

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. 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.

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.

Jacob Lenzen & Son, architects, have drawn plans for a handsome two-story brick building for F. W. Tenant, which he proposes to erect at once on his property just south of Germania Hall on South Second street. The building will have a frontage of 58 feet and a depth of 120 feet.

RAGGIO'S NEW BUILDING IN SAN JOSE.

The excavations for the foundations for G. Raggio's new building on the southwest corner of First and Julian streets are completed, and in a day or two the brick masons will commence work. The building will be of brick, three stories high; it will have a frontage of 87 feet on First street. The cost will be 30,000.

CALISTOGA.

Bids were received as follows for the erection of a school house in this town. The figures are remarkably close.

John Taylor, Calistoga.....	\$6,175
Thos. B. Bassett, Lakeport.....	6,200
John Morton, Calistoga.....	6,470
J. C. Mixon & Son, St. Helena....	6,534
Wm. Commery of San Francisco....	6,598

PETALUMA.

C. Tempel, the hardware merchant, will in a few days commence the erection of a two-story brick building on his lot on the south side of Kentucky street near Western avenue. The building will front 50 feet on Kentucky by 80 feet in depth and is intended for business, and will it is said be occupied by the owner. Mr. Temple went to the city last Monday to contract for an iron front for the building. A. B. Case, who owns the adjoining lot, it is said will also build about the same time.

Messrs. Jones & Griffith, architects, have just completed the plans for a new two-story brick building 5x65 feet, to be erected on Orange street, Redlands, by Mr. George E. Otis of San Bernardino.

FRESNO.

M. J. Church contemplates the erection of a large Sanitarium in this city in the near future. The building will be a four-story brick and will cover a quarter of a block of ground.

The members of the Adventist church held a meeting on Monday afternoon, and a fund of \$31,000 was subscribed to be used in the construction of a church edifice. The following persons compose the committee to draft plans and specifications and select a site for the new building: M. J. Church, J. W. Beall, V. B. Stephens, J. M. Church, W. D. Bowen, F. R. Dunlap, W. H. Ingels, Mr. Darling, and A. A. Cooley.

A two-story residence will be erected for Mrs. Geo. McCullough on her premises north of the Court-house. Size will be 30x40 feet and two stories high; established cost about \$3,000. J. M. Saffell is the architect. Bids will be received by him until next Saturday at 5 o'clock for the construction of the building.

SOME ELEGANT BRICK BUILDINGS.

Donahoo, Emmons & Co. have commenced breaking ground on I street, at the rear of their hardware store on Mariposa, for a fine three-story brick building, 25x75 feet. This is the first of the two which they propose to build before they have finished. The other will also be three stories high, and will stand on the grounds which they now occupy. The former is expected to be finished by the latter part of next month, when the one to be erected on Mariposa street will be begun. The proposed three-story brick for the First National Bank, adjoining and on the corner, will also be commenced at that time, and the two will go up at once.

LUGONIA.

F. A. Shorey, the indefatigable contractor and builder has just commenced another house on the Inter-Railroad tract, making five dwellings which he has in course of construction at the present time, three for Bentley & Morrison, one for Miss Washburn and this last one for G. F. Lyons, the popular painter. When these buildings are finished Mr. Shorey will put up a two-story brick block for himself, on the west side of Orange street, opposite the Southern Californian office.

RIVERSIDE.

Wednesday a contract was let by the Southern California Motor Road Co., to build a bridge across the Santa Ana about 1200 feet above the California Southern bridge. The bridge will be a little over half a mile in length, and the cost of its construction will be in the neighborhood of \$30,000. The Pacific Bridge Co., of San Francisco, secured the contract.

TULARE CITY.

Work has been commenced on Krogh's brick building. Preliminary notice of this job was given some time ago in this journal.

COLUSA.

J. R. Bolst is erecting a fine dwelling.

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. E. 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; 3rd 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; 2nd payment, when building is finished outside and ready for plastering, \$1,000; 3rd 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 Crichton. (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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Plumas, Wm.,	3109 Sacramento.
Quinn, Charles,	133 Oak.
Rebman, J.,	Los Angeles.
Riddell, Thos. C.,	16 Twelfth.
Robertson, John,	San Rafael.
Rohling, Henry,	14 Collingwood.
Simpson, R. F.,	326 Telegraph Av., Oakland.
Smith, Robt.,	1125 E. Third Av. East Oakland.
Smith, James W.,	1220 Eddy.
Sullivan, Timothy,	20 Laskin.
Terrill, Chas. C.,	617 Seventeenth.
Thompson & Moar,	338 Golden Gate Av.
Waterbury, C. S.,	1322 Scott.
Wharf, Wm. H.,	Green and Laguna.
White, O. E.,	879 Seventeenth.
Wilcox, J. R.,	608 Willow Av.
Williams, F. A.,	545 Natoma.
Willis, A. A.,	30 Diamond.
Worden, S. G.,	1013 Valencia.
Zwierlein & Pavel,	421 Bush.

