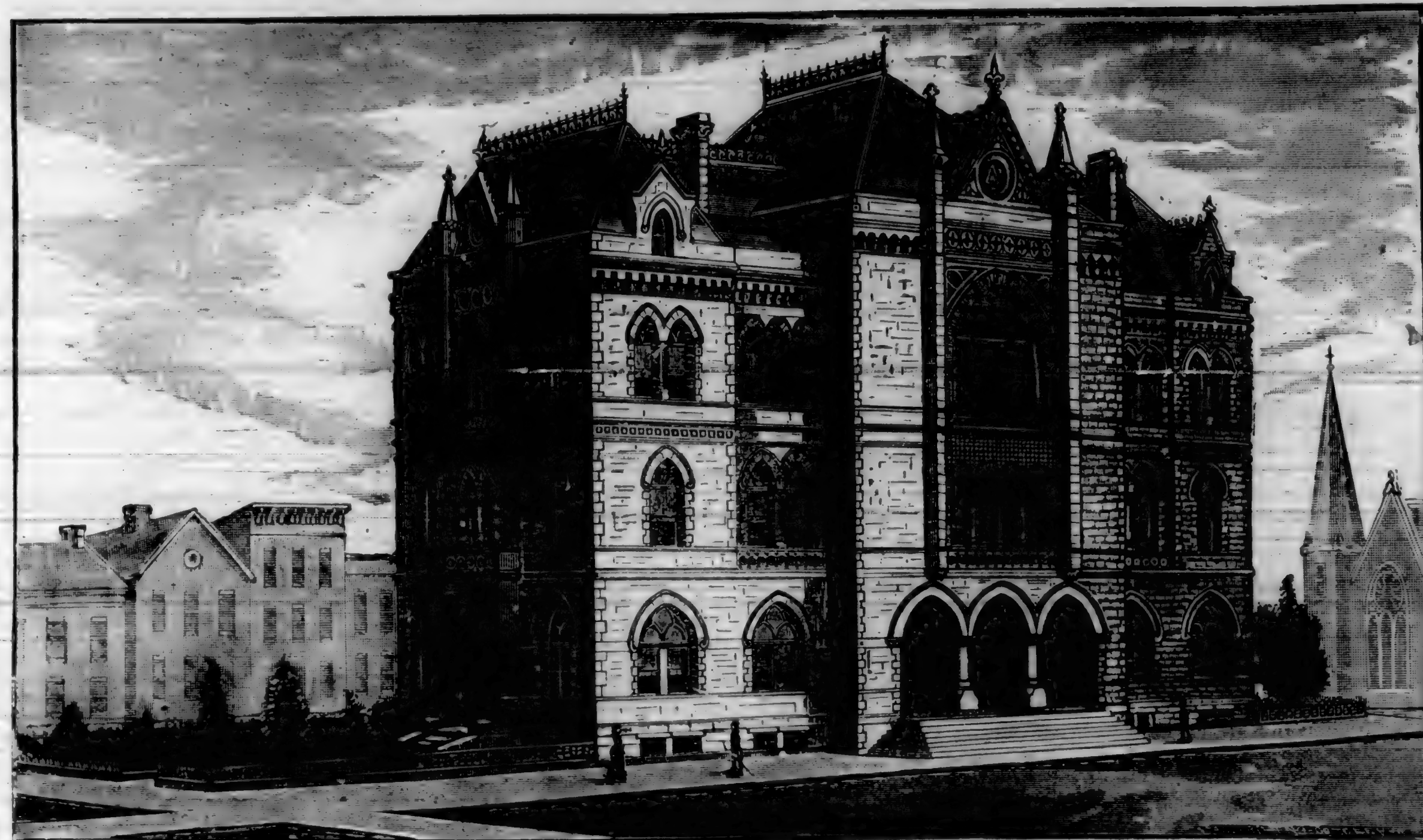
Elevation.



A Country Residence.

The above engraving illustrates a very pretty and unique design for a ten-room country dwelling lately built at Vacaville, Solano Co., Cal. The building site is on a sloping ground, surrounded by large, spreading shade trees, making a most beautiful building spot for a country residence. A glance at the plans will readily show the reader the beauty of arrangement, convenient apartments and superiority in every way of the design for a country dwelling, where the summer days are hot and sultry. One principal feature of the design is the large front porch, enclosed by neatly turned balusters, shading the rooms from the hot sun and affording a very pleasant and agreeable sitting place during warm weather. The kitchen is placed in the rear of the building and the entrances are protected by two porches furnished with balusters, railings and steps to correspond with the front porch. A spare room opens off of each rear porch which are intended to be used for workmen and cook. The kitchen is provided with a spacious pantry with shelves, drawers and a slide to pass dishes into the dining-room. The dining-room has a large sideboard placed in a recess with an ornamental arch in front. One chimney contains fire-places for the dining-room and parlor, and separate flues for the bed-rooms on the second floor. The second floor contains four large bed-rooms, a bath-room and numerous closets. The bath-room is furnished with a wash-basin, water-closet, bath, and a clothes-shute running down to a basement room fitted up with clothes-box, wash-trays and all necessary conveniences used in a laundry. The basement is finished into a milk-room, store-rooms, etc. A commodious balcony is constructed in the roof of the front porch, which is reached through two front windows in the bed-room of the second story. The elevation needs no description, as a close examination will reveal many features which are novel and beautiful. Full information in regard to painting, plumbing, etc., will be forwarded on application. Address,

SALFIELD & KOHLBERG, Architects, 339 Kearny St.



DESIGN FOR PUBLIC BUILDING TO BE BUILT OF STONE.

Mechanics' Institute Exposition of 1888.

THE BOARD OF TRUSTEES announce that the TWENTY-THIRD INDUSTRIAL EXPOSITION OF THE MECHANICS' INSTITUTE will open in its grand exhibition building, bounded by Larkin, Hayes, Polk and Grove Streets, on TUESDAY, AUGUST 7TH, 1888, and will close on SATURDAY EVENING, SEPTEMBER 15TH, 1888.

The past Exhibitions held by the Institute have done more than all other means combined to illustrate the advance in inventions and mechanic arts upon this Coast.

The Mechanics' Institute of San Francisco was first organized in 1855, but it was re-incorporated in 1869 under the provisions of a liberal Act of the Legislature providing for the formation of Mechanics' Institutes, Chambers of Commerce, and kindred useful bodies. The designs and objects of the association, set forth in its articles of incorporation, are most useful and important to the commonwealth, and include the maintenance of a great and growing Library of circulation and reference, the formation of classes and delivery of Lectures for tuition, and the purchase of property and erection of buildings for any scientific, mechanical and literary purpose.

Article VI of its Articles of Incorporation reads as follows:

"No shares of stock, nor any individual right in the property of this Association shall exist or be acquired during the existence of the Association, but the property belonging to and in the name of the Mechanics' Institute, shall be held in trust by the Trustees for this Association, and never be diverted from the purposes and intention for which it is organized."

All the profits and pecuniary results of the Exposition, Library, property and enterprises of the Mechanics' Institute inure solely to public and useful ends, and not to the private or personal benefit of any one.

The membership of the Mechanics' Institute is large, and it is supported by all classes; it is primarily an association of mechanics and its exhibitions are emphatically expositions of Pacific Coast industry. During the past two years, the management has greatly enlarged the scope of the Fairs, which now include comprehensive

exhibits of the natural products of our soil, the fruits of husbandry, also ores, minerals and timber, and other exhibits illustrative of the natural wealth of our State and Coast.

Regarding the coming Exposition, it is the intention of the management to make every effort to surpass the successes of the last few years. Everything points toward a prosperous year; a large course of visitors from the East is expected, and the Exposition will furnish a grand opportunity of displaying the products of our workshops and manufactories, and of advertising the capabilities of the climate and soil of this Coast, and its advantages for residence and investment.

The SAN FRANCISCO AND NORTH PACIFIC R. R. Co., the NORTH PACIFIC COAST R. R. Co., and the PACIFIC COAST STEAMSHIP Co. (MESSRS. GOODALL, PERKINS & Co., AGENTS), will transport exhibits free of charge, and the SOUTHERN PACIFIC Co. has also adopted a liberal policy regarding the Exhibitions of the Mechanics' Institute.

The Exhibition Building is complete in all of its appointments. No charge is made to exhibitors for space. Steam power and water furnished free.

Arrangements are being made to secure art exhibits, pictures, statuary, etc., of unusual merit.

A large orchestra of skilled musicians, including solo performers, will render a grand concert each afternoon and evening during the continuance of the Exposition.

Other attractions and interesting features will be presented from time to time.

The Rules and Regulations governing the Exposition, Premium List, and Applications for Space will soon be ready, and can be had, or will be sent with any further information desired, on application at the office of the Institute, 31 POST STREET, SAN FRANCISCO, CAL.

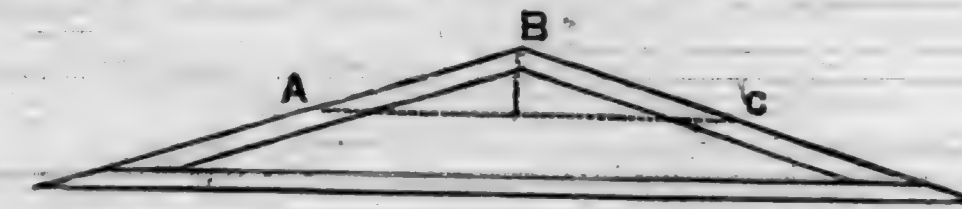
PURCHASING AGENCY We have perfect arrangements by which we can supply merchandise of any description connected with the building interests, at the very lowest market prices. Architects, Draughtsmen, or Mechanics can obtain the best articles of all kinds. Contractors' orders promptly filled. As far as possible, we will purchase from those advertising in this Journal. By helping our advertisers, we necessarily help ourselves; our patrons are well aware of this fact and many have authorized us to make special prices on all goods ordered through this agency. We will use all legitimate methods to largely increase the subscription list of the "California Architect and Building News." By attending to the wants of those unable to visit the city, using the utmost diligence and economy in purchasing, we expect to add at least 1000 subscribers to our list.

EVERYBODY'S COLUMN.

Questions and Answers.

Under this head it is our purpose to give practical information on any subject within the scope of this Journal which may be asked for by any of our readers. We cordially invite inquiries and will do our best in all cases to get useful replies.

C. B. asks:—"Will you please give me a little help? I wish to know how to set out the curve for the centre of a brick arch, the rise of which is very small in comparison to the span. Suppose I wish to make a centre for an opening five feet wide and that the rise is only four inches. I cannot use a piece of string or a compass, as the center would be away nearly in the next block.



Answer: To set out the curve in such a case as our correspondent refers to is not at all difficult. Proceed as follows: Mark out on the floor, or on a large bench with a piece of chalk, two points at a distance apart equal to the opening, in this case five feet. Connect these two points, A and C, by a straight line and divide it into two equal parts. In the centre set up the rise B four inches, when you will have three points, A, B and C, representing the rise and the opening. Now take a piece of board at least fifteen feet long and cut the top off in two splayed so that the apex of them is on the point B, while the two splayed lines pass through the two points, A and C. If two nails be driven in at A and C respectively, and a pencil or sharp point be affixed to the board at B, it will describe the arc required so long as the splayed sides are kept against the nails, A and C. Instead of using one piece of board, three pieces nailed together will answer the purpose as shown in the cut.

J. H. R. writes: "Will you please give me a rule for calculating the strength of an ordinary floor joist?"

Answer:—Multiply the breadth of a beam by 600 and this by the square of the depth and divide by the length. The breadth and depth are taken in inches while the length is taken in feet. For example, suppose the joist to be ten feet long and two by five inches. Then $2 \times 600 = 1200$. $1200 \times 25 = 30,000$ by $10 = 3,000$, which represents the number of pounds required to break the beam when supported at both ends and uniformly loaded. To find the load which it is safe to put upon it, divide by six.

Geo. McL. asks for a means of preventing the bottoms of posts which are set up in damp ground from rotting.

Answer:—Cover the parts with a coating of creosote or oil of tar, or char them and cover with coal tar.

S. T. asks how to render window glass semi-opaque.

Answer:—Dab the glass over with putty and varnish or make a solution of alum and apply it to the surface of the glass when it will be found to crystallize, forming what is known as frosted glass. To prevent it from being rubbed off it is advisable to give the surface a coating of clear varnish.

W. T. W. writes:—"The kitchen sink of my house has become stopped, in consequence, I believe, of grease accumulated in the pipes. Will you please give me a recipe which will clear it; something which will prove effectual in keeping it clear."

Answer:—If the trouble arise from the cause you mention, you may clear the pipe by pouring down a solution of common lye made by dissolving it in boiling water. If you will pour down a little of the hot lye from time to time, it will dissolve the grease and keep the pipes always clear.

John S. W. would like us to indicate the best form of joint for connecting the foot of principle rafter to tie beam in a framed roof.



FIG. 1.

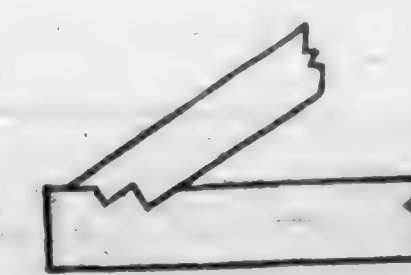


FIG. 2.

Answer:—Opinion differs among practical carpenters as to which is the best form, but that represented in Fig. 1 is certainly one of the simplest while nothing can be said against its efficiency. It is, however, sometimes objectionable from the fact that it necessitates

cutting in at some distance from the end, and to overcome this the form shown in Fig. 2 is recommended. In both cases it is very necessary that some means of preventing the boards separating be used. An iron strap encircling the two pieces is perhaps the best that can be used, or an iron bolt answers where the weight is not very considerable.

R. R. S. asks how to remove varnish from a valuable piece of furniture.

Answer:—Soak a piece of soft rag in methylated spirits and briskly rub the wood the same way as the grain. This is a somewhat slow process, but it is thoroughly efficient while no injury can possibly be done by it to the article under treatment.

G. H. has a store in this city, the windows of which are frequently covered with moisture or frost. He would like to find a way to keep them clear.

Answer:—The accumulation probably results from a want of a proper system of ventilation. By forming an iron grating or suitable outlet at the top of the window, the moisture-charged air will have an opportunity of escaping and will, in many cases, get rid of the trouble, but where this cannot be done, the formation of double windows is recommended.

G. G. asks:—"Is there not some way in which we can darken oak?"

Answer:—Yes. Apply with a rag or brush a solution of bichromate of potash of a strength depending upon the depth of color required.

Half-Timbered Houses.

HUNTSVILLE, ALA., Jan. 16, 1888.

TO THE EDITOR:

You would oblige a subscriber by giving a short history of the half-timbered houses erected in England during the Elizabethan period, and their characteristics.

Yours truly,

Wm. H. H. Subscriber.

ANSWER.—These buildings were constructed of timber frame-work, arranged sometimes vertically, with horizontal beams at stated intervals, or the timbers were arranged diagonally, so as to form geometrical figures, as squares, diamonds, triangles, etc., etc., the space between the timbers being filled with plaster and cement work studded with pebbles, broken glass, etc.; in fact, the same class of work now known as Rough-Cast work. In many examples curved timbers were introduced, branching from a center post, after the form of a king post in a truss framing.

Another peculiarity of half-timbered houses consists in projecting the second story beyond the face of the lower, and supporting the projection on ornamental timber brackets. The gables surmounting these projections were finished with barge boards, frequently of delicately carved work and of beautiful design.

The gable proper was paneled up in various designs and enclosed square mullioned windows, filled with small square lights and diamond shaped glass.—*Builder.*

White Paint Mixture.

LOUISVILLE, KY., Dec. 27, 1887.

TO THE EDITOR:

Can you give a reader a good mixture for painting what is known as white work? and oblige

Geo. C. K.

ANSWER.—The following is an excellent whitework finish: After applying one or more coats of white lead, mix and apply as color-and-varnish either pure white lead or dry zinc in hard drying varnish; give ample time for drying; then rub down with fine pumice stone and apply a second coat of above mixture, adding a little more varnish, but not enough to affect the purity of the color. When dry, rub lightly with pulverized pumice stone, wash clean, and then rub every part nicely with pulverized rotten stone being careful to have every part of the same lustre. This gives an egg-shell finish to the surface.—*Builder.*

METHOD OF USING GLUE.

CRAWFORDSVILLE, IND., Feb. 25, 1888.

TO THE EDITOR:

Please give the proper method of using glue, and oblige Jas. H. G.

ANSWER.—Much depends on the quality of the glue and the manner of its application. One fact is self-evident—that if the body is of sufficient strength to fully penetrate the fibers of the wood, and yet leave sufficient in the joint to form a cementing of the parts, the work will stand without shrinkage. Use glues that are slow-drying, for they are the strongest and most reliable. For general use, the following directions are to be observed: Break the glue into small pieces; put into a pot, and soak ten to twelve hours; then boil until properly done; place the same into any air-tight receptacle, and when cold cover it. Use from this prepared mixture from time to time as required, melting in a double pot, as usual.—*Builder.*

COUNTRY BUILDING NEWS.

SAN BERNARDINO.

T. H. Goff will soon erect two residences. Gee Bros. are about to build a large workshop for their own use.

Plans for a \$3,000 residence are being prepared for Isaac Benjamin.

J. C. Christy has let a contract to Uttley Bingham for the erection of three residences.

Brick-laying has begun on the Van Dorin building, on Third street.

Plans are being drawn for Mr. Tittle by Jones & Griffith for a brick stable on the corner of D and Second.

Mr. E. Somers intends to soon begin the erection of a building 100x100, on his property corner of E and Second. He says it will be a daisy.

Work on the foundation of the Smith Haile building, on Third street, has begun the water having been pumped from the foundation.—Index.

Mr. M. Katz has notified Jones & Griffith to prepare plans for a three-story building to be erected on his Third street property, adjoining the Occidental. It will cost about \$30,000.

Plans are being drawn by Jones & Griffith for a building to be erected on the corner of D and Fourth. It will be three stories and to cost about \$25,000. Mr. A. Swing will build it.

Architect Goff is preparing plans for a three-story building to be erected near D on Fourth, by Lawyer Otis. It will be 70x70, and will cost not far from \$35,000. The building is to be constructed after the latest designs.

Yesterday T. H. Goff, the architect, let the contract for erecting the large building for Dr. Bogart, on Court street, to Ernest Waycott. The price is \$11,075, and the building is to be ready for occupancy by June 1st.