Practical Geometry.....	1 00
Cottage and Farm House, Woodward.....	1 50
Country Homes, Woodward.....	1 50
Lumberman's Hand Book.....	2 00
Limes, Cements and Mortars.....	4 00
Suburban Houses, Woodward.....	\$1 50
Rural Homes, Wheeler.....	1 50

THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX.

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NUMBER 5

THE California Architect & Building News.

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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.

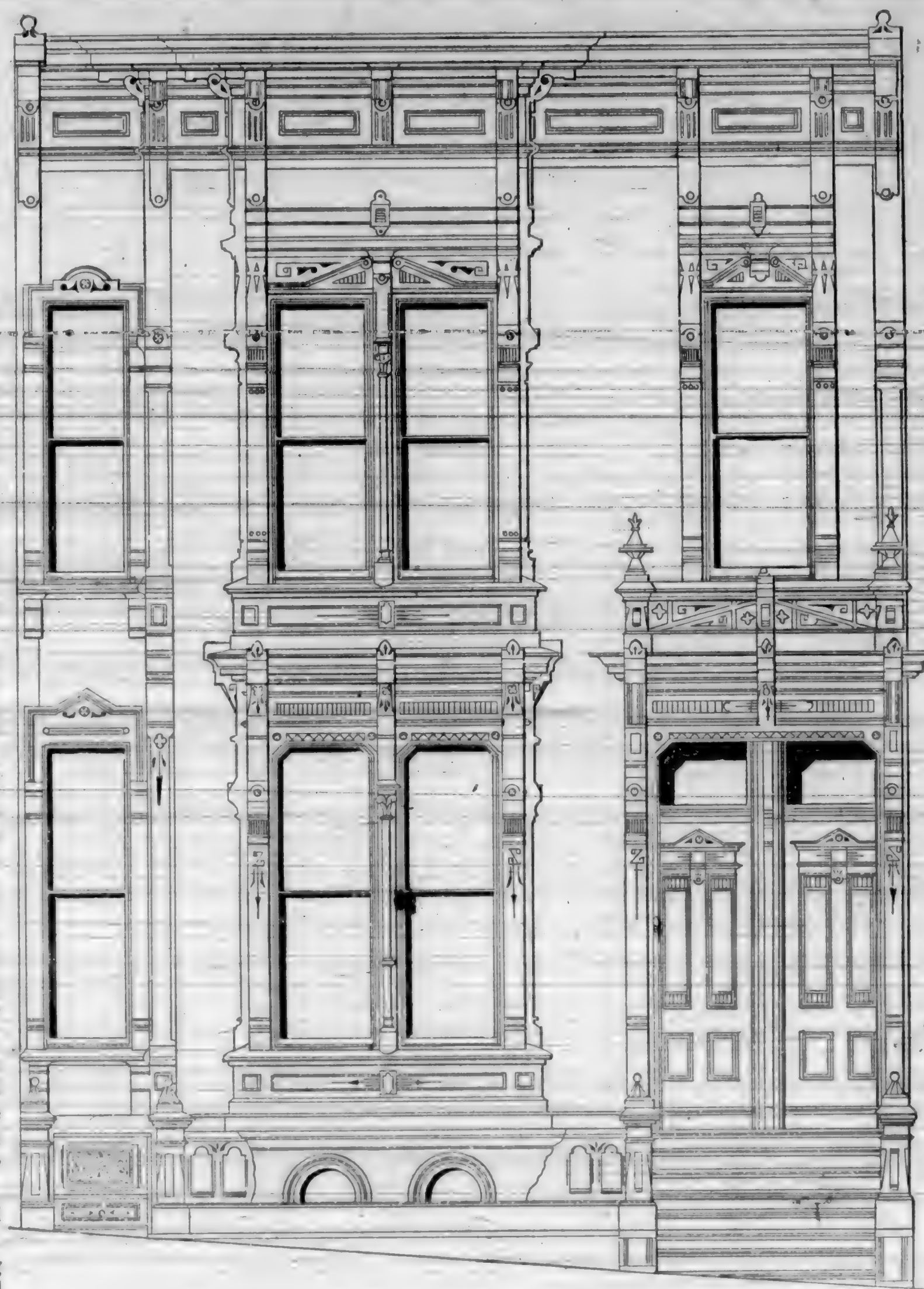
We have repeatedly in this journal, given specifications of different classes of houses, and those for flats would not materially differ from those of any two-story house.