Jones & Griffin yesterday received instructions from Mr. Chris. Kurtz to prepare plans for a building 80x170, to be built on the site now occupied by the Southern hotel, corner of D and Fourth. The building is to cost about \$40,000, and will be used as a hotel.

Ed. Katz and Charles Leonard yesterday purchased the adobe portion of the old Southern hotel, which is to be torn down to make way for an elegant three-story brick building. Plans for this new building are being drawn and will soon be ready for contractors to bid on. Messrs. Katz & Leonard are to use the adobe walls in a large warehouse which they are to begin the construction of in a short time, and for which Messrs. Jones & Griffith are to draft the plans.

Architect Goff is preparing plans for a three-story building to be erected near D on Fourth, by Lawyer Otis. It will be 70x70, and will cost not far from \$35,000. The building is to be constructed after the latest designs, have all the modern improvements, and will do much toward bringing out that section of the city.

Gessner & Skinner intend to build a foundry in Colusa. We understand the people of that town have given a bonus of \$1,600 in order to get the works running.

Plans are ready for figuring in the office of Thos. J. Welch for a new school building on Kate street.

Yesterday Architect Goff let the contract to the Pioneer lumber company of Colton, for furnishing the lumber and mill work for a residence to be erected on the corner of G and Tenth, for Mr. L. B. Wilkins. The house is to cost \$5,500.

The old buildings on Fremont street, formerly occupied by Kittridge and others, are being rapidly torn down, to make way for a fine five-story brick building for Huntington, Hopkins, & Co. Wright and Sanders are the architects.

We give elsewhere, details of the contract of J. W. Wissinger to construct retaining walls, etc., on the property on Sutter street near Powell. This is but the preliminary work for the magnificent new hotel—building to be immediately erected.

SAN DIEGO.

John Kastle, one-story frame store, lot A. Block 138, Horton's addition, \$1,500.

The same contractor will also build two dwellings for O. J. Stough, at Morena. They will cost \$4,000.

W. H. Middleton, two-story frame dwelling 34 x 60 feet, lot A, block 27, Higgins' addition \$6,500.

J. S. Harbinson, one-story and basement brick building, 48 x 70, lots K and L, block 86, Horton's addition, \$3,500.

Morris Philbrook, one-story frame dwelling, 22 x 44 feet, lot 4, block 57, Sherman's addition \$1,300.

C. F. Fisher, two-story frame dwelling, lot 8, block 11, Culverwell & Taggart's addition, \$750.

Wisecarver & Benton have secured the contract for building three two-story dwellings on the corner of Union and Beech streets. They will cost \$4,400. John A. McRae is the owner.

A. Beaton is the owner of a fine two-story residence that will soon be erected on First street between Ivy and Juniper. The cost will be \$3,000.

A contract will be let in a few days for the San Marcos Hotel. It will be a two story frame structure, and will contain forty rooms. The cost of the building will be \$15,000.

E. Guenther von Schwarzenberg will soon begin the erection of a dwelling for himself on Twenty-third street. It will be two stories in height, and will cost \$2,500.

Competitive plans are on the boards in several offices in this city for a large Catholic church, to be erected on the site of the present church on the corner of Fourth and Cedar streets.

J. B. Boughton has secured the contract for building George J. Leovy's residence on the corner of Ivy and Brandt streets. It will be two stories in height and the contract price is \$3,700.

The contract for building Henry Timkins' residence on Florence Heights has been let to J. W. Heterington for \$10,500. It will be a very fine structure, two stories in height. Comstock & Trotsche are the architects.

J. Hirschler is the owner of two frame business buildings, now being erected on Coronado Beach at the corner of Orange avenue and Fifth street. Each building is 22x50 and will contain a large store on the first floor and eight lodging rooms above.

A building designed for stores and offices is in course of construction opposite the Hotel del Coronado. Willis C. Vajen is the owner. A similar building will also be erected on the same block for W. H. Holabird. G. A. Doud has the contract for both buildings.—Union.

The cost of the new church will be about \$50,000. In size the structure will be about 75 x 150 feet.

Contracts for moving the old Unitarian church and building the new one, have been let to Kirkwood Brothers for \$9,210.

Work will soon be begun on a residence for W. H. Middleton, in Higgins' addition. The cost of the building will be about \$6,500.

Subina Noble, two-story store and dwelling, 28 x 50 feet, lots 2 and 3, block 178, Manasse & Schiller's addition, \$2,700.

Work on the many large buildings in this city that has been delayed on account of the weather and want of building materials is now being pushed with the utmost activity. Builders of solid structures complain, however, of the poor quality of the bricks furnished by the various yards. Many of them crumble to pieces when they are dumped on the streets. In order to overcome this defect, architects have added to the thickness of the foundation and other walls in many buildings. This is notably the case in the Snyder block, where the foundation walls have been ordered to be six inches thicker than was originally intended. Building Inspector Thielen has notified several brick makers that they must furnish better bricks in the future or he will condemn them. Mr. Thielen says the defect can be remedied with very little expense or trouble. The chief difficulty is that not enough fuel has been used in burning the brick. A few cents have thereby been saved on each 1,000 bricks, and, in consequence, only the poorest quality has been turned out.

Plans are being prepared in Stannard & Clements' office for an agricultural hall and opera house. It will be a two-story frame building, 100x120 feet in size, and will cost about \$20,000. A. E. Horton is the owner, and he intends to have it finished in time for an agricultural exhibition this fall.

Work will soon be begun on a residence for W. J. Warner on Florence Heights. It will be two stories in height and will contain eight rooms. The inside finish will be very fine, and the building will cost \$4,500. Clements & Stannard are the architects.

A cottage will soon be erected for Dr. Eichler on the corner of State and Elm streets. It will cost \$2,000. Emil Guenther von Schwarzenberg is the architect.

Architect Kirby is preparing plans for a stable for John G. Capron, Esq. It will be erected on the corner of Twelfth and D streets. The building will be one and a half stories in height, with a mansard roof nearly forty feet square.

A fine two-story residence will soon be erected for J. A. E. Thousstrup on the corner of Second and Ivy streets. The building will be 48x75 feet on the ground floor.

SAN LEANDRO.

A \$2,000 Jewish synagogue is being erected on Chumalia street. Mr. Kaselaw is the contractor.

Mrs. E. Hesser will soon build two fine commodious cottages on Ward avenue.

The contract for building the wall around the plaza and the fountain in the plaza was awarded to the Oakland Artificial Stone Company at \$1 per lineal foot, including six posts, and \$2 each for all extra posts and \$110 for the fountain basin. The work will be commenced next week.

The contract to remove the dirt from Watkins street was awarded to N. L. Hansen at the rate of 3 cents per lineal foot. There will be about 4,000 lineal feet of dirt removed. The contract for the pavement and curbing in front of Hall's drugs store was let to B. Bonnett at 14 cents per square foot for the pavement and 50 cents per running foot for the curbing.

OAKLAND AND VICINITY.

CENTRAL OAKLAND.

Oliver Coffin is building a residence of two stories and basement on Poplar street. W. Berry is the contractor. The cost will be \$4,500.

Cameron & Macdonald, contractors, are building a cottage on Brush street, which will cost \$2,000.

Charles Mau is building a two-story residence on Filbert street between Eighth and Tenth streets. Mr. Mau is his own architect and contractor. The cost will be \$7,000.

Joseph Fisher is building a cottage on Simpson street. Knowles & Wetmore are the contractors; cost \$3,000.

William Stack is building a cottage near Harrison and Fifth streets for self, at a cost of \$1,500.

H. M. Smith is building a two-story residence on Eighteenth street, at a cost of \$2,500. Knowles & Wetmore contractors.

Thomas Ahern is building a cottage on Delger street, which will cost \$1,500. Andrew Hughes is the contractor.

S. A. Snyder is building a five-roomed cottage on Delger street, between Telegraph and San Pablo avenues, which will cost \$2,000. R. M. Murray is the contractor.

Mrs. L. Batterman is building a residence near the corner of Market and Seventh streets, to cost \$1,500. F. A. Tietjen is the contractor.

WEST OAKLAND.

E. C. Loftus is building a two-story residence on Magnolia street between Eighth and Tenth streets, which will cost \$3,500. Clelland & Davis are the contractors.

A. B. Farr is building a five-roomed cottage on Tenth street, near Cypress street, costing \$1,500.

George Smith is building a two-story residence of nine rooms on Eighth street. Hugh McCracken is the contractor. The cost will be \$3,500; Charles Mau architect.

J. Hackett is building a five-room cottage on Twenty-fourth street; cost \$1,500. John Bauman is the contractor.

John Meyers is building a residence on Peralta street. H. L. Hanson is the contractor, and the cost will be about \$3,000.

John Ziegenbein is building two cottages on Union street, at a cost of \$3,600.

A. W. Pattiani & Co. have filed another building contract for a cottage to be built on the corner of Chestnut and Twenty-eighth streets, for A. F. Malone, Esq. Cost, \$2,500.

John Martens is building a two-story house on the west side of Magnolia street; cost \$3,200; Charles Mau architect; P. F. Nelson contractor.

EAST OAKLAND.

F. Senlich is building a cottage on Valdez street, near the Twenty-third avenue railroad depot; G. Dieke is the contractor; cost \$1,500.

The California Cotton Mills Company is building a cottage south of the factory, near the Twenty-third avenue depot. Cost \$1,500.

Mrs. Vincent is building a cottage on East Eleventh street, between Twenty-fourth and Twenty-fifth avenues, to cost about \$1,500.

BUSINESS BUILDINGS.

Mr. Schuler is erecting a building on Seventh street; the cost will be \$1,000.

C. Paul is building a two-story store, with residence above, on Telegraph avenue near Charter street. The cost will be \$2,000. G. L. Voice is the contractor.

Mrs. L. Batterman is building a store, with residence above, on the corner of Market street and Seventh street. F. H. Tietjen is the contractor; cost \$2,000.

BERKELEY.

A large two-story residence is being built by W. B. Heywood, on the corner of Vine and Arch streets, Berkeley. Charles Man is the architect and C. K. Lord contractor. The cost will be \$6,000.

F. K. Shattuck will build a number of cottages on Blake street.

SUBURBAN.

R. Christopherson is building a cottage on Harmon tract, Lorin, to cost \$2,500.

Boudry & Milwain are building a cottage on Ross & Ruby streets, to cost \$2,000.

Peter Perkinson is building a cottage on Felton street, Paradise Park, to cost \$2,000.

J. E. McElrath is building a cottage on Grand and Forty-seventh streets, Temescal, to cost about \$800.

J. Rickard & Co., contractors, are building a two-story residence on Adeline and Monroe streets, Fruit Vale, to cost \$4,000.—Tribune.

ALAMEDA.

Two very handsome cottages are in course of erection on the north side of San Antonio avenue between Walnut and Oak streets, by T. J. Pine. Each will contain six rooms and will have all modern improvements. Their total cost will be about \$7,000.

Mr. Nixon is having erected a \$4,000 house on Santa Clara avenue.

Mack Lovelace is having a pretty cottage erected on his lots in the Decker tract, Lemoore.

SAN JOSE.

F. W. Fennant is having plans drawn by Jacob Lenzen & Son, architects, for a two-story brick building.

Contracts have been let for the Hotel Vendome. D. J. Byron has secured the brick work, and Mr. Summers the carpenter work. Jacob Lenzen is the architect.

A TWO-STORY BRICK BUILDING FOR SOUTH SECOND STREET, SAN JOSE.

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COUNTRY BUILDING NEWS.

SAN BERNARDINO.

T. H. Goff will soon erect two residences. Gee Bros. are about to build a large workshop for their own use.

Plans for a \$3,000 residence are being prepared for Isaac Benjamin.

J. C. Christy has let a contract to Uttley Bingham for the erection of three residences.

Brick-laying has begun on the Van Dorin building, on Third street.

Plans are being drawn for Mr. Tittle by Jones & Griffith for a brick stable on the corner of D and Second.

Mr. E. Somers intends to soon begin the erection of a building 100x100, on his property corner of E and Second. He says it will be a daisy.

Work on the foundation of the Smith Haile building, on Third street, has begun the water having been pumped from the foundation.—Index.

Mr. M. Katz has notified Jones & Griffith to prepare plans for a three-story building to be erected on his Third street property, adjoining the Occidental. It will cost about \$30,000.

Plans are being drawn by Jones & Griffith for a building to be erected on the corner of D and Fourth. It will be three stories and to cost about \$25,000. Mr. A. Swing will build it.

Architect Goff is preparing plans for a three-story building to be erected near D on Fourth, by Lawyer Otis. It will be 70x70, and will cost not far from \$35,000. The building is to be constructed after the latest designs.

Yesterday T. H. Goff, the architect, let the contract for erecting the large building for Dr. Bogart, on Court street, to Ernest Waycott. The price is \$11,075, and the building is to be ready for occupancy by June 1st.

Jones & Griffin yesterday received instructions from Mr. Chris. Kurtz to prepare plans for a building 80x170, to be built on the site now occupied by the Southern hotel, corner of D and Fourth. The building is to cost about \$40,000, and will be used as a hotel.

Ed. Katz and Charles Leonard yesterday purchased the adobe portion of the old Southern hotel, which is to be torn down to make way for an elegant three-story brick building. Plans for this new building are being drawn and will soon be ready for contractors to bid on. Messrs. Katz & Leonard are to use the adobe walls in a large warehouse which they are to begin the construction of in a short time, and for which Messrs. Jones & Griffith are to draft the plans.

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Gessner & Skinner intend to build a foundry in Colusa. We understand the people of that town have given a bonus of \$1,600 in order to get the works running.

Plans are ready for figuring in the office of Thos. J. Welch for a new school building on Kate street.

Yesterday Architect Goff let the contract to the Pioneer lumber company of Colton, for furnishing the lumber and mill work for a residence to be erected on the corner of G and Tenth, for Mr. L. B. Wilkins. The house is to cost \$5,500.

The old buildings on Fremont street, formerly occupied by Kittridge and others, are being rapidly torn down, to make way for a fine five-story brick building for Huntington, Hopkins, & Co. Wright and Sanders are the architects.

We give elsewhere, details of the contract of J. W. Wissinger to construct retaining walls, etc., on the property on Sutter street near Powell. This is but the preliminary work for the magnificent new hotel building to be immediately erected.

SAN DIEGO.

John Kastle, one-story frame store, lot A, Block 138, Horton's addition, \$1,500.

The same contractor will also build two dwellings for O. J. Stough, at Morena. They will cost \$4,000.

W. H. Middleton, two-story frame dwelling 34 x 60 feet, lot A, block 27, Higgins' addition \$6,500.

J. S. Harbinson, one-story and basement brick building, 48 x 70, lots K and L, block 86, Horton's addition, \$3,500.

Morris Philbrook, one-story frame dwelling, 22 x 44 feet, lot 4, block 57, Sherman's addition \$1,300.

C. F. Fisher, two-story frame dwelling, lot 8, block 11, Culverwell & Taggart's addition, \$750.

Wisecarver & Benton have secured the contract for building three two-story dwellings on the corner of Union and Beech streets. They will cost \$4,400. John A. McRae is the owner.

A. Beaton is the owner of a fine two-story residence that will soon be erected on First street between Ivy and Juniper. The cost will be \$3,000.

A contract will be let in a few days for the San Marcos Hotel. It will be a two-story frame structure, and will contain forty rooms. The cost of the building will be \$15,000.

E. Guenther von Schwarzenberg will soon begin the erection of a dwelling for himself on Twenty-third street. It will be two stories in height, and will cost \$2,500.

Competitive plans are on the boards in several offices in this city for a large Catholic church, to be erected on the site of the present church on the corner of Fourth and Cedar streets.

J. B. Boughton has secured the contract for building George J. Leovy's residence on the corner of Ivy and Brandt streets. It will be two stories in height and the contract price is \$3,700.

The contract for building Henry Timkins' residence on Florence Heights has been let to J. W. Heterington for \$10,500. It will be a very fine structure, two stories in height. Comstock & Trotsche are the architects.

J. Hirschler is the owner of two frame business buildings, now being erected on Coronado Beach at the corner of Orange avenue and Fifth street. Each building is 22x50 and will contain a large store on the first floor and eight lodging rooms above.

A building designed for stores and offices is in course of construction opposite the Hotel del Coronado. Willis C. Vajen is the owner. A similar building will also be erected on the same block for W. H. Holabird. G. A. Doud has the contract for both buildings.—Union.

The cost of the new church will be about \$50,000. In size the structure will be about 75 x 150 feet.

Contracts for moving the old Unitarian church and building the new one, have been let to Kirkwood Brothers for \$9,210.

Work will soon be begun on a residence for W. H. Middleton, in Higgins' addition. The cost of the building will be about \$6,500.

Subina Noble, two-story store and dwelling, 28 x 50 feet, lots 2 and 3, block 178, Manasse & Schiller's addition, \$2,700.

Work on the many large buildings in this city that has been delayed on account of the weather and want of building materials is now being pushed with the utmost activity. Builders of solid structures complain, however, of the poor quality of the bricks furnished by the various yards. Many of them crumble to pieces when they are dumped on the streets. In order to overcome this defect, architects have added to the thickness of the foundation and other walls in many buildings. This is notably the case in the Snyder block, where the foundation walls have been ordered to be six inches thicker than was originally intended. Building Inspector Thielen has notified several brick makers that they must furnish better bricks in the future or he will condemn them. Mr. Thielen says the defect can be remedied with very little expense or trouble. The chief difficulty is that not enough fuel has been used in burning the brick. A few cents have thereby been saved on each 1,000 bricks, and, in consequence, only the poorest quality has been turned out.

Plans are being prepared in Stannard & Clements' office for an agricultural hall and opera house. It will be a two-story frame building, 100x120 feet in size, and will cost about \$20,000. A. E. Horton is the owner, and he intends to have it finished in time for an agricultural exhibition this fall.

Work will soon be begun on a residence for W. J. Warner on Florence Heights. It will be two stories in height and will contain eight rooms. The inside finish will be very fine, and the building will cost \$4,500. Clements & Stannard are the architects.

A cottage will soon be erected for Dr. Eichler on the corner of State and Elm streets. It will cost \$2,000. Emil Guenther von Schwarzenberg is the architect.

Architect Kirby is preparing plans for a stable for John G. Capron, Esq. It will be erected on the corner of Twelfth and D streets. The building will be one and a half stories in height, with a mansard roof nearly forty feet square.

A fine two-story residence will soon be erected for J. A. E. Thoustrop on the corner of Second and Ivy streets. The building will be 48x75 feet on the ground floor.

SAN LEANDRO.

A \$2,000 Jewish synagogue is being erected on Chumalia street. Mr. Kaselaw is the contractor.

Mrs. E. Hesser will soon build two fine commodious cottages on Ward avenue.

The contract for building the wall around the plaza and the fountain in the plaza was awarded to the Oakland Artificial Stone Company at \$1 per lineal foot, including six posts, and \$2 each for all extra posts and \$110 for the fountain basin. The work will be commenced next week.

The contract to remove the dirt from Watkins street was awarded to N. L. Hansen at the rate of 3 cents per lineal foot. There will be about 4,000 lineal feet of dirt removed. The contract for the pavement and curbing in front of Hall's drugs store was let to B. Bonnett at 14 cents per square foot for the pavement and 50 cents per running foot for the curbing.

OAKLAND AND VICINITY.

CENTRAL OAKLAND.

Oliver Coffin is building a residence of two stories and basement on Poplar street. W. Berry is the contractor. The cost will be \$4,500.

Cameron & Macdonald, contractors, are building a cottage on Brush street, which will cost \$2,000.

Charles Mau is building a two-story residence on Filbert street between Eighth and Tenth streets. Mr. Mau is his own architect and contractor. The cost will be \$7,000.

Joseph Fisher is building a cottage on Simpson street. Knowles & Wetmore are the contractors; cost \$3,000.

William Stack is building a cottage near Harrison and Fifth streets for self, at a cost of \$1,500.

H. M. Smith is building a two-story residence on Eighteenth street, at a cost of \$2,500. Knowles & Wetmore contractors.

Thomas Ahern is building a cottage on Delger street, which will cost \$1,500. Andrew Hughes is the contractor.

S. A. Snyder is building a five-roomed cottage on Delger street, between Telegraph and San Pablo avenues, which will cost \$2,000. R. M. Murray is the contractor.

Mrs. L. Batterman is building a residence near the corner of Market and Seventh streets, to cost \$1,500. F. A. Tietjen is the contractor.

WEST OAKLAND.

E. C. Loftus is building a two-story residence on Magnolia street between Eighth and Tenth streets, which will cost \$3,500. Clelland & Davis are the contractors.

A. B. Farr is building a five-roomed cottage on Tenth street, near Cypress street, costing \$1,500.

George Smith is building a two-story residence of nine rooms on Eighth street. Hugh McCracken is the contractor. The cost will be \$3,500; Charles Mau architect.

J. Hackett is building a five-room cottage on Twenty-fourth street; cost \$1,500. John Bauman is the contractor.

John Meyers is building a residence on Peralta street. H. L. Hanson is the contractor, and the cost will be about \$3,000.

John Ziegenbein is building two cottages on Union street, at a cost of \$3,600.

A. W. Pattiani & Co. have filed another building contract for a cottage to be built on the corner of Chestnut and Twenty-eighth streets, for A. F. Malone, Esq. Cost, \$2,500.

John Martens is building a two-story house on the west side of Magnolia street; cost \$3,200; Charles Mau architect; P. F. Nelson contractor.

EAST OAKLAND.

F. Senlich is building a cottage on Valdez street, near the Twenty-third avenue railroad depot; G. Dieke is the contractor; cost \$1,500.

The California Cotton Mills Company is building a cottage south of the factory, near the Twenty-third avenue depot. Cost \$1,500.

Mrs. Vincent is building a cottage on East Eleventh street, between Twenty-fourth and Twenty-fifth avenues, to cost about \$1,500.

BUSINESS BUILDINGS.

Mr. Schuler is erecting a building on Seventh street; the cost will be \$1,000.

C. Paul is building a two-story store, with residence above, on Telegraph avenue near Charter street. The cost will be \$2,000. G. L. Voice is the contractor.

Mrs. L. Batterman is building a store, with residence above, on the corner of Market street and Seventh street. F. H. Tietjen is the contractor; cost \$2,000.

BERKELEY.

A large two-story residence is being built by W. B. Heywood, on the corner of Vine and Arch streets, Berkeley. Charles Man is the architect and C. R. Lord contractor. The cost will be \$6,000.

F. K. Shattuck will build a number of cottages on Blake street.

SUBURBAN.

R. Christopherson is building a cottage on Harmon tract, Lorin, to cost \$2,500.

Boudry & Milwain are building a cottage on Ross & Ruby streets, to cost \$2,000.

Peter Perkinson is building a cottage on Felton street, Paradise Park, to cost \$2,000.

J. E. McElrath is building a cottage on Grand and Forty-seventh streets, Temescal, to cost about \$800.

J. Rickard & Co., contractors, are building a two-story residence on Adeline and Monroe streets, Fruit Vale, to cost \$4,000.—Tribune.

ALAMEDA.

Two very handsome cottages are in course of erection on the north side of San Antonio avenue between Walnut and Oak streets, by T. J. Pine. Each will contain six rooms and will have all modern improvements. Their total cost will be about \$7,000.

Mr. Nixon is having erected a \$4,000 house on Santa Clara avenue.

Mack Lovelace is having a pretty cottage erected on his lots in the Decker tract, Lemoore.

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F. W. Fennant is having plans drawn by Jacob Lenzen & Son, architects, for a two-story brick building.

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COLUSA.

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TURLOCK.

The Methodists intend to build a \$5,000 church; almost \$4,000 is subscribed.

SANTA ROSA.

T. J. Ludwig has the contract for building a large cannery.

HANFORD.

J. O. Rice is about to erect a dwelling.

SEATTLE.

A three-story building is being erected by the Mechanic's Mill Co. for A. L. Palmer. C. F. Reitze will build a handsome residence in South Seattle.

Robt. Russell will build two houses, to cost \$4,000. Work will shortly begin.

Geo. Milne, plumber, of San Francisco, is now on a visit to this place.

Fisher & Clark are preparing plans for a row of four houses in North Seattle. They will cost \$12,000. Mr. A. A. Bell is the owner.

SANTA MARIA.

Jones & Lucas are erecting a business building.

NILES.

W. Butt intends to build.

ORLAND.

Dr. Welch will erect two houses.

LAKEPORT.

Marshall Arnold intends in the near future to erect a fine dwelling.

G. Geible intends to erect a substantial building.

SAN LUIS OBISPO.

Plans for the Hall of Records were made by J. N. Preston & Son. See "Notice to Contractors" in regard to bids.

IMPROVEMENTS AT BARTLETT SPRINGS.

The proprietors of Bartlett Springs are making extensive improvements this spring. They now have a force of twelve carpenters at work. We understand they are at present at work upon the construction of an 80-foot addition to the hotel.

SAN JACINTO.

T. Early is having erected a brick building.

VISALIA.

Frank Sisler will erect a residence. The old buildings on the Colvin property are to be torn down, to make way for a fine brick edifice to be built some time during the summer.

E. O. Miller will erect a dwelling.

PORTLAND, OR.

Fulton & Dement will erect a three-story brick building. D. Canute has the contract.

COLUSA.

H. Morris is constructing a brick building on Main street.

NIPOMO.

Mr. Runnels is erecting a \$6,000 residence and a \$2,500 stable.

PASO ROBLES.

Mayer & Seigold will erect a brick building. Geo. R. Adams has contractors figuring on a brick building. It will be 100 feet frontage. A large bath house is to be constructed at a cost of \$25,000. Plans are being prepared for a brick building on Pine street.

CLOVERDALE.

Mrs. A. W. Moulton will build a large winery on her place near town. E. G. Furber has the contract.

A CONTRACT AWARDED.

The firm of J. G. Reinhardt & Co. have been awarded the contract for laying the pipe, putting up the windmill, tank, tower, etc., for the Estudillo Land and Water Company. The amount for which the contract was let is \$2,885. This includes all the work required on the system. The pipe-laying will be under the superintendence of G. F. Reinhardt. The firm have sublet the contract of building the tank and erecting the tower and windmill to W. L. Nourse.

ANOTHER BIG BUILDING.

The plans have been drawn and the contract will be soon let for the erection of a three-story brick building adjoining Clark & McElvaine's livery stable on E. street, below Third. The building will be fifty feet wide and will have two storerooms on the ground floor 25x150 feet. The upper story will be used for a lodging house.

Work on the houses for Mr. C. W. Filkins in the Brown tract begun yesterday. These houses are being constructed for tenement purposes. There is a great demand for small, comfortable residences, and the capitalist who gets there first will reap the harvest. — Index.

Building Report Submitted by Wm. A. Nethercot, Pomona, Cal.

The work on People's Bank Building is progressing rapidly, and will make a handsome and substantial structure. Plans are out for a brick two-story building for H. Ozeratt, to be built immediately.

Residence for Jas. Fulton, \$3,000.
Residence for Dr. Rose, \$3,000.
Residence for H. M. Warren, \$3,500.
Residence for Jos. Fairholm, \$2,500.
Residence for T. Wright, \$3,000.
Two stores for Mrs. E. H. Bailey, \$4,000.
Residence for E. T. Kysor, \$5,000.
Residence for J. A. Packard, \$4,000.

CITY BUILDING NEWS.

A NEW CHURCH.

Clinton Day, architect, has plans ready for a new church building to be built on the corner of Octavia and California. It will be occupied by the St. John's Presbyterian Society. Work will be commenced in about a month from date. It is understood that Contractor R. P. Hurlbut will erect the building. Estimated cost about \$50,000. The size of the building is 137 ft. 6 in., by 69 ft. 6 in.

In Contemplation.

J. S. Keefer will erect a two-story brick building in Monrovia. The property on Geary street, just east of Stockton, will shortly be improved. Some of the old frame structures have already been removed.

Call at McDougall & Son's office for plans to figure on hotel building.

NILES.

E. Ransome of San Francisco will build.

NOTICE.

To Contractors and Builders.

BIDS WANTED.

Bids will be received in the office of James E. Wolfe, architect for the erection of a two-story brick building in the town of Newman, two and a half miles south of Hill's Ferry. Must be in before the 18th of April. Plans etc. at office, 240 Montgomery.

TREASURY DEPARTMENT, Supervising Architect, March 24, 1888.

Sealed proposals will be received at the office of the Supervising Architect, Treasury Department, Washington, D. C., until 2 o'clock, p. m., on the 1st day of May, 1888, for the labor and material required in the erection and completion of the U. S. Court House, etc., building at Carson City, Nev., in accordance with the specification and drawings, copies of which may be seen at this office, at the office of the Superintendent, offices of the Builders' Exchanges at San Francisco and Oakland, Cal., Builders and Traders' Exchanges at Denver, Col., and Kansas City, Mo., Permanent Exhibit and Exchange, Chicago, Ill., and at the Mechanics' Exchange, St. Louis, Mo. Each bid must be accompanied by a certified check for \$500.

WILL A. FRERET,

Supervising Architect.

Sealed proposals for a two-story building in Napa; owner, Bank of Napa; architect, J. Parkinson; time, before April 16th.

S. L. Shaw, of San Buenaventura, will receive bids for a school house. Time, before April 14th.

Sealed proposals will be received for the construction of addition to building for the Agricultural Experiment Station, University of California, at Berkeley, said proposals to be received at the office of Clinton Day, architect, No. 310 Pine street, San Francisco, at or before noon, Tuesday, the 24th day of April, 1888.

J. H. C. BONTE,

Secretary of the University of California.

Plans to Figure on.

No charge will be made in these columns for building proposals.

Architects in every portion of the State will greatly oblige us by forwarding notices of contemplated improvements, upon which they desire to receive bids from city contractors.

James E. Wolfe has returned from his eastern trip and can be found at the old office, 240 Montgomery Street.

SAN FRANCISCO BUILDING NEWS

CITY CONTRACTS

Bartlett, bet 21st and 22d, two-story frame. Owner, Elizabeth L. Justi; architect, C. I. Havens; contractor, J. G. Adams; cost, \$3,662; sureties, E. N. Harmon, B. Joost; filed March 26th; limit, 90 days.

Building enclosed, \$650; brown mortar all on, \$650; mortar all on and building primed, \$650; building completed, \$762; balance, \$950, 35 days after acceptance.

Broadway, bet Franklin and Gough, two-story frame. Owner, H. B. Jones; architects, Pissis & Moore; contractor, C. A. Conrad; cost, \$7,265; filed March 23d; limit, June 4th.

1st payment, \$1,500, when frame is up; 2d, \$1,300, when first coat of plaster is on; 3d, \$1,200, when plastering is finished; 4th, \$1,400, when building is ready for painting, and \$48 50 when painting is completed; balance, \$1,816 50, 35 days after completion.

Beth Israel Cemetery, Brick vault. Owner, Ceine F. Levy; contractor, Chas. R. Hawthorne; cost, \$1,525; filed March 23d; \$800 when completed; \$725 when accepted.

Bush and Devisadero, two-story frame—excavating, mason work, etc. Owner, D. H. Hiller; architects, John & Zimmermann; contractor, Hock & Son; cost, \$1,665; surety, C. E. Backus, \$1,600; filed March 24th; limit, July 1st.

1st payment, \$1,000, when cellar walls are done; 2d, \$400, when chimneys and granite work are done; balance, \$265, 35 days after completion.

Bush and Devisadero, same as above, carpenter, plastering work, etc. Contractor, F. W. Kern; cost, \$4,260; sureties, F. Joost, O. W. Nordwell, \$4,200; signed, March 19th; filed March 24th; limit, July 1st.

1st payment, \$1,500, when building is enclosed and all partitions set; 2d, \$800, when outside finishes are up and first coat of mortar is on; 3d, \$900, when building is plastered and ready for paint; balance, \$1,060, 35 days after completion.

California, bet Van Ness avenue and Franklin, a frame building. Owner, Mrs. J. B. Pissis; contractor, Wm. Langstaff; architects, Pissis & Moore; cost, \$9,100; limit, 100 days from date; signed March 21st; filed March 27th; sureties, O. J. Preston and J. J. McKinnon; amount of bond \$3,500.

1st payment, when frame is up, \$1,700; 2d payment, when first coat of plaster is on, \$1,700; 3d payment, when plastering is finished, \$1,700; 4th payment, when building is entirely ready for painter, \$1,600; 5th payment, when building is completed and accepted, \$125; 6th payment, 35 days after 5th payment, \$2,275.

California, near Front, improvements. Architects, Wright & Sanders; contractors, Giles & Barker; cost, \$1,500.

Dolores, a shrine in rear of Notre Dame. Owner, Rev. Mother Aloise de la Croix, contractor, Chas. C. Terrill, architect, Huerne & Everett; cost, \$700; no limit specified; signed March 26th; filed April 4th.

Payments three-quarters or \$525, when the work is finished and accepted. One-quarter or \$175 35 days after acceptance.

Diamond, between 18th and 19th. Additions

to frame building. Owner, Mrs. M. E. Tittel; contractor, J. C. Brown; cost \$600.

Diamond, between 17th and 18th. One story frame and basement. Owner and builder, A. Willis; cost \$1,500.

Danvers and Caselli Ave. A frame dwelling, barn and windmill. Contractor, J. C. Brown; cost \$3,000.

Devisadero and Bidley. A frame dwelling. Owner, Jas. Alva Watt; contractor, R. O. Chandler; architect, J. H. Littlefield; cost, \$4,830; limit, June 15; signed, Feb. 15th; filed, March 10; sureties, E. Aigeltinger and Christenson and Lord; amount of bond—

1st payment, when brick and frame-work is completed, rustic on, and the roofs boarded in, \$1,200; 2nd payment, when interior cornices are on, roofs tinned, sewerage done, plumbing roughed in, door and window frames set, the first coat of plastering on, and exterior painted one coat, \$1,200; 3rd payment, when exterior is all finished and painted two coats, plastering all completed, and inside woodwork ready for painting, and plumbing work finished, \$1,200; 4th payment, 35 days after, \$1,230.

Eddy near Webster, 3 frame buildings. Owner, California Bottling Co.; architect, W. Winterhalter; contractor, Adam Miller; cost, \$5,000; sureties, Chas. Lachman, H. Ebbinghauser, \$5,000; May 1st, limit.

Payments to be made as work progresses at the rate of 75 per cent. of the value of work done, balance 35 days after completion.

Eddy and Franklin. A two story frame and basement. Owner, Samuel Steiner; contractor, H. J. Weiss; architect, H. Geilfuss; cost, \$3,650; limit, August 1st, signed March 8th; filed, March 13th; sureties, Wm. Alfs and C. Johns; amount of bond, \$6,000.

1st payment, when the entire frame is up, \$1,300; 2nd payment, when the building is enclosed, floors laid and partitions set, \$1,300; 3rd payment, when all the outside yard, basement and fence-work is done, \$1,300; 4th payment, when doors, windows and blinds are hung, and inside ready for painter, \$1,300; 5th payment, when building is completed and accepted by architect, \$1,290; 6th payment 35 days after 5th payment, \$2,168.

Ellis, bet Stockton and Powell; additional story. Owner, Sam'l Kellett; architect, T. J. Welsh; contractor, A. A. Willis; cost, \$6,000.

Ellis, near Larkin, three-story frame. Owner, D. A. Williams; contractor, G. W. Hansbrough; cost, \$8,000.

Fulton between Webster and Fillmore Streets. A frame building. Owner, Chas. Mayer; contractor, Theodor v. Borstel; architects, John and Zimmerman; cost, \$5,240; limit, July 1st; signed, March 6th; led, March 12th; surety, David Woerner; amount of bond, \$5,000.

1st payment, when frame is up, \$1,000; 2nd payment, when building is enclosed, roof on, and partitions set, \$800; 3rd payment, when rough mortar is on, \$1,000; 4th payment, when white coat of plastering and all inside finish is on, \$1,200; 5th payment, 35 days after acceptance, \$1,240.

First Avenue, near Point Lobos road, two-story frame school house. The following were the bids: M. C. Lynch, \$15,192; Richard Sinnott, \$15,965; James Irwin, \$15,350; J. N. Smith, \$15,685; Brennan Bros., \$16,400; G. W. Hansbrough, \$14,400; J. H. McKay, \$15,890; John J. Dunn, \$14,757; R. Doyle & Son, \$15,220. The contract was awarded to G. W. Hansbrough.

Folsom and Fourteenth, alterations and additions. Owner, P. Murphy; contractors, Brennan Bros.; architect, Wm. Mooser; cost, \$4,000.

Folsom, bet 1st and 2d, three-story brick building. Owner, Dickman, Jones & Co.; contracting mason, E. R. Shain; architects, Pissis & Moore; cost, \$9,364; limit, 65 working days from date; signed March 19th; filed March 27th.