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.

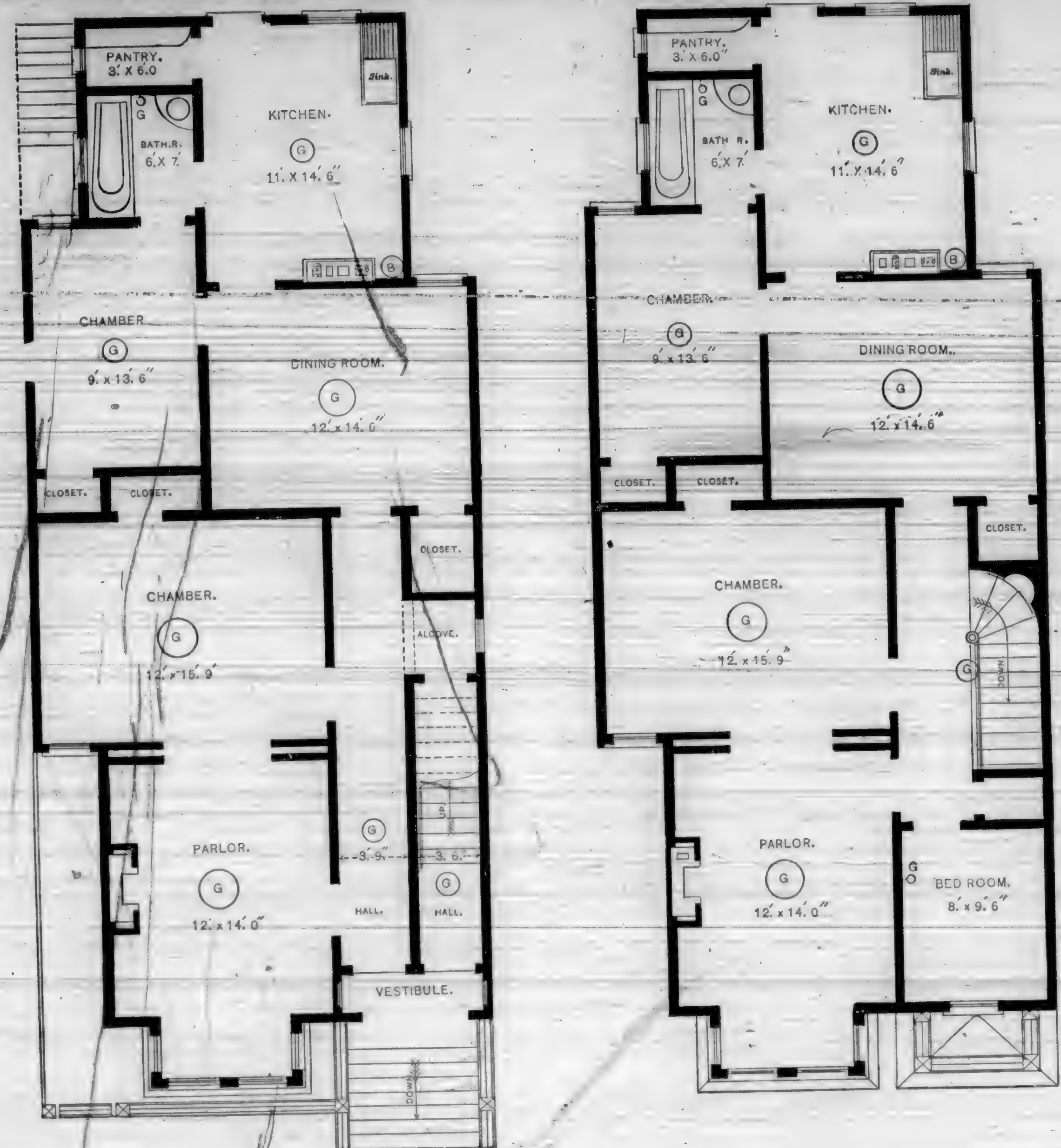
Will Lumber be Cheaper?