1st payment when building is ready for 1st floor joist, \$2,300; 2d payment, when building is ready for 2d floor joist, \$1,300; 3d payment when ready for 3d floor joist, \$900; 4th payment, when ready for roof timbers, \$750; 5th payment, when brick-work is complete, \$1,000; 6th payment, when all work is completed and accepted, \$750; 7th payment 35 days after 6th payment, \$2,364.

Folsom, bet 1st and 2d, three-story brick building. Owner, Dickman, Jones & Co.; contracting carpenter, Wm. Langstaff; architects, Pissis & Moore; cost, \$4,800; limit, 60 working days from date; signed, March 20th; filed March 27th; sureties, O. J. Preston and J. J. McKinnon; amount of bond, \$2,000; witness, J. O. Doane.

Payments of 75 per cent. of the labor performed from time to time as work progresses, and balance of 25 per cent 35 days after completion.

Fourth and Berry, alterations. Owner, Union Ice Co. architects, Townsend & Wyneken; contractor, S. G. Worden; amount, \$4,100; securities, Geo. T. Shaw, P. J. Turner, \$3,000; time, May 5th.

75 per cent as work progresses, and balance in 35 days after completion.

Filbert and Powell, additions; owner, P. J. Kearny; cost \$500.

Fourth and Bryant, 3 story frame. Owner, Miss Bertha Spitz; architect, Geo. E. Voelkel; contractor, John H. McKay; cost, \$8,440; limit, July 15th; signed, March 16th; filed, March 22nd; sureties, J. F. Kennedy and L. B. Doe; bond, \$8,440.

1st payment, when brick foundation is done, frame is up, and rafter on, \$1,200; 2nd payment, when chimneys are up, building enclosed, and main cornice is finished, \$1,200; 3rd payment, when brown coat of mortar is on, floors laid, platform set, and roof ready for tinning, \$1,200; 4th payment, when plastering is complete, \$1,200; 5th payment, when house is complete and accepted, \$1,530; 6th payment, 35 days after acceptance, \$2,110.

Geary, bet Webster and Fillmore, additions. Owner, H. H. Hobbs; contractor, J. B. Gonyeau; filed March 26th; cost, \$680.

Greenwich, bet Mason and Taylor, a house of two flats. Owner, Geo. McCluskey; architect and contractor, Geo. M. Salisbury; cost, \$2,850; limit, July 1st; signed March 15th; filed March 27th; sureties, F. P. Bull and W. H. Jordan; amount of bond, \$2,850.

1st payment, when rough frame is up, \$750; 2d payment, when building is enclosed and roof, sides and rustic on, \$700; 3d payment, when brown coat of mortar is on, \$700; 4th payment, 35 days after completion, \$700.

Grove, bet Broderick and Baker. A frame building. Owner, Geo. W. Harman; architect, Geo. M. Salisbury; contractor, G.

M. Salsbury; cost, \$2,795; limit, June 8th; signed, March 8th; filed, March 15th; sureties, F. P. Bull & Lyman Green; amount of bond, \$2,795.

1st payment when rough frame work is done, \$700; 2d payment, when house is enclosed and window frames are in, \$700; 3d payment, when rough coat of mortar is on, \$700; 4th and last payment, when building is completed and accepted, \$695.

Grove, bet Fillmore and Steiner, a two-story attic and basement frame building. Owner, Geo. W. Smith; contractor, Wm. Plums; architect, Chas. I. Havens; cost, \$6,855; limit, 95 working days from date; signed March 16th; filed April 3d; sureties, F. Joost and David Woerner; bond, \$6,855.

1st payment, when rough frame is up and building enclosed, \$1,500; 2d payment, when brown mortar is on, \$1,250; 3d payment, when hard finished, \$250; 4th payment, when completed and accepted, \$1,355; 5th payment, 35 days after acceptance, \$1,750.

Greenwich and Taylor, additions. Owner, August Wolff; cost \$500.

Golden Gate Ave and Lyon Street. A one story cottage and basement. Owner, R. D. Cameron; contractor, C. E. Dunshee; cost \$2,250; limit, June 1st, signed, Feb. 20th; filed, March 13th.

The whole amount to be paid upon completion and acceptance of building, provided there are no liens upon the same.

Hancock & Sanchez. One story frame and basement. Owner and builder, John Lend; cost \$1,500.

Hancock & Noe. One story frame and basement. Owner and builder, Jas. McNery; cost \$2,500.

Illinois, bet Napa and Shasta, two two-story frame. Owner and builder, O. W. Helm; cost, \$5,000.

Larkin, cor Washington, two-story frame. Owner, Henry Sanders; architects, John & Zimmerman; contractor, Geo. V. Hussey; cost, \$6,500; sureties, L. Dettmann, Wm. Oakley, \$6,500; signed March 20th; filed March 24th; limit Aug. 1st.

Frame up, \$1,000; enclosed and partitions set, \$1,500; rough mortar and outside finish on, \$1,000; plaster all on, \$1,500; 35 days after acceptance, \$1,500.

Laguna and Turk, same as above. Painting work. Contractor, J. Thomas; amount, \$1,840; securities, O. S. Orriek, G. G. Francis.

Outside primed and inside two coats on, \$690; when completed, \$700; balance, \$450, 35 days after completion.

Laguna and Turk, same as above. Plumbing work. Contractor, Rich. Price; cost, \$2,750; securities, Robt. Dalziel, J. W. Porter.

\$1,000, rough pipes in; \$605, washstands, bath tubs, closets in; \$450, when completed; balance, \$700, 35 days after completion.

Laguna and Turk. Six two-story frame residences. Owner, J. Carroll; architect, C. I. Havens; carpenter, J. G. Adams; cost, \$30,500; securities, E. N. Harmon, B. Joost, \$20,000; limit, Sept. 1st; signed March 31st; filed April 2d.

Frame up and enclosed \$5,000; first coat of mortar on, \$5,000; white coat finished, \$5,000; when completed, \$7,500; balance, \$8,000, 35 days after completion.

Leavenworth, bet California and Sacramento, a two-story frame and basement. Owner, Joseph Shaen; architects, Copeland & Banks; contractor, Gray & Stover; cost, \$3,700; limit, 90 working days from time of delivery; signed March 10th; filed March 15th; sureties, Chas. Dunlop & J. B. Coffin; witness, Louis A. Larsen; amount of bond, \$4,000.

1st payment, when frame is up, rustic and roof is on, and brown coat of mortar on, \$2,000; 2d payment, when building is com-

pleted and accepted, \$775; 3d payment, 35 days after acceptance, \$925.

Mint Avenue, near 5th, two-story brick; Owner, City of S. F.; architect, P. J. O'Connor; contractors, McCann & Riddell; cost, \$14,000.

Mission, near Second, alterations; cost, \$800.

Mississippi, bet Butte and Napa, one-story frame. Owner, Ollivet Pres. Church; contractor, R. O. Davis; cost, \$3,000.

Natoma and Lafayette, four flats. Owner, Mr. Cosgrove; contractors, Brennan Bros.; architect, M. J. Welch; cost, \$5,000.

Nineteenth and Hartford. Two story frame and basement. Owner, H. L. Place; contractor Wm. J. Peters; cost, \$3,000.

Page and Ashbury. One story frame and basement. Owner, Robt. Kirk; contractor, John Foster; architect, Geo. Miller; cost, \$3,800.

Stanyan, near Haight, additional story; cost, \$700.

Scott and McAllister, a frame building. Owner, Mrs. Mary Atkinson; contractor, Thompson & Maar; architect, Wm. F. Smith; cost, \$7,300; limit, Aug. 15th; signed March 26th; filed March 28th; surety, Behrend Joost.

Payments of 75 per cent of the value of the labor and materials in four equal payments of \$1,375, and balance 35 days after completion.

Scott and Ridley. Eight two story frame buildings. Owner and builder, Wm. Hinkle; cost \$38,000.

Scott between McAllister and Fulton. A two story frame. Owner, H. Brunn; contractor, F. W. Kern; architects, Kenitzer & Kollofrath; cost, \$5,200; limit, July 7th; signed, March 8th; filed, March 10th; sureties, Behrend Joost and O. W. Nordwell; amount of bond, \$5,000.

1st payment, when frame is up, \$700; 2d payment, when building is enclosed, the roofing complete, and brown coat of plaster on, \$1,400; 3d payment, when all the wood-work and iron-work is finished and ready to paint, \$1,400; 4th payment, when completed and accepted, \$400; 5th payment, 35 days after acceptance, \$1,300.

Sutler nr. Stockton. Repairing of a synagogue. Owners, Congregation Emanu El; contractor, A. E. Eldridge; architect, Wm. Patton; cost, \$900.

Payments in sums by installments as the work proceeds, and the balance within 35 days after the work is completed, provided no

installments shall exceed 75 per cent. of the value of the work done; signed, March 5th; filed, March 10th.

Sanchez bet. 23d and 24th. A frame church; Owner, Lebanon Presbyterian Church; architect, Chas. Geddes; contractor, Fred W. Kern; cost, \$3,880; limit, July 1st; signed, March 9th; filed, March 15th; surety, Behrend Joost.

1st payment, when frame is up, except spire and roof boards, \$750; 2d payment, when building is finished outside and ready for plastering, \$1,000; 3d payment, when entire work is completed, except painting and putting on of door and window trimmings, \$900; 4th payment, when building is completed and accepted, \$260; 5th payment, 35 days after acceptance, \$970.

Sutter between Powell and Mason, No 517, additions. Owner, Maria Coleman; contractor J. W. Wissinger; contractor is also the architect; cost, \$8,380; sureties, R. Llewellyn, H. Fisher, \$5,000.

Payments to be made as work progresses at the rate of 75 per cent. of the value of the work done, balance 35 days after completion.

Stelner, N. E. cor. Pine, 2 story frame. Owner, Nancy Roney—architects, Townsend & Wyneken—contractor, M. C. Lynch; cost \$3,783; sureties, W. Hagen, C. Riegelhuth, \$2,000; signed Mar. 17; filed, 19th; to be finished June 10th.

1st payment, when frame is up, \$800; 2nd, when brown mortar is on, \$783; 3rd, when building is completed \$700; balance, \$1,500, 35 days after completion.

Shotwell near Eleventh, frame dwelling. Owner, Wm. Dunsing; contractors, W. S. Tuttle and G. E. Hawkes; architects, Townsend & Wyneken; cost, \$1,935; surety, J. W. Wessen, \$1,900; signed Mar. 13; filed, 17th; 70 days to complete.

1st payment, when frame is up \$500; 2nd, when brown coat of mortar is on \$475; 3rd, when plastering is completely finished, \$475; balance of \$585, 35 days after completion.

Tenth and Bryant; the carpenter work of a brick warehouse. Owners, Code, Elfelt & Co.; contractors, I. P. Kincaid & H. C. Thompson; architects, Chas. V. Pierce & J. T. Kidd. Cost, \$12,830; limit, 15 days after brick mason has completed; signed, Feb. 27th; filed, March 1st; sureties, J. F. Kennedy & F. P. Latson; bond, \$12,830.

Payments, 75 per cent of the value of the labor and materials furnished for buildings and works at each time of a desired payment, and the residue of 25 per cent 35 days after acceptance.

Twenty-second and Chattanooga Streets; a 2-story frame. Owner, Frederick Hartje; contractors, I. P. Kincaid & H. C. Thompson; architects, C. V. Pierce & J. T. Kidd; cost, \$3,800; limit, 90 working days from date, signed, Feb. 27th; filed, March 1, 1888; sureties, F. P. Latson & J. F. Kennedy; bond, \$3,800.

1st payment, \$570, when frame is up and rafters on; 2d payment, \$570, when building is enclosed and shingled; 3d payment, \$570, when floors are laid and studding set; 4th payment, \$570, when inside standing finish is up; 5th payment, \$570, when building is accepted; 6 payment 35 days after acceptance.

Texas, bet Mariposa and Solano, one-story frame and basement. Owner, H. Roberts; contractor, R. O. Davis; cost, \$1,900.

Turk and Taylor, artificial stone work. Owner, Fabrizio Nigro; contractors, Chatain & Gilletti; architect, Wm. Mosser; cost, \$7,007; limit, 50 working days from the time of possession; signed Feb. 1st; filed March 12th; sureties, W. E. Davis & B. T. Clinch; amount of bond \$2,000.

Payments made in five payments, at the rate of 75 per cent of the value of the materials and labor incorporated into said building as the work progresses, and the remaining 25 per cent divided into two payments, one-half paid 35 days after acceptance, and the other half one year after acceptance.

Turk and Taylor, brick and stone work. Owner, Fabrizio Nigro; contractor, D. O'Sullivan; amount, \$7,950; bond, \$8,000; sureties, John J. Mahoney & Peter Crich-ton. (Payments similar to Chatain & Gilletti's contract.)

Turk and Taylor, plastering, etc. Owner F. Nigro; contractor, Chas. Dunlap; amount, \$2,575; surety, W. E. Lucas.

Turk and Taylor, machine work, wrought and cast iron work. Owner, Fabrizio Nigro; contractor, Joshua Hendy; amount \$8,700; sureties, Calvin Nutting & J. Hendy. (Payments as above.)

Turk and Taylor, carpenter work. Owner, Fabrizio Nigro; contractor, J. B. Gonyeau; amount, \$12,380; sureties, C. S. Holmes & G. W. Wilson. (Payments as above.)

Tennessee and Sierra, one-story frame. Owner, Mr. Rasmussen; contractor, O. W. Helm; cost, \$850.

Twenty-second between Valencia & Guerrero, a frame building. Owner, Henry Planz; architect, John & Zimmermann; contractor, Schutt & Kreeker; cost, \$3,885; limit, July 1st; signed, March 17th; filed, March 20th; sureties, T. C. Jensen and A. W. Borle; bond, \$4,000.

1st payment, when frames are up, \$600; 2d payment, when building is enclosed, roof on, floors laid and partitions set, \$600; 3rd payment, when rough mortar is on, and outside finish done, \$800; 4th payment, when all outside and inside finish is ready for painting, and white coat of plastering is on, \$885; 5th payment, 35 days after acceptance, \$1,000.

Valencia, and Twenty-first, improvements. Cost, \$800.

Waller, bet Webster and Fillmore, a three-story frame. Owner, Thomas Brown; contractor, Andrew A. Newbert; architect, Fernando Nelson; cost, \$4,350; limit, July 1st; signed March —th; filed April 4th, surety, A. J. Turner; bond, \$4,350.

1st payment, when building is framed and enclosed, \$1,425; 2d payment, when brown coat of mortar is on, \$1,425; 3d and last payment, when building is completed, \$1,500.

Linden Avenue and Buchanan, a two-story double dwelling. Owner, John Curley; contractor, Rufus Parker; architect, J. H. Humphreys; cost, \$1,975; limit, 65 days from date; signed March 27th; filed March 27th; surety, C. S. Holmes; bond, \$1,500; witness, Walter Sutton.

1st payment, when roof is on, \$450; 2d payment, when brown mortar is on, \$450; 3d payment, when building is accepted, \$581; 4th payment, 36 days after acceptance, \$494.

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Part III treats of Trestle, Arch and Straining Beam Bridges, and general principles of Bridge Building.

Part IV fully defines the terms and phrases used in the work, and explains the following Tables, viz: Table 1—Length of Common Rafters; Table 2—Length of Hip Rafters; Table 3—Octagonal Roofs; Table 4—Length of Braces; Table 5—Weight of Square Iron; Table 6—Weight of Flat Iron; Table 7—Weight of Round Iron; Table 8—Weight and Strength of Timber, and how to calculate the Strength of Timber of all kinds.

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Redwood, Rough.....	32 50	Brick, per M.....	\$6 00 to 11 00
Redwood, Rough, No. 2.....	18 50	White lead, per lb.....	06
Redwood, Surfaced.....	37 50	Linseed 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.

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THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX.

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

NUMBER 5

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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.

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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, MAY 15, 1888.

How the Mechanic Can Educate Himself.

"It was but a few years ago that the opinion was quite prevalent that any mechanic who wrote for publication was a theoretical fellow and not considered of any practical value in the world. This idea, if not quite dead yet, certainly has no very large following among intelligent persons. The test of time has shown that these theoretical fellows have come to the front and accomplished the most, even in spite of the mistakes that they have made, which were the laughingstock of the purely practical man.

While it may be true that some of the best mechanics in the country do not write at all, yet it is an undeniable fact that the one who does write is a better and more intelligent mechanic than he would have been if he had not written at all. The very fact of a man attempting to explain to others what he has learned, and trying to put it in such a shape as not to convey a wrong idea, invariably leads the writer to a better understanding of the subject than he would otherwise have had.

The editor of this journal has at various times advanced new ideas that were in opposition to the prevalent teachings of the day, and in nearly every instance the new idea had its inception while writing on the subject, so that in a number of cases the article actually written was a flat contradiction to what it was the original intention to write. More often, however, the new ideas that come this way change the entire drift of the article and bring in branches of the subject that were not originally contemplated.

To the young man who wishes to make himself proficient in any branch of mechanics, we say, think over the subject carefully, write out your ideas and send them for publication. The effort will be of great benefit to you, even if you never hear from it again. Do not be afraid of making a mistake that some one will find out; the writer has made a good many, and acknowledged them too, and we do not know that it ever hurt him. A mistake made will be pounced upon by some watchful person, and then the original writer will have learned something that he would never have otherwise found out."

The above remarks should be carefully considered by our own mechanic. We take pleasure in publishing them as they appeared in a late issue of *Wood and Iron*, published in Minneapolis, Minn.

Rooms for the Chapter of Architects.

Those having rooms vacant in a desirable quarter, suitable for meetings of the Chapter, will please send terms for the same to G. Wolfe, Secretary, 240 Montgomery street, before the 1st of June. Rent must be moderate. All propositions must be in writing.

San Francisco Chapter, American Institute of Architects.

The regular monthly meeting of the Chapter was held Friday evening, May 14th. The following members were present: G. H. Sanders, G. H. Wolfe, Albert Pissis, W. J. Cuthbertson, R. H. Daley, J. M. Curtis, H. T. Bestor, John Gash, C. J. Laver. A few visitors were also present.

The proposition of M. J. Lyon to become a member as Student was referred to the following committee: Cuthbertson, Daley and Curtis.

But one member of the "Registry" Committee being present, progress was reported, and the committee was requested to have full report at next meeting of the Chapter.

A discussion ensued which was participated in by every member present, in regard to procuring a room for the use of the Chapter. Several locations were canvassed, and the Chapter resolved itself into a "Committee of the Whole," to report at next meeting.

W. J. Cuthbertson presented the following motion, which was adopted:

Resolved, "That a committee be appointed to consider the subject of 'COMPETITIONS'; to draw up a set of rules in regard thereto, and to present their ideas to the Chapter for consideration." President appointed as such committee, Fellows, Cuthbertson, Gash, Curtis and Pissis.

Mr. Gash presented the following: "Where the law of California calls for a premium being offered to architects for submitting drawings for competition, it is always understood that such premium has nothing to do with the usual commission allowed architects for drawing plans and preparing specifications."

The above was signed by all those present, as individuals, with the understanding that it was not an official act of the Chapter.

Meeting adjourned.

High Buildings in San Francisco.

The contemplated erection of the *Chronicle* building, with a greater number of stories than has hitherto been seen in San Francisco, seems to have disturbed some minds badly and caused sensitive natures to fear and tremble, that should the "dreadful thing" be consummated an "awful calamity" must in the nature of things follow, by reason of the unsteady, earthy quaky nerves of old mother Earth, or the high revelries and antics sometimes indulged in by the elements, forces or whatever it may be that occasionally scares so many people, and once in a decade of years—more or less—shakes down a rickety old chimney in San Francisco, and frightens housewives and kitchen maids by the rattling or tumbling down of dishes and odds and ends, so carelessly laid or placed that a very small sized earthquake would cause them to fall and rattle without any extra effort on the part of the shaker.

Supervisor McDonald, in the consideration of the question of privilege, asked by the monied man of the *Chronicle*, to be allowed to construct an oriel window over the lines of the streets, made himself a conspicuous representative of that class of people who limit and constrain their conceptions of allowable things within the mental fossilizations which becomes alarmed at anything outside of stiff necked training; or that looms up higher, delves deeper, or spreads broader than the personal limitations of thoughts which holds them in the "old beaten tracks," with reluctant concessions in favor of anything that is new and of seemingly strange concept.

It is a strange assumption indeed that denies to the people of San Francisco the right to cope with the other great cities of the American Continent when progressive and enterprising business men and committees have found it the right thing to do, to build high as well as broad. And it is a safe assertion to make that the shake that would damage a well constructed ten-story struc-

ture, built upon correct architectural and mechanical principles, would wreck most seriously hundreds of the shoddy edifices in this city of one-half the number of stories. It is not so much the height or number of stories that should command attention as the character of construction. If the municipality had a well organized *Building Bureau*, under the direction and management of men competent and qualified by experience and mechanical and architectural knowledge to have charge of so great an interest and competent to determine questions of construction, the looseness and latitudes that have too much prevailed in San Francisco would be at an end, and the public generally could rest satisfied that buildings passing the scrutiny of such a board would be safe against all earthquakes and electric commotions that would not cause fear and trembling, if there was not a structure within the city's limits more than one story in height.

There are thousands of the high-story class buildings in the cities east of the Rocky Mountains, and thousands more will be built, notwithstanding that of late years there have been more earthquakes reported east than west of the great mountains, wide and still high buildings are in order.

The remark is common, that there is plenty of room to extend the area of business houses, and that no necessity exists to build such high buildings. That is all very well, so far as it goes, but it is very short and does not go very far, practically; for business men do the very reverse of this and seek to cluster more than spread. Every enterprising man seeks to get as near the center as possible, and will put up with great limitations and inconvenience rather than leave the heart of trade and commerce. This fact is illustrated in every city in the civilized world; nay, more, even the heathen Chinese cling together and hurdle in dens and mere breathing places, although they could relieve the crowding to which they are subjected and find plenty of room for all practical purposes by spreading, but they will not spread. The rule applies with all people and in all cities. Hence it is simply sentiment that feeds fancy upon the spreading idea. Men of all classes prefer centralizing and getting together; and it is useless talk to advocate or argue in favor of segregating and distributing the fibres of business relationships. It never has and never will work that way; and our wise city fathers had as well accept the inevitable and not attempt to check the strong, natural currents of business life, which is bound to flow on and ever, notwithstanding any or all the temporary dams that may be improvised to check the flowing tide.

The necessity for tall structures has not been and is not now very great; but as San Francisco increases in business importance and its boundaries enlarge, this necessity will develop itself with great practical force, as business men will concentrate and keep within the circle, if they have to go twenty stories high to get there.

At present, and for a few years to come, the demands of business for buildings is and will be supplied with less than ten-story edifices; but when the east and west streets of the city shall be cut through to the ocean beach westward, with handsome homes and mansion-like residences along their sides, and cable, electric or other motor cars climb the steep hills back of the Mission, and the leaves of trees growing in homestead gardens in San Francisco county fall across the San Mateo County line, the day will have passed when cavelling at high buildings will be heard. All restrictive notions will then have passed into oblivion, and public opinion and business necessities stand upon the same platform, and buildings be erected, if need be, outtopping the twelve and thirteen storied structures to be seen in New York, Chicago and other great cities of the United States.

Those City Hall Columns.

By the terms of contract between the City Hall Commissioners and O'Connell & Lewis, for the casting of 15 columns to be used in the construction of the great and grand Municipal Tower that is to be, said columns were to have been turned in a lathe after casting. Technically, the contractors are under obligations to perform said turning work, without regard to consequences.

The letter of the obligation says—turn them. As a rule, the requirement should be enforced, being one of the conditions of contract. But the theory that there are exceptions to every rule applies with material force in this case. When the architect incorporated the "turning" feature in the specification, it was under the supposition that the usual and ordinary process of moulding and casting would be adopted, and that the turning was a necessity to smoothness and clean work. The matter of neatness and smoothness was more considered than increased strength, for none more than Mr. Laver understands the fact that the removal by turning or otherwise of the skin of a casting

diminishes strength far beyond the sustaining quality of the metal removed. And while the columns might be ample for all the purposes for which they are intended, even after being turned, that amplitude is greatly increased by the retention of that which would be removed by the turning.

The omission of turning is a technical evasion, which furnishes opportunity to those who wish to raise the cry of attempt to defraud the city; and such it might reasonably be considered had not the contractors provided something better in strength and equally as neat in appearance, as a substitute, without in any way tinkering with the architectural design and general effect. O'Connell & Lewis might have disregarded every other consideration and cast the columns in the usual way, and finished them up as required by the specifications, and neither the City Hall Commissioners nor the architect could have objected, or had them otherwise, without due allowance being made to the contractors as to cost. And it is altogether possible that the contractors in this case have allowed an opportunity for them to—using a very common phrase—"fleece" the city a little, in that had they called the attention of the architect and Commission to the method by which the columns were cast, stating the gain in strength that would follow, and guaranteed as to smoothness, they might have secured some extra compensation instead of placing themselves in present position, and opening the door for parties inimical to them from business jealousies or assumed motives of guarding the city's rights, to urge the enforcement of the strict letter of the contract and specifications.

The whole matter resolves itself into a question of equity. The contractors have at extra cost and expense to themselves produced—as is conceded—splendid castings by an unusual method, and practically given the city more than was required of them, as far as the carrying capacity of the columns is concerned, without tarnish to appearance, provided the turning is omitted. Hence to charge them with cost of turning would be an ungenerous act, and one calculated to stimulate rather than correct the too prevalent disposition of contractors to take advantage of contract obligations without any equivalent.

TIN ROOFING PLATES.

The accompanying Letter will explain itself fully. The reputation of the Tin Plates furnished by Merchant & Co. is fully established on this Coast, and the offer they make speaks for itself.

PHILADELPHIA, April 25th, 1888.

EDITOR, CALIFORNIA ARCHITECT AND BUILDING NEWS,
240 Montgomery Street, San Francisco, Cal.

DEAR SIR:

In reading the article which appears on your first page, in reference to Roofing Plates, we must express our surprise at the misstatements made therein, and particularly that portion of the article where the parties referred to claim that they were the first to guarantee, and then to stamp plates; while there is any amount of evidence (and we can produce same) to show that the statement as made is not only incorrect but positively untrue, as it is well known (in this section of the country at least) that we ourselves were the first to introduce the very features referred to, and it is only necessary for any one doubting this to look up back files of such papers as "The Metal Worker" to see that we were advertising positive guarantees and stamping the sheets of our brands long before other importers. In order to back up this assertion on our part we will say here that if we cannot prove we were the first to guarantee and stamp roofing plates, we will willingly furnish the roofing tin, free of cost, for the first house built in San Francisco after receipt of this letter. But leaving out entirely the question of guaranteeing and stamping, and quality as well, there is a point of even greater importance which it will pay architects and property owners wanting to specify and use the best plates to consider; and that is that the "Gilbertson's Old Method" and "Camaret" are the only two brands of roofing plates in the market to-day of which no imperfect or waster sheets are imported, and consequently the only brands that thoroughly protect the architects and property owner. On the other hand, the plates of the house referred to in your article do not protect the architect in his specifications, for the reason that the wasters of their plates are imported and can be bought by any one wanting them. Please understand we do not mean to say that a good roof cannot be made with the old style plates, providing the primes alone are used; but when we assert that ninety-seven per cent of the roofers (as far as our own city is

concerned) who upon receiving a contract will buy and put on wasters instead of primes, we state only a fact, and the advantage in specifying our brands will readily be seen by those wanting to secure only the best; for when they see the stamp on the sheet they can at once feel satisfied that they have secured but one kind and that the best. To prove the correctness of our assertion, that the wasters are imported and sold by the sellers of "Old Style," we stand ready to give our check for one thousand dollars to any charitable institution if we cannot prove that within the last ten days the sellers of Old Style in this city have offered roofers the wasters of their brand, and they would not dare to put up their check for one-tenth of this amount to prove anything to the contrary.

With the facts so clearly against the house referred to, we can hardly understand how they can make statements in the columns of first class journals and newspapers when the same can so easily be proved to be false. We write you in this way simply because, under the circumstances, we feel it our duty to do so, and particularly because of the great distance between us and the constant liability of many architects on the coast (without a knowledge of the standing of any of the importing houses here) to be misled by the false statements referred to.

We enclose you herewith copy of a letter we wrote to the "Stoves and Hardware" of St. Louis some time ago, which if you carefully read when you get a leisure moment, we think you will find of interest. At the time to which that letter refers, the "Gilbertson's Old Method" was the only brand to which the waster question applied; but since then we also took similar action in regard to "Camaret," and, as said before, these are the only two brands imported into the United States to-day of which no imperfect or waster sheets are imported, or can be had by any one at any price.

We have to admit that we have lost profits on account of not selling wasters of these brands, and yet, owing to the increased demand for and sales of the prime plates themselves, we feel that our action is being fully appreciated by architects and property owners desirous of being furnished with every safeguard against the use of wasters or other inferior goods where only the best material is wanted.

To any one doubting that wasters can be had of all other brands but ours, allow us to suggest that they can readily satisfy themselves upon this point by having any roofer or roofers write the different houses for prices for primes and wasters of the various brands. With the above facts before you, we would greatly appreciate any statement you may be pleased to make in our behalf.

Yours very truly,

MERCHANT & CO.

CHEAP LUMBER.

Reduction of From 35 to 50 Per Cent.

A Texas Syndicate to Ship Fine Yellow Pine Lumber From the Forests of Texas and Louisiana to Southern California.

It is stated on good authority that a heavy syndicate of Texas capitalists completed arrangements for shipping a fine quality of yellow pine lumber, from the heavy forests of Texas and Louisiana, to Southern California, over the Southern Pacific, and that prices will be reduced from 35 to 50 per cent.

The arrangements for shipping the lumber have been completed with the Southern Pacific, and the work of establishing yards has commenced. Orders for lumber are now being taken.

If this movement turns out as reported, it will be a grand thing for Southern California.

The above, taken from the *Riverside Press*, will be good news to those in this city who are anxious to build, but who are deterred from so doing by the high prices of building material, and more especially, lumber. The lumber men claim that owing to the great demand last season in the southern counties for lumber, the "tug men," "ship owners," etc., put up a job and raised their rates so much that of necessity several dollars per thousand had to be added to the price of lumber. Now that the incubus of high freight has been removed, and the building interests of this city nearly flattened, compared with three years ago, we trust that our manufacturers will see that the next "schedule" will tabulate the various kinds of lumber at prices that will cause many owners to have buildings erected, who would otherwise simply leave their money in bank.

A Puget Sound "Trust" that Reduces the Price of Lumber.

The objectionable "Trust" is a veritable Hydra and has at length cropped up in the Lumber Trade in a most unexpected manner; in fact it has selected a totally opposite course to that usually followed, by combining not to raise, but to reduce prices for the benefit of the combination. Our contemporary the *Mississippi Valley Lumberman* this week gives a practical illustration of the mode adopted by a Trust on Puget Sound and the name of the first victim to its workings, a Mr. B. F. Corliss of Tacoma, who it appears had towed a boom of logs containing over 322,000 feet to Seattle upon a previous order from Stetson and Post of that city, who alleged that as the bulk of his logs had been sold to the Port Gamble Mill they could not take them without the consent of Port Gamble. To cut the story short, he went thither and got the consent to a sale and returned to Stetson and Post who assented to take the logs but stated they were paying but \$6.50 whilst he had been receiving \$7.00 and therefore refused to accept it. "Very well" said the firm "we don't want your logs," at the same time handing him a check for \$100 for his trouble. The situation now dawned upon Corliss who saw that if he did not sell here he could not hope to find a market elsewhere on Puget Sound and he therefore accepted the terms offered. The combination in question goes by the name of the Puget Sound Brokerage Association and no member is permitted to bid within 25 cents per thousand as much as the first bidder for any state logs. If Port Gamble for instance offers Mr. Corliss six dollars per thousand and he refuses, Port Gamble at once telegraphs the fact to all the other mills and no member of the association may bid more than \$5.75. The tendency therefore of the price of logs under this arrangement must always be down, never up. As a measure of defence and retaliation the loggers have arranged to boycott the dealers and to build mills of their own. We need no better illustration of the necessity for legislative measures than that which here presents itself. It is true that such over-reaching methods tend to defeat themselves—but anything in restraint of trade is a curse to society and should be dealt with accordingly. This great nation prides itself upon its commercial activity and success but these can only be maintained when Capital and Labor work hand in hand and profits are fairly divided.

And the Same Will Apply to British Columbia Lumber.

The introduction of Canadian timber either sawed or in log, to the American market, should be a question entirely separated from politics, and become one of more expedient utility.

Do we want the product of Canadian forests over here? Can our own home supply be lengthened out by thus drawing from outside sources?

How much local injury would result from the free importation of Canadian lumber to our manufacturers?

Would any such presumed local injury be equalized and obviated by the saving of our own pine?

These are the questions demanding an honest reply in the discussion of this question of free timber, and not how it may or may not effect the individual.

A Cheboygan, Mich., man says: "Free lumber is the only hope we have for the preservation of our pine, and even at that is only giving a respite of a few years ere the inevitable will come. As it is, we have been foolish in excluding Canadian lumber from our markets, as we, in so doing, have forced the Canadian article to seek other outlets, and to-day it finds a ready market in the West Indies, and South America. This great American nation has use for every stick of timber that grows upon this continent."—*Timberman*.

AN ENGLISH invention relates to setsquares for draftsmen, having one of the edges beveled at various angles. It is just the kind of set square that a draftsman in this country would relegate to his department of curiosities.

TO EFFECTUALLY prevent screws from becoming fixed and rusted, make a mixture of graphite, and oil, which will facilitate the tightening of them up, reducing the friction in the sockets, and protecting them for years from rust.

Elevation, Plans and General Specifications of Flats Costing \$4,500.

The plans presented are those of convenient, well arranged flats, of five and six rooms, which, according to present values of labor and materials can readily be built for \$4,500. The front is very neat, the finishes not being too heavy. The plans are admirably portrayed, the name and size of rooms, distinctly marked, and all the conveniences clearly shown. Should any one adopt the general plan and prefer to add, say \$500, to the cost, we would suggest cornices in the halls, parlor, dining room and principal chamber. A wash bowl might be added in the latter room. The yard improvements for upper flat would somewhat depend on size of lot.

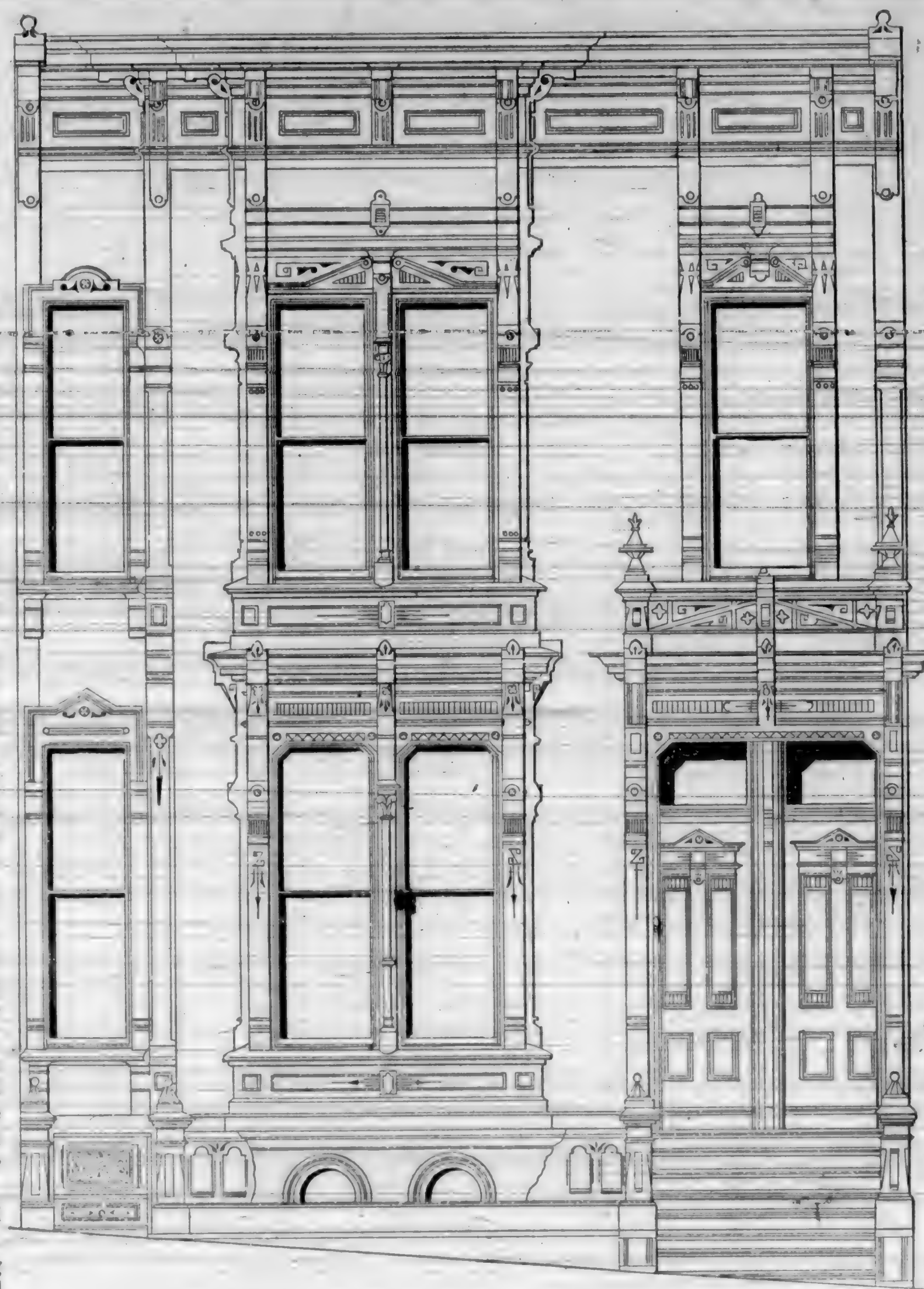
We have repeatedly in this journal, given specifications of different classes of houses, and those for flats would not materially differ from those of any two-story house.