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.

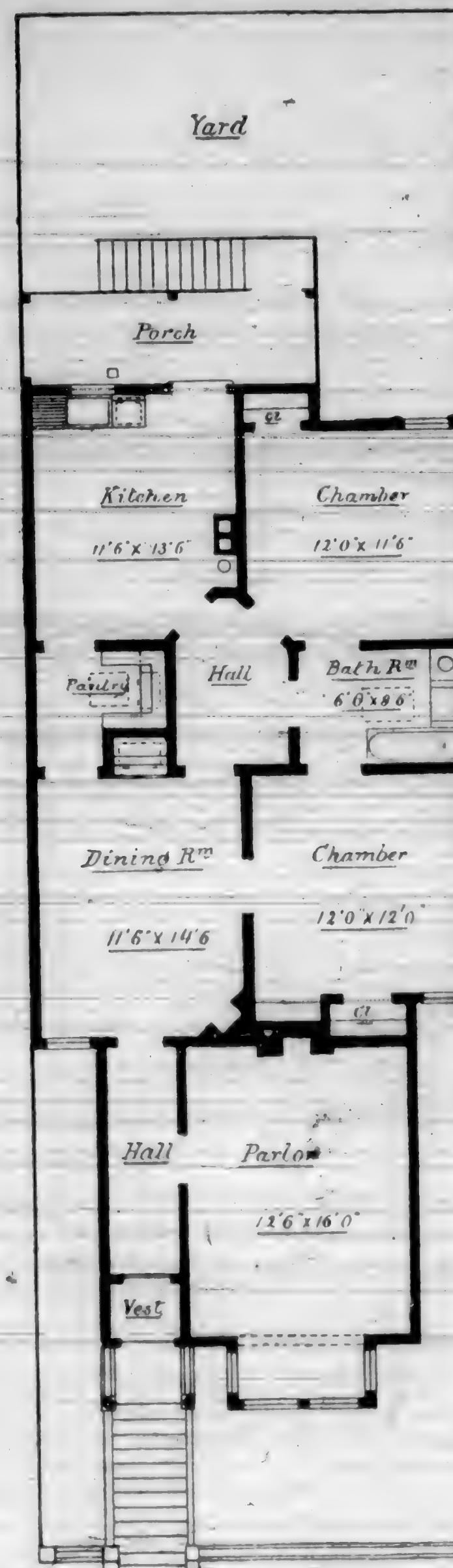
An Eastlake City Cottage.

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.

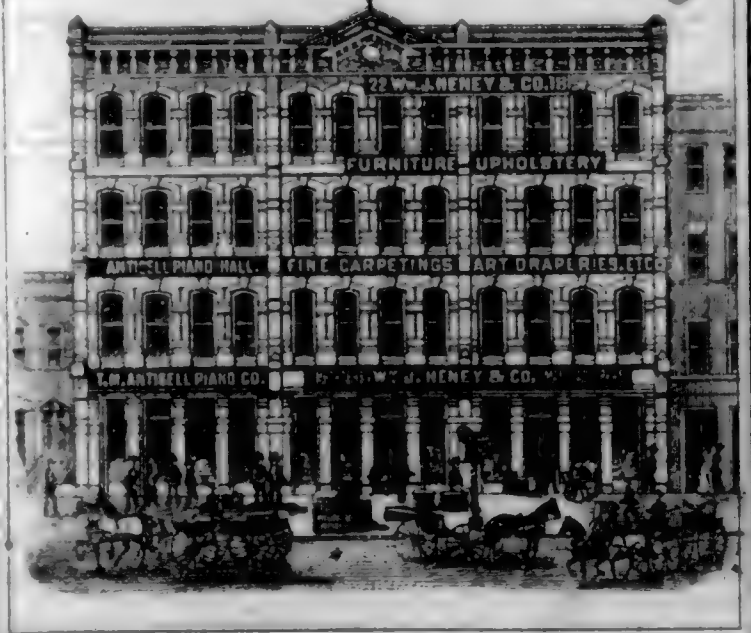
Answer:—To the mixture of cement and sand add Indian red in sufficient quantity to produce the desired tint. A black cement is produced by adding about half a pound of lamp black to a bushel of cement and sand.