The principal requirement in flats is to so construct them that parties living down stairs will not be annoyed by those living over head, or vice versa. The "deafening" employed should be of such a character as to preclude all noise from being heard either down or up. Decidedly the most effective way is the following: Let the joist in second story be 2x12. Nail on a strip 5 inches below the upper edge of the joist on both sides. After the joists are in position, fill in between them with short pieces of board. Then have a wet mixture of clay and chopped straw, and fill in between the joist; this should be tamped well; have a scraper made so it will just go in between the joists, and the cutting edge be one inch below the top of joist; rake back and forth until the clay and straw mixture has an even surface just one inch below the top of the joist. Care should be taken to have the surface even. After this mixture has laid a few days to dry out, put pieces of lumber 2x4 inches, by required length, on the clay between the joists. Having scraped the surface of the deafening one inch below the top of the joist, there will be one inch of lumber above the top of the joists. Fill in with same material as before between these 2x4 pieces. Of course this will give an inch of mud and straw over the joist. Put down your flooring, nailing only to the 2x4 pieces. Floors laid this way have no direct communication with the joist, and sound will be effectually prevented from penetrating below. The extra cost of the above is but very little, and owners will find that flats so constructed will retain tenants permanently.

Another way, if cheapness be considered, is to have rope an inch in diameter, pressed between rollers, so as to have two flat sides. This is to be nailed on top of the joist, and floor laid and nailed through the rope. We have seen this method tried, but it does not give satisfaction equal to the first method.

In building flats, the plumbing must be especially considered, and care taken to arrange everything so as not to disturb the occupants of either flat. This part of the arrangements should absolutely be placed under the control of the architect. Let his reputation be at stake regarding every matter connected with the sewerage and plumbing, and our word for it, there will be less growling from owners in the sweet hereafter about defective plumbing work. Say to the architect very plainly, "Mr. —, I know nothing whatever in regard to plumbing. I want my house as perfect in that line as it is possible to have it, and I won't consider the few extra dollars it may require in order that your ideas may be fully carried out."

More attention should be paid to the stairs. We have been in flats where the noise made by people going up or down the stairs is simply unendurable to those living on the first floor. Good workmanship and careful construction will obviate this difficulty. As mentioned before, these flats can readily be constructed for the amount quoted, \$4,500, at the present ruling prices of materials.



FRONT ELEVATION OF SAN FRANCISCO "FLATS," COSTING ABOUT \$4,500.

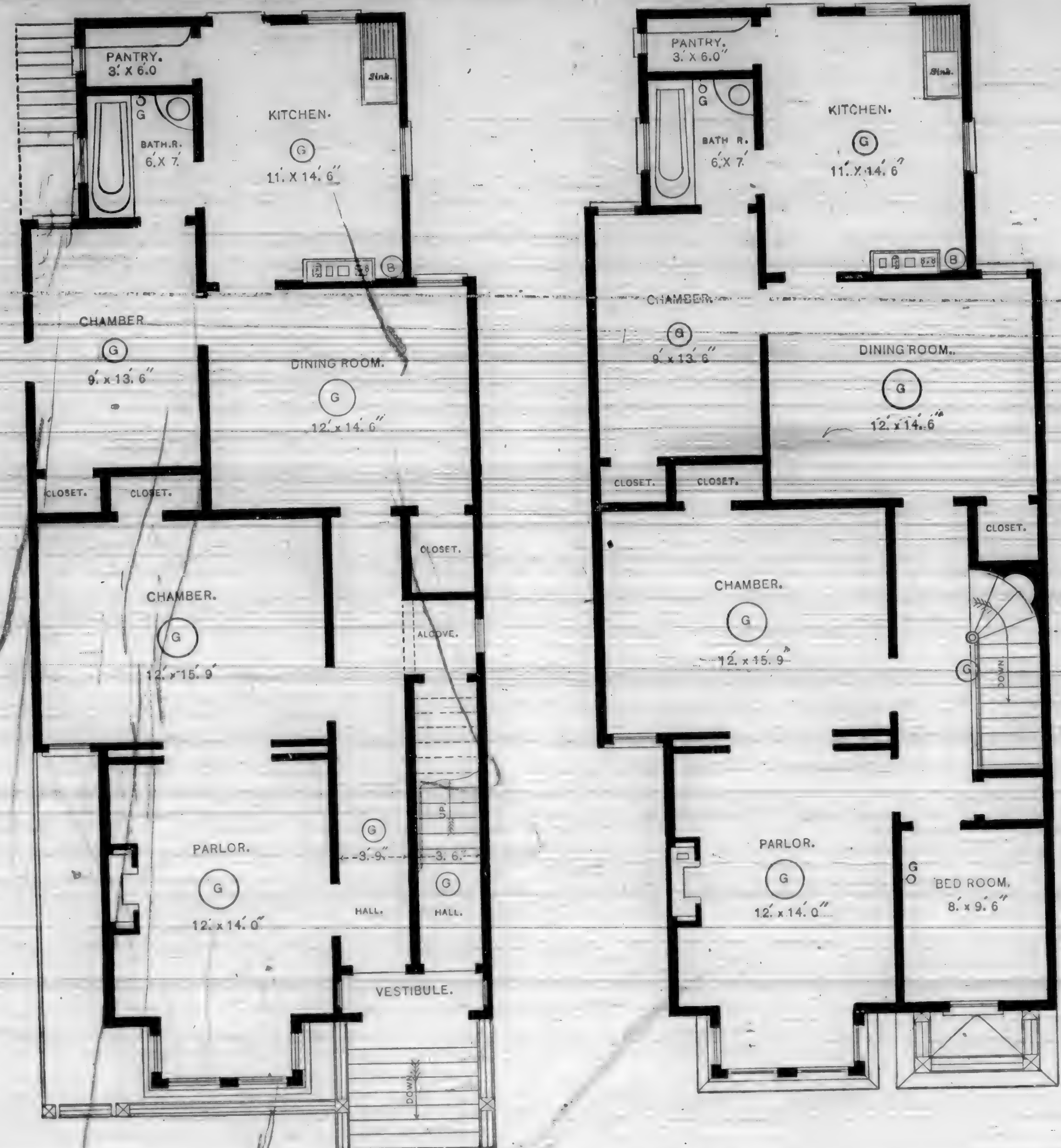
Will Lumber be Cheaper?

This is a question often asked us by owners, and to which we have to give an equivocal answer. Some contractors have informed us that certain inducements are held out to them in the way of discounts, by which they can figure a little lower than those who "know it not." The manufacturers claim that no change will occur.

Are the causes which led to the raise in lumber prices still existing? Last year the demand for San Diego and the adjacent towns was simply enormous. Mushroom cities sprung up in every direction. Los Angeles had great hopes of soon catching up to San Francisco; but the blow has come, and San Diego's building interests have completely become quiescent. Brick foundations were started, but left to mark the intentions of the owners, the joists not being placed on the walls. The break is a bad one, and it will take years to get over the sudden inflation. Of course, the almost complete cessation of building operations in the principal city, and the sudden halt of speculation completely puts a quietus on the starting of any more mushroom towns. So we can regard the whole country around San Diego as almost completely closed against large orders for building materials for the present.

While Los Angeles has not flattened quite so much as her sister city, still the boom there has come to a complete standstill, and the amount of lumber to be used this year will be very small, compared to last year's orders. Practically, the whole southern part of the state will send but few orders of any magnitude.

North of Los Angeles, the country between Modesto and Fresno is the only part in which much building material will be required, and the demand for that section will be determined, in a great measure, by the magnitude of the crops. Between Mo-



PLANS OF SAN FRANCISCO "FLATS," COSTING ABOUT \$4,500.

desto and this city there are no present indications of any more than the usual or normal amount of work to be done, incident to a sparsely settled country.

In this city there is nothing like the amount of work going ahead that should be at this time of the year. The average amount of business buildings are in course of erection, but there is a dearth of small houses in the suburbs, that prove, almost better than any other criterion, that the city is progressing and its mechanics prospering. From present appearances there will be fully 400 buildings less this year, than there was in 1885; and this, in face of the fact that thousands of permanent residents have been added to our population.

As far as this city is concerned, we can positively assert that the small number of buildings under way is owing, more than to any other cause, to the high price of lumber. The greatest raise has been in the clear lumber, and of course this seriously affects "mill bids," as the mills necessarily use the better class of lumber.

The question simply resolves itself into this—is the present high prices of lumber warranted by a legitimate demand for lumber? To which we unhesitatingly answer, "No!"

"Straws show which way the wind blows." A prominent contractor of this city was approached by one of the lumber ring with an offer to place lumber on the cars at Schedule price. The job was in the country. This is a virtual deduction of about \$1 10 per M.

Another contractor who erected over \$200,000 worth of buildings last year has made an arrangement by which he gets lumber at \$20 per M. This is a reduction of \$2 50 from schedule.

We have it direct from a lumber dealer, that if a certain kind of lumber was used in a building the owner would save \$2 50 per M.

Everything at present tends to show that the market is weakening, and that in a short time mill men will not have to pay \$10 per M for lumber used by them, more than the same is worth.

The whole question hinges upon the reports of the Combination, and what they can maintain, and the contractors and what they really can do. If one contractor can obtain a concession, it will soon become general along the whole line. We confidently expect that in a short time prices for lumber will be much more favorable for those desiring to build.

To effectually prevent screws from becoming fixed and rusted make a mixture of graphite and oil, which will facilitate the tightening of them up, reducing the friction in the sockets, and protecting them for years from rust.

It is all well enough to say that thirteen is an unlucky number, but this country started in business with thirteen states, and seemed to be holding her own up to going to press.

The Humphrey Pony Hand Elevator.

The Edward Storm Spring Company, Limited, Poughkeepsie, N. Y., are directing special attention to the Humphrey Pony Hand Elevator, as shown, which has just been brought out by this company, and are having a large demand for them. The engraving very clearly shows the features of the article, which is adapted for use in various places. It is intended for light store and factory work, hospitals and public buildings, for carrying flour, coal, ashes and other heavy substances in tenements, flats and private dwellings, and many other uses, which are met by its capacity. The Low Price of this Elevator permitting it to be used in many places instead of the dumb waiter, as it has many times the lifting capacity, and its simplicity of construction are points which are made in regard to it. The company

sends them out already adjusted on a shelf, ready to place on top of well hole, if requested, by giving dimensions of well. One of the many valuable features of this elevator is it can be adjusted to any size well hole, or opening from 24 inches to four feet wide, and can be set up by any carpenter; no complicated parts to get out of order, and made strong and servicable. The weight can be made to run on either right or left side, as wanted. The circular of the company, relating to this elevator, illustrates fully its use, and explains in detail the brake attachment to the efficiency of which they call attention.

The First Razor.

The earliest reference to shaving is found in Genesis xii, 14, where we read that Joseph, on being summoned before the King, shaved himself. There are several directions as to shaving in Leviticus, and the practice is alluded to in many other parts of Scripture. Egypt is the only country mentioned in the Bible where shaving was practiced. In all other countries such an act would have been ignominious. Herodotus mentioned that the Egyptians allowed their beard to grow when in mourning. So particular were they as to shaving at other times that to have neglected it was a subject of reproach and ridicule, and whenever they intend to convey the idea of a man of low condition and slovenly habits the artists represent him with a beard. Unlike the Romans of a later age, the Egyptians did not confine the privilege of shaving to free citizens, but obliged their slaves to shave both beard and head. The priests also shaved the head. Shaving the head became customary among the Romans about 300 B. C. According to Pliny, Scripio Africanus was the first Roman who shaved daily. In France the custom of shaving arose when Louis XIII came to the throne young and beardless. The Anglo-Saxons wore their beards, until, at the conquest they were compelled to follow the example of the Normans, who shaved. From the time of Edward III to Charles I, beards were univers-

ally worn. In the reign of Charles II the mustache and whiskers only were worn, and soon after this the practice of shaving became general throughout Europe. The revival of the custom of wearing the beard dates from the time of the Crimea, 1854-55.

Corrosion of Mortar.

The fact that mortar of old chimneys suffers greatly from the corrosive effect of the creosote of wood soot, says an exchange, was pointed out years ago. The creosote formed from the slow combustion of wood contains a large proportion of pyroligneous vinegar or crude acetic acid. This acid is formed in large quantities, when the combustion of wood is slow, and many quarts will be condensed in cold weather where a large wood fire is very much checked. The time required for such a condensation is but a few hours. The acid dissolves lime readily, carrying it away in solution. In this way the mortar is frequently entirely removed from the tops of chimneys in the country. New chimneys suffer in the same way. Cases might be instanced where the top courses of brick in chimneys but two years old are entirely without support, other than that afforded by the sand, with which the lime was mixed. Usually bricks can be lifted from the top courses of chimneys with the fingers, if the chimney is more than eighteen months old.

At Home and Abroad for News.

The stories which are told of great resources of mahogany and primitive methods of getting out and handling it are generally corroborative. They suggest that the time must come when enterprise and progress will turn the habitat of that wood into scenes of active industry, which will revolutionize methods and results in mahogany getting. The San Francisco Examiner contains the following from a correspondent: "The high hills of San Domingo are vast forests of mahogany. Some of the hills are 3,000 feet high, but there being no snow, owing to the tropical location, and not a railroad in the republic, they cannot get the mahogany down. So there it is, untold quantities of it, worth big money, but bringing nothing. These fine forests of mahogany are dirt cheap. I suppose they can be bought from the government for \$25 an acre. The time must come ere long when no money can buy them. From other islands of the West Indies a great deal of mahogany is exported at a big profit. Three-fourths of it goes to Europe, principally London, while the other fourth goes to New York. It is largely shipped in the log in sailing vessels. There isn't a single sawmill in all San Domingo. The lumber they do manage to get out is manufactured by the hand, by the slow whip-saw process."

How Paints are Obtained.

Every quarter of the globe is ransacked for the materials—animal, vegetable and mineral—employed in the manufacture of the colors one finds in a paint box. From the cochineal insect is obtained the gorgeous carmines, as well as the crimson, scarlet and purple lakes. Sepia is the inky fluid discharged by the cuttle fish, to render the water opaque for its own concealment when attacked. Indian yellow is from the urine of the camel. Ivory black and bone black are made out of ivory chips. The exquisite Prussian blue is got by fusing horses' hoofs and other refuse animal matter with impure potassium carbonate. It was discovered by an accident. In the vegetable kingdom are included the lakes, derived from roots, barks and gums. Blue black is from the charcoal of the vine stalk. Lampblack is soot from certain resinous substances. From the madder plant, which grows in Hindoostan, is manufactured turkey red. Gamboge comes from the yellow sap of a tree, which the natives of Siam catch in cocoanut shells. Raw sienna is the natural earth from the neighborhood of Sienna, Italy. When burned it is burned sienna. Raw umber is an earth from Umbria, and is also burned.

To these vegetable pigments may probably be added Indian ink, which is said to be made from burnt camphor. The Chinese who alone can produce it, will not reveal the secret of its composition. Mastic, the base of the varnish so called—is from the gum of the mastic tree, indigenous to the Grecian archipelago. Blister is the soot of wood ashes. Of real ultramarine but little is found in the market. It is obtained from the precious lapis lazuli, and commands a fabulous price. Chinese white is zinc. Scarlet is iodide of mercury, and cinnabar, or native vermillion, is from quicksilver ore.

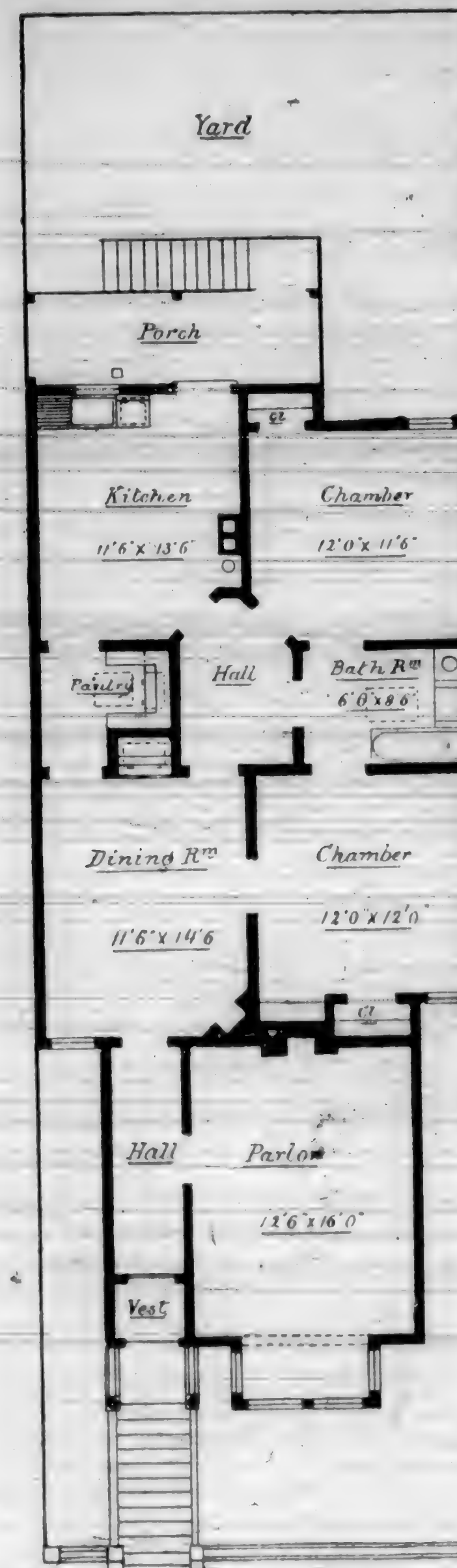
An Eastlake City Cottage.