ESTABLISHED MARCH 1918

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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 Yaseo, 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. Geilfuss; 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.

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, alteration. 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.

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.

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.

OLYMPIA, W. T.

Architect B. F. Hartsock can be addressed for particulars in regard to a new hall for the I. O. O. F.

PETALUMA.

Ed. D. Hedges, the architect and builder, is having a boom in his business. He is putting up a neat residence for George N. Smith, on B street; also one for Thomas Gray on the grounds of the Real Estate Association, Higbee's addition, and one for David Smith, on Keller street. He is also preparing plans for several other houses.

PASADENA.

E. S. Frost has laid the foundation of a new brick block on East Colorado street. This will be the third brick block erected by Mr. Frost in the last two years.

A \$15,000 hotel will be erected in the town of Traver.

PACIFIC GROVE.

Maudlin B others are erecting a cottage for Mrs. P. Kilburn.

PENDLETON, OR.

G. W. Babcock has finished the plans for a \$70,000 Court House. The Pauly Jail Co. of St. Louis have the contract.

PLEASANTON.

C. H. Dall will erect a building to cover his lot 54 x 150 feet in size.

RED BLUFF.

Sidney Charles will make large additions to the Tremont Hotel. Holt & Gregg have the contract. Amt. \$4,000.

SAN BERNARDINO.

Mr. Willard Wilson will commence the erection of a new two story brick block on Court street, adjoining Dr. Bogart's building on the east. It will be twenty-six feet front and eighty feet in depth.

Mr. Jack Ruffen will also commence the erection soon of a three story block on Third street, near the block now owned by him. Messrs. Otis & Waycott have ordered plans and specifications for a new two story block to be erected beside the Swing block on Fourth street.

Work will be commenced soon on Mr. J. W. Swing's new three story block, corner of Fourth and D. streets.

A. L. Ancker has had plans drawn for three semi-detached villas to be erected near his present residence.

The Lenjamin has had plans and specifications drawn for a two-story house, which he will erect on Seventh Street.

Architects Jones and Griffith yesterday closed a contract with the Los Angeles Granite and Brown Stone Company for the Ventura brown stone to be used in the front elevation of the new Farmers' Exchange bank building. It calls for the delivery of the stone on the premises for \$2,881, and to begin this week.

A contract was also let to William Carmichael for the cutting and setting of all the stone to be used in the street front of the building for \$4,000. The work of cutting and dressing this beautiful Ventura brown stone will be done in the rear of the building, and will begin immediately on receipt of the first shipment.

Mr. Austin Chute is to build an elegant residence on Fifth Street, near Mount Vernon. Work will begin soon.—Index.

Anspachu Bros. are building a warehouse. D. Schneider is erecting a cottage on Rincon Av. E. F. Thomas is putting up a house about a mile from town. The machinery for I. E. Riekey's new planing mill has arrived and it will soon be placed in position. N. Dimond will make improvements on his 4th St. property. I. Easterday has the contract for a dwelling for E. Denison.

The bids on the building of Mr. I. Benjamin's new residence to be erected on Seventh street, near F. street, in the immediate vicinity of the home of Judge Willis, were opened this afternoon in the office of Jones & Griffith. The bids of the different contractors were as follows: S. A. Howe, \$5,110; Oscar Jacobs, \$5,225; W. J. Hastings, \$5,675; W. G. Pearce, \$4,652; A. L. Beach, \$4,937; Needham, \$5,650; Kelly & Stevens, \$6,380; W. H. Young, \$4,449; and J. C. Actings, \$4,756.72.—Index.

The contract for building the new two story brick building, 52 by 80 feet, to be erected for Oakdale Lodge No. 228, J. O. O. F., has been let to Julian Mourot, of Modesto, and the contract papers were signed yesterday. Work will be commenced upon the building as soon as the material can be obtained. The contract price of the building is between \$9,000 and \$10,000.

San Jacinto is to have a Congregational church building this summer. It will be of brick, 36 x 56 feet.

THE STANFORD MAUSOLEUM.

The Magnificent Tomb to be Built at Palo Alto.

In style of architecture, the simple but effective methods of the ancient Egyptians will be followed. Massive, imperishable granite of a light shade of gray, with an interior lining of the finest Italian marble, will be employed. The item of expense has not been considered, the designers being given carte blanche as to cost, and directed to secure the best of material and workmanship to be had. The total outlay necessary to complete the tomb and to prepare the surroundings will reach \$100,000, and may considerably exceed that amount. The item of transportation alone will be a large one, as the granite will be shipped from Vermont and the marble from Italy.

The site selected is a beautiful four-acre plot in the Senator's grounds just outside of San Francisco. It already contains handsome shrubbery, and occupies an altitude commanding a magnificent view of the bay. A driveway sixty feet wide will be made, circling around a slight elevation, on the brow of which will be the tomb. The art of the landscape gardener will be employed to beautify the approaches and render even more effective the vistas of the park.

The structure will be in the form of a temple and will be twenty-five feet square. There will be a double row of massive granite columns supporting the roof of the portico at the front. On each side of the entrance will be a majestic sphinx carved from a single block of granite. Heavy bronze gates close the entrance, and within are solid doors of polished granite. The roof and sides are also of granite and are to be built in the most substantial manner. The stone employed is the Barre granite, from Barre, Vt. It has a slight bluish gray tint, which shows delicate carving to advantage and retains its color without change. Each block was cut the requisited shape at the quarry and marked to designate its position. They were

then boxed, to prevent injury, and shipped to San Francisco. All the main portions of the structure have been sent on, and work on excavations for the tomb has been commenced.

The carving of sphinxes and the more delicate portions of the stonework, have been done in this city under the direction of Caterson & Clark, the designers of the tomb. The two majestic sphinxes are admirably done, and as worthy guardians of the ashes of an American money king as their prototypes were of the remains of the ancient Ptolemies.

The interior of the mausoleum will be done in white marble. The ceiling will be a single arch of marble with a span of twenty-five feet. There will be no crypts or vaults, and provision will be made for the remains of only three persons—those of the Senator and Mrs. Stanford and the son. These will occupy sarcophagi placed on the three sides of the chamber. The body of her son, over which Dr. Newman preached the funeral oration nearly two years ago, is now in a receiving vault in San Francisco awaiting the completion of the tomb. The sarcophagi are being made in Italy; each one will be hewn from a single block of the purest white marble. The lid will be made of a separate piece, and the exterior ornamented with the most exquisite carving. The caskets containing the bodies will be inclosed in a leaden casing before being placed in the sarcophagus. Each receptacle will contain an appropriate inscription, and the name of "Stanford" will appear over the entrance.

The mausoleum will be completed during the coming summer, and, when completed, will be a fitting abode for the remains of one of the most successful men of the day; a railroad magnate, a millionaire and a philanthropist, who is building a university that will cost between \$15,000,000 to \$20,000,000; a man who lives magnificently, with wealth and friends, and everything that makes life worth living, yet who has had the great sorrow of losing his son, his only child, and when he and his wife are called to another world and their remains occupy their stately tomb the family history will end.

VISALIA.

Mr. Harrell will soon commence the erection of a three-story brick building.

Dr. King is having an office building erected.

Ground at South Riverside will be shortly broken for an elegant new opera house to be completed by next winter. The opera house is to be three stories high and of pure Romanesque architecture. The front will be of Colton marble. The main auditorium will have a seating capacity of 750 people. In the building on the first floor will be three stores, each 125x25. The second story will be broken up into offices. The third floor will be used for club rooms. The opera house will be erected on the corner opposite the bank building. A syndicate of Kansas City capitalists have hold of the enterprise. The estimated cost of the opera house is \$75,000. A. C. Willard is the architect.

C. M. Loring has offered to build a \$50,000 opera house at Riverside, providing the lot now occupied by the Citrus Fair Association is given as a site.

SUTTER CITY.

Quite a number of buildings are in course of construction in this place. Chief among them are 11 buildings erected by the Sutter City Building Association at a cost of \$20,000. Salfield & Kohlberg are the architects. A \$15,000 school building is also under way; plans by the same parties. The Sutter Co. Building Association are erecting an \$11,000 hotel, Salfield & Kohlberg being the architects. P. D. Sardemeyer is building an \$8,000 residence, plans by same parties as above. The Sutter Co. Reclamation and Improvement Co. are having a \$2,000 residence built.

MODESTO.

Julian Mourot has secured the contract for I. E. Gilbert's two story brick building.

RIVERSIDE.

Myron Alguire is having plans drawn for an \$8,000 residence—E. L. Allen is building on his Ninth street property—C. A. Whitman and F. DeVine are each building.

SAN JACINTO.