Our illustrations show a five-room Eastlake, city cottage, built on Broderick street, for Mrs. James T. Fahey, of this city, for a very reasonable sum, \$1,800. The building is placed on a lot twenty-five feet wide, and stands back about ten feet from the street. The front is enclosed with an iron fence, with gate and posts of neat patterns. The front entrance is protected by a vestibule and portico. The vestibule is paneled on the sides and ceiling, and grained imitation of black walnut, and the portico is enclosed by railing with balusters and covered by a projecting gable roof supported by neat, turned columns. The bay window has ornamental panels, pilasters and brackets, and the gable is finished with scrolled gable-boards, rosettes, finial, etc. The deck of the roof is enclosed by a low iron cresting with fancy corner posts. A glance at the plan will show that the building is convenient in arrangement, and economical in construction, without any undue waste of space. The kitchen is provided with a large sink, boiler and pass pantry between it and the dining room, and a roomy porch with a hopper, and stairs leading to the rear yard opening off of it. The dining room has a neat sideboard and a fire place placed in the corner to be out of the way as much as possible. The bathroom contains a water-closet and a wash-stand, and is lighted and ventilated by a skylight constructed in the roof, with a ceiling light of colored glass; the rear hall is lighted in the same manner. The kitchen, bathroom and dining-room are wainscoted, painted and grained. The plumbing is of the best material and workmanship, all thoroughly trapped and ventilated, and supplied with fresh air ducts and the necessary sewerage and connections. The rooms and halls are all plastered with two heavy coats of plaster, and hard-finished in the best manner. The basement is planked and partitioned off into a laundry and other rooms. A closet is constructed under the front steps, with shelves for gas meter and garden tool. Additional information can be obtained by addressing

SALFIELD & KOHLBERG, Architects, 339 Kearny St., S. F.



Elevation



The remedy for same, the editor thinks, would be the construction of one large flue extending from cellar to the highest available point, with branches from each floor running up and connecting at the ceiling of the floor above, or direct at each floor to the main flue. In this manner a guaranteed upward draught at all times would be assured.

Go into any dwelling to-day, and what do you find? For instance, light a fire in the rear parlor, and the draught will be down the front-parlor flue, through the hall and room, and up through the rear parlor flue, or vice versa, down the rear parlor flue and up the front parlor flue. When that is not the case, on the opening of a window or door, an immediate counter current is the consequence, all which certainly and clearly demonstrates that our method in house construction of chimneys is far from perfection. We calculate by the building of one large main flue, into which all branches should be carried direct from each floor or apartment, is the only safe and true method by which the evil now complained of can be overcome, and the lungs be spared from the poisonous gasses they are forced to inhale, as it is a well known fact that no gasses are more poisonous than those of sulphureted hydrogen or coal gas that permeates our dwellings.

From whence the barbarous practice of constructing our chimney flues in the separate system emanated, we know not; but whoever instituted that system, if held responsible for the deaths caused by it, would have a great deal to answer for.

We trust and hope our remarks on this subject will not go unheeded, as a careful observation of any one in their own house will go to prove and substantiate whatever we claim. We need

Defective Chimney Flues.

There is no greater evil in existence to-day in the construction of buildings, says the *Plumbers' Journal*, than the present system of constructing chimneys. The grouping of separate small narrow and crooked flues is a great source of complaint in almost every dwelling where so built.

not carry the examination into any other house, but look in our own to satisfy ourselves of the glaring and dangerous defects as demonstrated herein. We have but to apply the simple principles in ventilation to prove our assertion. As rarefied air expands, it therefore requires a greater area of space in order to travel upward. This principle is wholly ignored in the construction of our chimneys.

What the objection can be to one large flue with an area guaranteeing an upward current at all times, we certainly are at a loss to know. In the good old days of yore we frequently heard it said that we had healthy homes and less sickness than at the present day. In those days we had flues constructed of the capacity that we speak of, that always guaranteed ventilation and pure atmosphere to breathe. Therefore, let the separate flue system be condemned at once, and we will have stronger walls, purer air and healthier homes, and plumbing would come in for less misapplied complaints, when in reality the cause emanates from the defects we speak of.

Tin Sash Weights.

The goats of Harlem, it seems, are not to have undisputed rights to the tin cans, for the Italians will certainly delve in the dust heaps for them when it is known that they are marketable. From the Boston *Commercial Bulletin* we learn that tin cans and tin chips have been converted into sash weights with more or less success during the past ten years. In Chelsea there is a large furnace, having the capacity of ten tons a day, and the largest of the kind in the country. The material melted comes from junk shops; also from tin manufacturers in the shape of chips. Old sheet iron is also used. This material has to be transformed into cast-iron, and a very high degree of heat must be secured. There is no secret about the process; the only thing is to have a proper sized furnace and and to get a sufficient heat. The business has developed of late, but the manufacturers say the margin of profit is small. It costs more to melt the scraps than common iron. Chips ready for the furnace cost seven dollars a ton. The sash-weights produced are of a superior quality.

EVERYBODY'S COLUMN.

It being our desire to make this column of the greatest practical use, our readers are cordially invited to ask questions on any subject within the scope of this journal.

P. L. Writes: "Will you please tell me how to mix cement, so that it will not crack or chip off?"

Answer:—The cause of cement cracking is generally in consequence of its poor quality. You should test it by mixing a small quantity without sand and putting it in a bottle. If this be left in water for a few days, and the cement shrinks, it will be apparent by a small space between it and the side of the bottle. When this occurs the cement is almost sure to crack. The fact is often overlooked, that cement to set properly must be kept damp. We have seen some of excellent quality, which was allowed to be exposed to a hot sun, with the result that the moisture evaporated before the cement could set. In such cases water should be constantly thrown over the surface until a proper hardness is reached.

John R. W. asks us to explain the cause of dry-rot in lumber, and to suggest a cure.

Answer:—Dry-rot is a fungus which is generally supposed to be produced by a want of ventilation. Where timber is confined it is subject to attacks and especially where the wood is somewhat green. It is for this reason that it is advisable to provide openings through foundation walls so that the air may have free access to joists. To eradicate dry-rot is often somewhat difficult. The surest plan is to remove every piece of lumber affected and then to apply the following mixture to the whole of the wood: Equal portions of common train oil, wood, tar and oil of cassia.

J. S. T. asks: "What is the strongest form of brick arch?"

Answer:—That known as the horseshoe or Moorish arch, the curve of which is more than one-half of a circle. This arch is very useful for heavy tunnel work, and properly constructed will bear very heavy weights.

Student writes: "Will you give me some rule to follow for the proper provision of ventilation in ordinary rooms. What amount of air space should be allowed?"

Answer:—It has been stated that every person requires at least three cubic feet of air per minute, and sometimes as much as five. An ordinary window allows about eight cubic feet of air to pass in a minute. It will be seen, therefore, that where a room is to be occupied by a number of persons, an independent inlet and outlet for the air should be provided.

P. B. O. wants to know how to make cements, of red and black colors respectively.

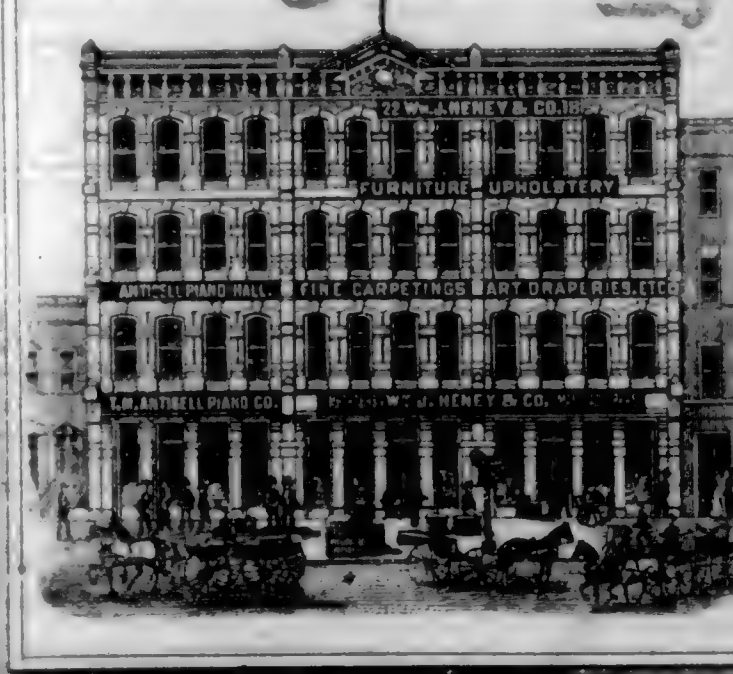
Answer:—To the mixture of cement and sand add Indian red in sufficient quantity to produce the desired tint. A black cement is produced by adding about half a pound of lamp black to a bushel of cement and sand.

ESTABLISHED MARCH 19TH 1888

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MAY BE USEFUL.

The average weight of anthracite coal is 9.35 pounds per cubic foot.

Coke (loose) weighs 23 to 32 pounds per cubic foot. Bituminous coal weighs, per heaped bushel, loose, 75 pounds; one ton occupies 48 cubic feet.

Cast iron weighs, per cubic inch, .2616 pounds; in round numbers, one-fourth of a pound to the cubic inch.

Green sand castings are six per cent. stronger than dry sand castings.

Cast iron will expand and contract between extreme ranges of temperature in this country with a force equal to 4 1/2 tons per square inch of surface exposed.

Wrought iron expands and contracts between extreme ranges of temperature equal to nine to one per square inch of section.

One gallon U. S. standard, contains 231 cubic inches, weight of water in same, 8.331 pounds; one cubic foot contains 7.4805 gallons of water.

The velocity of steam, of atmospheric pressure, flowing into a vacuum is 1,660 feet per second; into air, 650 feet per second.

To find the pressure, in square inches, of a column of water, multiply the height of the column in feet by 434.

The proper safe working load for wire rope is as follows: One-half an inch in diameter, 1,005 pounds; five-eighths inch, 1,500 pounds; three-fourths inch, 3,500 pounds; one inch, 6,000 pounds. This is for nineteen wires to the strand, hemp centers.

To find the diameter, when the circumference is known, multiply the circumference by .3183.

To find the area of a triangle, multiply the base by one-half of the height.

ELASTICA FINISHES.

The Rosenberg Elastica Finishes which have been introduced on the Pacific Coast over three years ago, have had a marvelous success. Their non-marring properties and resistance to alkali make them peculiarly adapted for the wants of the coast.

Redwood, for instance, which was formerly painted owing to the want of a sufficiently elastic article to produce a natural wood finish, can now be finished with Elastica, so as to produce a durable finish. There are many instances which prove the superior qualities of the Rosenberg Elastica Finishes for the various wants of the Pacific Coast, amongst which, we mention a few.

The woodwork of the steamer Santa Rosa, to which it was applied both outside and inside, stood the weather for nearly two years, after being exposed to the hot sun and salt water, and when last seen was in good order. At El Paso baths, Elastica Finish was submerged in the sulphur water of the springs in competition with others for seven months, and finally proved the only finish, which would stand the test, and was then adopted for finishing the new bath-house. The El Coronado Beach Hotel, as well as the principal buildings, which have been, and are being erected, such as Crocker's house, have been and are being finished with the Elastica Finishes.

These few instances show that it supplies a much needed want. The success of Elastica Finishes is not alone confined to the Pacific Coast, but all portions of the world where it is being used largely, and with great favor.

Rural Homes, Wheeler.	150
Old Homes Made New	50
The Suburban Cottage	1 50
Homes for the People	2 00
Leffel's House Plans	3 00
Water Closets	1 00
Sewer Gas	1 25
Steam Engine Catechism	1 00
Builder's Guide	2 00
Cozy Homes	25
How to Paint	1 00
Cutting Tools	1 50
Universal Assistant	2 50
Rural Architecture	1 50
Wonders of Art	1 25
Grimshaw on Saws	4 00
Dwellings, Reed	3 00
Plumbing, Appliances	1 50
Modern House Painting	5 00



BUILDING INTELLIGENCE.

Only reliable news will be found in this column. Our custom has been for the past eight years, to furnish only data which could be relied upon. We will not publish rumors of "THIS AND THAT IS GOING ON" unless we are reasonably assured that such is truly the case. In all cases we will file our authority for any statements made in this column. No doubt mistakes will sometimes occur, but these we intend to be a rare exception to our rule of reliable news.

We desire the co-operation of country editors and mechanics to this department of this journal. By spreading the news of building engagement in your part of the country, you enhance the value of your section by proclaiming it a go-ahead community.

Architects should also notify us of "plans to figure on;" we do not charge anything for the insertion of such notices.

Remember this journal is in the TENTH YEAR of its existence, and is the only journal published this side of the Rocky Mountains in the interest of Architects, Contractors, and Material Men.

CITY BUILDING NEWS.

Birch Avenue, near Larkin, four two-story frames. Owner, Sharon estate; contractors, Moar & Thompson; architect, Wm. F. Smith; cost, \$9,000.

Broadway, No. 1906, additions. Owner Eliz. Nelson; contractor, J. H. Shepley; cost, \$1,500.

Buchanan, between Bush and Pine, frame dwelling; owner, J. W. Smith; architect, T. J. Welsh; contractor, J. Walsh; amount, \$7,350; sureties, B. Joost & W. Shyarks, \$5,000; filed, April 11; time, 80 days; Payments, when frame is up, \$1360; brown mortar on, \$1360; white coat finished, \$1360; completed, \$1370; balance, \$1900, 35 days after completion.

Bush, bet Franklin and Gough, frame dwelling. Owner, B. Kearns; architect, J. J. Clarke; contractor, W. Linden; amount, \$4,716; sureties, P. Swift, F. P. Latson, \$4,000; time, Aug. 16th; filed April 18th. Frame up, \$1,300; all enclosed, \$1,200; brown mortar on, \$1,100; balance, \$1,116, usual 35 days.

California nr. Leavenworth, two-story additions; cost, \$1,000.

California and Battery, alterations. Owner, Grangers' Bank; architects, Townsend & Wyneken; contractor, A. Elroy; cost, \$2,500.

Dale Place near Golden Gate Ave, 2 two-story frame. Owner, Mr. Della; builder, C. N. Smith; cost, \$6,000.

Davis and Market, four-story brick building. Excavation, side walk, etc., in connection with same, cost, \$8,000. Owner, Maria Coleman; architects, Schmidt & Shea; contractor, C. H. Ackerson; 75 per cent. as work progresses; balance in 35 days.

Davis, bet Pine and California. Owner, H. Ackerman; architect, T. J. Welsh; contractor, Jas. Geary; amount, \$7,280; sureties, W. A. Meeker, J. Murphy, \$5,000; time, July 18th; filed April 19th. All framed, \$1,100; extra finishes completed, \$1,100; brown mortar on, \$1,100; white mortar on, \$1,100; completed, \$1,060; balance, \$1,820, usual 35 days.

Devisadero and Page, two-story frame and basement. Owner, L. Friedlander; contractor, F. V. Steinman; architect, P. S. Barber; cost, \$5,000.

Devisadero and Oak, two-story frame and basement. Owner, W. Stemka; contractor, J. Droga; cost, \$5,000.

Ellis, bet Taylor and Jones, two-story frame. Owner, W. Wolf; architects, Salfeld & Kohlberg; contractor, H. Rubling; cost, \$7,115; sureties, B. Joost and J. J. McKinnon; filed, April 25th; limit, 90 days. Seventy-five per cent. paid every three weeks as work progresses and balance 35 days.

Ellis, bet Octavia and Laguna, 2 three-story frame. Owner, Mrs. J. Zoel; architects, John & Zimmerman; contractor, Adam Miller; cost, \$17,000.

Fourth, cor Welsh, repairs. Owner, G. G. Burnett; architect, J. E. Wolfe; contractor, C. S. Waterbury; total cost, \$800.

Filmore and Waller, frame dwelling. Owner, Kate B. Proctor; contractor, J. P. Chadwick; cost, \$1800.

Plastering finished, \$700, and balance, 35 days after completion.

Franklin and Ellis. Masons contract, other contracts not yet let. Owner, Academy of Sacred Heart; architect, Chas. J. Devlin; contractors, McGowan & Butler; cost, \$12,500; signed, April 7th; filed, April 12th; sureties, Jno. C. Roberts and J. Mahoney; bond, \$8,000.

Payments of 75 per cent. as work progresses and balance 35 days after completion.

Geary and Kearny, alterations. Owner, J. J. Farley; architect, T. J. Lynch; contractor, Mahoney Bros; cost, \$5,850; limit, 30 days; filed, May 3.

When iron work is in position, \$2,150; when completed, \$2,275; balance, \$1,425, 36 days after.

Geary, near Octavia, excavations. Owner, I. J. Federlein; architect, J. E. Wolfe; contractor, N. McDonald; cost, \$1,800. finished ten weeks from commencement. Pay according to amount of work done each two weeks.

Geary, bet Scott and Devisadero, two-story frame. Owner, John McGown; architects, Schmidt & Shea; contractor, J. Irwin; cost, \$4,670.

Greenwich, near Mason, two frame flats; owner, Geo. McCloskey; architect and builder, G. M. Salsbury; cost, \$2,850; sureties, W. H. Jordan, F. P. Bull \$2,800; time, July 1st; gled, April 6th.

Payments, frame all up, \$750; roof and rustic on, \$700; brown mortar on, \$650; balance, \$750, 35 days after completion.

Geary, bet Hyde and Larkin, 5 three-story frame and 5 one-story frame in rear. Owner, F. V. Merle; architects, Schmidt & Shea; contractor, H. A. Conrad; cost, \$37,476; sureties, C. G. Berson, F. H. Rosenbaum, Blyth and Trott, filed, May 4th; limit, Oct. 1st.

When the rear buildings are framed and first story up of front, \$4,600; rear buildings ready to lath and front ones enclosed, \$4700; brown mortar on rear, and front ready to lath, \$4,700; hard finished, \$4,700; ready for painting, \$4,700; all completed, \$4,700; balance, \$9,376; 35 days.

Page near Webster, two-story frame. Owner, Eliz. Grosh; contractor, H. Keenan; cost, \$3,500.

Golden Gate Ave. nr Lyon St. A frame building. Owner, Lavinia A. Kenarke; architect, R. H. Daly; contractor, Ivory Wells; cost, \$2,085; limit, July 1st; signed, April 3rd; filed, April 12th; sureties, J. J. Cooney and M. H. Wittkins; bond \$2,085.