H. B. Smith will, in a short time, erect a handsome dwelling. R. L. Wardrobe has donated a large lot to the Baptist Church Society, and the latter are taking active steps towards erecting a fine church. The Congregational Society intend to build a \$4,000 church.

J. R. Messerly is having a dwelling erected by Stice & Burns.

Mr. Winters is having a handsome residence erected.

A new church building will soon be erected on the lot of the Union Church, in San Andreas. The new building will be dedicated as a Congregational Church, and will cost about \$1,200.

PORTLAND, OREGON.

Architect W. F. McCaw have plans finished for a \$6,000 residence for Captain W. Young. Garrett & Co., have secured the contract.

BANK BUILDING.

The Kern Valley Bank at Bakersfield, will soon erect a two-story brick building.

TACOMA.

Wm. Bradley will erect a \$15,000 brick building from plans prepared by Goddard & Robertson.

Farrel & Darmer have let to Dongan & Bringham the contract for 2 three-story brick buildings. Owners M. Kaufman & W. Wolff. Cost \$14,000.

In White Oaks, New Mexico, M. White-man is having erected a two-story brick building.

E. B. Hamilton of Auburn will erect a dwelling house. It will be octagon shape with plate glass windows on every side.

M. A. Berg is building a \$3,000 dwelling on Pacific Ave. in Alameda.

CHURCH AT TURLOCK.

J. P. Allen of Modesto has been awarded the contract to build the Methodist Church. Cost, \$4,250.

SAN GABRIEL.

Miss Chase will soon have erected a two-story building.

A General Growl in California in Regard to Exorbitant Lumber Rates.

The California papers are continuing to fight high prices, for lumber, and the Pasadena *Star* has been boycotted by the local lumbermen. The *Gladstone Exponent* states that a real estate company offers to furnish lumber to those who build on its lots at from \$25 to \$30 under the prices charged by local yards, which is thought to be good proof that there is a big leeway between actual cost to the dealers and their selling prices. The latter are called extortionate and monopolistic. The *San Francisco Post* scores the "lumber trust" which it denominates the coast combination, and claims that freight rates have not advanced sufficiently to justify the price charged for lumber, to any material degree. It also mentions that the coast has a demand annually for about 1,000,000 orange boxes, 750,000 fresh fruit boxes, 3,000,000 for canned fruits and over 1,000,000 for vegetables, making a total of 5,600,000, which are costing about twice as much as during the season of 1885-86. A Chicago contractor is quoted by the *San Diego Post* as saying a house which could be built for \$1,300 in this city would cost \$2,200 if built in California. It goes on to say that when a land company can furnish its customers with lumber for several dollars under the prices charged by dealers, and prices in San Francisco are so much less, it is apparent there is something wrong. There has been an exhaustive expose of facts and figures, much newspaper oratory and charges of robbery, and underneath all the agitation and criticism lies the fear that the boom will subside.—N. W. Lumberman.

A REAL live mechanic is a thinker. He can think to some purpose. With strange jobs those men are never at a loss, be they experienced or not, for they think; they know how to think, and they think to the point.

Concave Ceilings.

Were concave ceilings introduced into parlor, dining and reception rooms, better opportunities for their 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 it 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 papier mache. Rooms present so many angles, mantles 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 of the ceiling surface, thus causing it to take in the whole.

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I send you by mail, Diploma awarded you by the North, Central and South American Exposition, for your display under my charge. Kindly acknowledge receipt in enclosed envelope.

Very Respectfully

CHAS. B. TURRILL.

Commissioner for California, North, Central and South American Exposition, an Manager Southern Pacific Company's Display.

The above diploma was given to the firm mentioned, for the best display of **PRESSED BRICK**, at an Exhibition that attracted world wide attention. Mr. PETERSEN has made a special study of Kiln burning, so as to have all the bricks of an even color. We have seen car-loads of bricks, delivered in this City, and the uniform color pervading the entire lot, was such as to attract more than ordinary attention from those around. Mr. PETERSEN absolutely guarantees that every brick is perfect. If edges or corners are broken, he does not allow them to leave the depot. Any one ordering brick from above firm, can rest as that they will obtain the very best Brick there is made in California. San Francisco address is Townsend St. between 6th and 7th. San Jose, P. O. Box 187.

Lumber Market.