1st payment, when frame is enclosed and roof on, \$390.93; 2nd, when brown mortar is on, \$390.93; 3rd, when putty coat is on and outside work done, \$390.93; 4th, when completed, \$390.93; 5th, 35 days after completion, \$521.30.

Guerrero, near 18th two-story frame; owner, J. I. Adeock; architect, A. J. Barnett; contractor, Wm. Little; cost, \$5,400; surety, E. N. Fritz \$3,000; time, July 15th; filed, April 7th.

Payments, frame up and roof on \$1350; outside finishes all up and plastering completed, \$1350; when finished, \$1350; balance, \$1350, 35 days after completion.

Hayes, bet Buchanan and Webster, two-story frame. Owner, M. Greenwood; architect, Chas. Geddes; contractor, W. I. Commary; cost, \$4,971; filed May 3d; limit, July 20th.

Roof on and enclosed, \$500; brown mortar on, \$1,250; white coat on, inside finish done, \$1,000; completed, 979; balance, \$1,242; 35 days.

Howard and 18th, a frame building. Owner, Cath. Murphy; architect, Wm. Hoagland; contractors, Jno. Martin and Jas. McGuire; cost, \$4,848; limit, July 15th signed, April 14th, filed, April 16th surety, J. W. Wesson; bond, \$2,500.

1st payment, when frame and chimneys are up, \$900; 2nd, when enclosed and roof on, 900; 3rd, when completed, \$937.50. 4th, 35 days after completion, \$1211.50.

Hayes and Webster, frame building. Owner, O. Christensen; architects, Salfeld & Kohlberg; contractor, A. Klahn; amount, \$7,200; sureties, C. S. Holmes, B. Joost, \$7,000; time, 90 days; filed, April 17th. Frame up, \$1,500; partitions set, \$1,300; plastering finished, \$1,300; balance, \$1,800, usual 35 days.

Hampshire near Solano, one-story frame; Owner, Mary C. Hongard; contractor, C. E. Dunshee; cost, \$1,900.

Julian Avenue, No. 126, repairs, etc. Owner, B. E. Tittel; contractor, M. C. Lynch; amount, \$1,620.

Plastering finished, \$800, and balance 35 days after completion.

Leavenworth nr. Pine, additional story. Owner, Mr. Smith; contractor, Mr. Pleace; amount, \$1,500.

Leavenworth nr. Sacramento, additions; cost, \$800.

Larkin, bet. Clay and Washington, two-story frame residence. Owner, Jane Smith; architect, C. J. I. Devlin; contractor, A. McDonald; sureties, J. J. McKinnon and F. P. Latson, \$5,000; am't of contract, \$6,985; filed, May 7th; limit, 90 days.

Frame up, \$600; enclosed and roof on, \$800; brown coat of mortar on, \$900; plastering finished, \$1,200; when ready for painting, \$1,000; when completed, \$730; balance, \$1,755; usual, 35 days.

Lombard, near Jones, frame dwelling; owner, Caroline G. Jacques and husband; architect and builder, A. W. Pattiani; cost, \$7,800; filed, April 9th; time, August 1st. Payments; first-story joists on, \$800; enclosed, roof on and chimneys built, \$1,800; mortar on, doors and windows in and building primed; \$1,800; when completed, \$1,450; balance, \$1,950, 35 days after completion.

Main and Mission. Excavation and brick work. Owner, D. B. Hinkley; architect, Percy & Hamilton; contractor, Robt. Mitchell; cost, \$5,850; limit, July 1st; signed, April 12th; filed, April 13th. Payments, 75 per cent. as work progresses on 1st Saturday of each month and balance 35 days after.

\$5,000, when floors are all laid; \$5,000 when carpenter work is finished; \$5,500 when building is all completed; balance, \$19,500, 35 days after completion.

Michigan, between Shasta and Napa, three-story frame; owner, A. Schultz; architect, A. J. Barnett; contractor, F. J. Williams; carpenter work only contracted for; \$200, when 1st story joists in, \$200 when 3rd story joists on, \$250 when ready for plastering, \$175 when completed, and balance, \$275, 35 days after completion; total amount, \$1100; surety, J. Ramos, \$500, time, June 20th.

Market, bet 6th and 7th, six-story brick building. Owner, Jos. Rosenthal; architects, Salfeld & Kohlberg; masons, Riley & Loane; carpenters, Moore Bros; cost, \$110,000.

Mission, bet 9th and 10th, in rear, two-story frame. Owner, F. Knebler; architects, John & Zimmerman; contractor, F. Klatt; cost, \$2,000.

Minna near 4th, two-story frame. Owner, Adolph Schwimmi; contractor, C. Zwierlein; cost, \$3,885; limit, 80 days; filed, May 7th.

When framed, 600; roof on and enclosed, \$800; plastering finished, \$1,285; when completed, \$1,000.

McAllister and Broderick, brick, carpenter work, etc. Owner, Wm. Craddock; architect, H. Geilfus; contractors, Schutt &

Kreeker; cost, \$4,240; limit, July 15th; signed, April 11th; filed, April 13th; sureties, T. C. Jensen and C. W. Gerke; bond, \$3,000.

Mason near Eddy, two-story brick. Owner and builder, J. K. Prior; cost, about \$5,000.

Mission, near 9th, frame building. Owner, J. Smith and wife; architects, Armitage & Wilson; contractor, J. Foster; cost, \$5,250; sureties, P. Swift, J. W. Gray, \$3,000. Enclosed, \$1,312 50; brown mortar on, \$1,312 50; completed, \$1,350; balance, \$1,312 50; usual 35 days.

Manitoba, near Yasoo, one-story frame. Owner, Eugene Legallet; architect, J. J. Clark; contractor, C. E. Dunshee; cost, \$2,550; filed, April 17th.

Frame up and rustic on, \$910; brown mortar on, \$500; plastering finished, \$500; balance, \$640, 35 days after acceptance.

Market, corner Davis, a three-story brick. Owner, Maria Coleman; architects, Schmidt & Shea; contractor, C. H. Ackerson; amount, \$39,863; sureties, C. Hansen, R. Mitchell, \$39,863; filed, April 19th. 75 per cent progress payments, balance, usual 35.

Market and Sixth, alterations. Owner, Mr. Hughes; contractor, G. McCann; cost, \$1,000.

Main and Mission. Carpenter work, plumbing, etc. Owner, D. B. Hinkley; architects, Percy & Hamilton; contractor, B. F. Ellis; cost, \$5,970; signed, April 12th; filed, April 13.

Payments, 75 per cent. as work progresses on 1st Saturday of each month and balance 35 days after.

Post, bet Larkin and Polk, two-story flat. Owner, Mrs. A. Brady; architects, John & Zimmerman; contractor, F. W. Kern; cost, \$7,000.

Prospect Place, between Pine and California, two-story frame. Owner, Thomas McDonough; architect, Chas. J. Havens; contractor, Wm. Pluns; cost, \$2865; limit, 75 days from date; signed, April 11th; filed, April 11th; sureties, F. Joost and A. D. Moore; bond, \$2865.

1st payment, when frame is up and enclosed, \$500; 2nd, when brown mortar is on, \$500; 3rd, when plastering and outside finish is completed, \$500; 4th when completed, \$600; 5th, 35 days after, \$765.

Post, near Pierce, two-story frame; owner, Eva M. Carter; architect and builder, J. B. Gonyeau; cost, \$4,400; filed, April 11th; time, 90 days.

Payments, frame up all inclosed and sheathing on \$1,100; brown mortar on, \$1,100; when completed, \$1,100; balance, \$1,100, 35 days after completion.

Polk and Bonita, frame dwelling. Owner, J. Coakley; architect, J. P. Chadwick; contractor, C. E. Dunshee; cost, \$3,625; limit, 80 days; signed, April 11th; filed, April 13th; sureties, G. T. Shaw and D. C. W. Hodgkin; bond, \$3,000.

1st payment, when enclosed and roof on, \$900; 2nd, when brown mortar is on, \$900; 3rd, when outside is finished, \$900; 4th, when building is completed and accepted, \$925.

Pine and Devisadero, additions to building. Owner, Ed. Platz; architect, G. G. Gillespie; contractor, A. Jackson; amount, \$2,500; filed, May 7th.

Framed, \$800; enclosed, \$800; plaster on, \$1,285; \$1,000 when completed.

Ridley, near Stevenson, two three-story frame flats; owner, C. P. Kuencke and wife; architect and builder, B. Dryer; cost, \$7,495; sureties, F. Joost, W. Shyarks, \$7,000; limit, 80 days. Payments, enclosed and roof on, 2,000; plastered, \$3,495; balance, \$2,000 when building is finished, if all bills are paid.

Shasta, bet Michigan and Illinois, frame dwelling. Owner, G. A. Castner; architect, M. J. Welsh; contractor, M. Ryan; amount, \$1,455; surety, J. W. Hodgkins, \$1,455; time, 60 days; filed April 17th. Roof on, \$300; brown mortar on, \$400; finished, \$300; balance, \$455, 35 days.

Sacramento, near Broderick, two-story frame. Owner, H. Hansen; architects, Armitage & Wilson; contractor, F. V. Steinman; amount, \$4,715; sureties, J. Stande, H. Weisman, \$2,500; time, July 17th; filed April 19th.

Enclosed, \$1,215; brown mortar on, \$1,140; complete, \$1,160; balance, \$1,200, usual 35 days.

Stuart nr. Howard, one-story frame; cost, \$800.

Sacramento, Nos. 822, 822 1/2, alterations. Owner, Mme. T. de St. German; architect, B. E. Henriksen; contractor, C. H. Norton; amount, \$1,200; time, 25 days; filed, April 21; 75 per cent paid, progress payments and balance usual 35 days.

Stevenson, near Seventh, frame dwelling. Owner, John Sullivan; architects, Armitage & Wilson; contractor, Timothy Sullivan; amount, \$5,329; time, July 16th, filed, April 17th; surety, B. Joost, \$3000. Building enclosed, \$995; brown mortar on, \$995; white mortar on, \$995; completed, \$995; balance, \$1,345, usual 35 days.

Spofford Alley near Clay, brick building. Owners, Chee, Tung, Kong & Co., Chinese Free Masons Society; architect, Clinton Day; contractor, W. E. B. Stiles; cost, \$13,300; filed, April 25th; sureties, G. E. Williams, E. Phillips, J. D. Kanary; limit, Aug 15th.

Second floor joist on, \$3,000; third floor joist on, \$2,500; roof and mortar finished, \$3,000; balance, \$4,800; 35 days.

Sub contract on above for brick work let to G. W. Kneeder; am't \$5,245. Payments made according to above in ratio to am't of contract.

Third, bet Brannan and Townsend, three-story brick building, engine house, etc. Owners, Kohler & Van Bargaen; architect, H. Geilfus; contractors, J. Haas & Son; sureties, J. V. Davis, H. W. Wife land; cost, \$78,100; limit, Oct. 1st. Payments, \$4,000, grading completed; \$6,000, when basement walls are up to 1st story; \$8,000, 1st story walls completed; \$7,000, 2d story walls completed; \$6,000, 3d story walls completed; \$6,000, fire walls finished; \$6,000, when roof is all on.

Sub-let contracts on above.—L. B. Sibley has the grading for which he receives \$5,045; progress payments. Roche & Sheedy have the cut stone work; amount, \$5,781; 75 per cent as work progresses. P. H. Jackson has the iron work, amount, \$3,360. J. W. Wissinger performs the carpenter work, etc.; amount, \$33,960.

The sub-contracts are paid 75 per cent. as work progresses, with the usual 25 per cent held for 35 days after completion.

Plumbing contract not yet let.

The total cost of the above will be in the neighborhood of \$100,000.

COUNTRY BUILDING NEWS.

MORE NEW BUILDINGS IN SAN BERNARDINO.

Messrs. Jones & Griffith yesterday received an order from Father Stockman to prepare plans for a three-story building to be erected on the southwest corner of D and Fourth streets. The building is to be of brick, stone and iron, 50x110 feet, and to be supplied with all the modern appliances. It will cost, when completed, in the neighborhood of \$40,000.

The above named firm of architects also received an order yesterday from Mr. Ancker, to prepare sketches for a half dozen semi-detached villas. When the plans are accepted Mr. Ancker will begin the work of construction at once. They will be built on C street.—Index.

ALHAMBRA.

The contract for the Presbyterian church has been let to F. S. Glover.

RESNO.

C. F. Riggs is endeavoring to raise subscriptions to build a \$50,000 theater building.

The contract for building the new hospital on the county poor farm was let by the supervisors to J. L. Smith, the contract being a little over \$25,000. The board of supervisors went out to the county poor farm to select a site for the proposed new hospital building. Work on the latter will be commenced at once.

GRIDLEY.

A contract has been let to build a \$12,000 brick hotel. R. M. Beebe & W. Brown are owners.

HEALDSBURG.

T. S. Merchant is making preparations for building a large cannery.

KLINKNERVILLE.

It is proposed to build a school-house to cost about \$15,000. Wm. Kirke is the Architect.

LIVERMORE.

CONTACT LET.—Bids for the construction of the Chapin block on Second street, Seattle, directly north of the Boston block, were opened in Architect Boone's office on Monday, and the contract was awarded to Mr. S. E. Clough on his bid of \$12,500. The block will be of wood, two stories high.

A NEW BUILDING IN LOS ANGELES.

The tearing down of one of the old land marks on South Spring street was commenced yesterday. The old South Methodist Church stood here for many years, but in 1884 the congregation selected new quarters, and the building was turned into a concert garden and afterwards changed into a variety theatre, and finally into a general market restaurant and real estate offices. E. B. Miller, the owner, has decided to erect a five story brick block, the plans of which have been accepted. The work will be pushed forward as rapidly as possible, and by December 1st it is expected the building will be complete.

Tenth, between Howard and Natoma, general removal of buildings, etc. Owner, Omnibus R. R. Co.; architect, J. J. Clark; contractor, J. G. Adams; cost, \$8,235; sureties, E. R. Harmon, B. Joost; time, July 18th; filed, April 20th.

75 per cent progress payments, and balance; usual 35 days.

Union street wharf, sheds. Owner, State of Cal.; contractor, McMahon & Son; cost, \$10,000.

Valencia, bet 18th and 19th, four story frame, brick basement. Owner, Wm. Hildebrand and Ph. Klose; architects, Salfeld and Kohlberg; contractor, B. Dryer; amount, \$23,800; sureties, G. S. Holmes, B. Joost, \$20,000; time, Sept. 1st; filed, April 21st.

Payments when 3d-floor joists are on, \$3,000; building entirely framed, \$2,800; enclosed and partitions set, \$3,000; brown mortar all on, \$3,000; plastering completed, \$3,000; building completed, \$3,000; balance, \$6,000, 35 days after acceptance.

Vallejo, near Polk, frame dwelling; owner, E. Lanzendorf; architect and builder, W. H. Wharff; amount, \$4,737; surety, John F. Cassell, \$3,000; time, July 1st; filed, April 9th.

Payments, frame up, \$650; roof on and enclosed, \$650; brown mortar on and frames set, \$650; plastering all completed, \$650; when completed, \$937; balance, \$1,200, 35 days after completion.

Van Ness, cor O'Farrell, galvanized iron work, slate roof gutters, tin and lead work, etc., on new St. Mary's Cathedral. Architect, T. J. Welsh; contractor, W. Cronan; cost, \$15,749; sureties, J. W. McDonald, M. J. Donovan, \$10,000; limit, Dec. 31st.

Payments, 75 per cent as work progresses, and balance 35 days after completion.

Valencia, corner 26th, frame. Owner, L. Kelly; architect, M. J. Welsh; contractor, Brewman Bros.; cost, \$3,980; sureties, Preston & McKinnon; time, 75 days; filed, April 20th.

Frame up, studs all set, \$995; brown mortar on, \$995; completed, \$995; the usual 35 days.

Van Ness Ave., between Clay and Washington, alternation. Owner, H. Liebes; architect, Schmidt & Shea; contractor, P. Griffin; cost, 5,529; limit, July 10th; signed, April 10th; filed, April 16th. sureties, O. J. Preston and J. J. McKinnon; bond, \$5,529.

1st payment, when attic frame is up and new work enclosed, \$1,000; 2nd, when brown mortar is on, \$1,000; 3rd, when hard finish is on, \$1,000 4th, when completed, \$1,140; 5th, 35 days after completion, \$1,389.

Washington, near Devisadero, two-story frame. Owner, Chas. J. Leist; architect, W. Winterhalter; contractor, Victor Hoffman, Jr.; cost, \$5,100; sureties, B. J. Clinch, W. A. Nelson, \$5,000; limit June 30th.

Payments, brick work finished, frame up and roof on, \$1,250; all enclosed and brown mortar on, \$1,250; when completed, \$1,300; balance, \$1,300, 35 days after completion.

Waller and Broderick. Two-story frame. Owner, T. J. Davis; architect, M. J. Welsh; contractor, Hugh Keenan; cost, \$2,600; limit, 60 days; signed, March 26th; filed, April 12th.

1st payment, when ready for plasterer, \$833; 2nd, when plastering is completed, \$833; 3rd, 35 days after completion, \$834; 4th, 90 days after 3rd payment, \$150.

Lower Prices for Lumber.

A careful observation of the reports in this Journal will convince any one that the number of new buildings in progress is not by any means, as large as the general prosperity of the city would seem to warrant. The EXTORTIONATE PRICE demanded for lumber is primarily, the principal cause of scores of owners quietly shelving plans after they have been figured on. We know of dozens of contractors that would have been let provided owners secured a reasonable return for their outlay. With lumber fully \$8.00 on an average above what it should be, lath much higher than circumstances warrant, is it any wonder that contractors, plasterers, etc., should charge for their work according to the standard set up by the lumber manufacturers. In the Bonanza year of 1885, there were erected in this City 1544 buildings; in 1886, the number dwindled to 1236; in 1887 the aggregate had decreased to 1131; and the present year—so far—shows a still further falling off from its predecessors. With the thousand of new people coming here, many of them to permanently reside among us, still the number of new buildings is steadily on the decline.

A remedy for this state of affairs is soon to be applied. There is much talk of an English company with an abundant capital, soon to start an active opposition to the present unjust rates of lumber.

While we are in favor of a protective tariff generally, still we hope the duty on lumber will be placed at merely a nominal figure, and thus encourage those holding large tracts of timberland in British Columbia, to at once commence operations necessary to place lumber in this market. By so doing, we not only relieve ourselves from the operations of an outrageous LUMBER TRUST, but we also save our forests for the benefit of those who may succeed us.