Pine, Rough, per M feet.....	\$22 50	Redwood, Siding, 3 in.....	25 00
Pine, Rough, No. 2.....	18 50	Pickets, Fancy.....	26 00
Pine, Rough, 41 to 50 feet lengths.....	24 50	Pickets, Rough Pointed.....	20 00
Pine, Rough, 51 to 60 feet lengths.....	24 50	Pickets, Rough Square.....	18 00
Pine, Rough, 61 to 70 feet lengths.....	25 50	Shingles.....	2 50
Pine, Selected.....	26 50	Laths, 1 1/2.....	4 00
Pine, Clear.....	33 50	Laths, 1.....	4 50
Pine, Fire Wood.....	10 00	Furring, 1x2, per lineal foot.....	01
T. & G. Flooring, 1x6.....	35 00	Battens, 1x3, per lineal foot.....	01
T. & G. Flooring, 1 1/2x6, 1x4, 1 1/4x4 and narrower.....	40 00	Nails, for 10 d.....	2 90
T. & G. Flooring, No. 2.....	29 50	Lime, per bbl.....	1 40
Stepping, No. 2.....	45 00	Cement per bbl, according to brand.....	\$2 50 to 4 50
Stepping, No. 2.....	32 50	Brick, per M.....	\$6 00 to 11 00
Redwood, Rough.....	22 50	White lead, per lb.....	06
Redwood, Rough, No. 2.....	18 50	Linseed oil, 50 cents per gallon in bbl, 2 1/2 cent additional for boiled.	
Redwood, Surfaced.....	37 50		
Redwood, T. & G. 6 in, 12 feet and over.....	34 00		
Redwood, T. & G. 6 in, 7 to 11 feet.....	27 00		
Redwood, T. & G. 6 in, under 7 feet.....	24 00		
Redwood, Rustic.....	38 50		
Redwood, Rustic, No. 2.....	32 50		
Redwood, T. & G. Beaded, 12 feet and over.....	37 50		
Redwood, T. & G. Beaded, 7 to 11 feet.....	28 00		
Redwood, T. & G. Beaded, under 7 feet.....	25 00		

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.

List of Members of the Builders' Association of California

330 PINE STREET, ROOMS 11 & 12.

Ackerman, C. H.,	215 Kearny.
Adams, J. G.,	407 Broderick.
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.,	109 Baker bet Page and Oak.
Christy, Chas.,	828 Kirkham, Oakland.
Classen, J. C.,	232 Francisco.
Comary, Wm. T.,	804, Hayes.
Conrad, H. A.,	623 California.
Chandler, R. O.,	1210 Pierce.
Day, J. G.,	San Diego.
Day, Thos. H.,	1012 Devisadero.
Dryer, Bernard,	4 Collingwood.
Dunshie, C. E.,	417 Ridley.
Ellis, B. F.,	999 Chestnut.
Farrell & Bell,	828 Union.
Fish, J. W.,	836 Valley.
Fitzpatrick, A. G.,	411 Twenty-second.
Fletcher, W. M.,	Los Angeles.
Geary, James,	2324 Sutter.
Gillespie, G. G.,	1503 Devisadero.
Gonyeau, J. B.,	33 Hardy.
Grant, John T.,	22 Turk.
Gray & Stover,	1310 21st.
Grden, C. B.,	34 Hawthorne.
Greene, S. T.,	San Diego.
Griffin, P.,	20 Russ.
Hoffmann, Victor Jr.,	515 1/2 4th.
Hatch, H. E.,	1717 Chaste, Oakland.
Hurlbut, R. P.,	115 California avenue.
Irwin, James,	908 16th.
Ingerson & Gore,	971 Broadway, Oakland.
Jackson, A.,	12 Middle.
Keenan, Hugh,	219 Scott.
Kent, S. H.,	711 Leavenworth.
Kern, F. W.,	118 Fair Oaks.
Kincaid & Thompson,	730 Seventeenth.
Klahn, Aug.,	5 Chenery.
Klatt, F.,	814 Twenty-first.
Klein, Jacob, 24	Lilly avenue.
Kreger, Wm. B.,	801 Guerrero.
Knaus, B.,	536 Fulton.
Lang, Geo. R., E. 14th St. & 14th Ave.,	Oakland.
Leonard, Jos. A.,	Alameda.
Langstaff, Wm.,	617 Jessie.
Mahony Bros.,	307 Van Ness.
Maher, J. W.,	105 Precita avenue.
MacDonald, Allen,	1303 Buchanan.
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 I Russ.
Norton, A.,	1331 Ellis.
Parkes, R.,	527 Grove.
Plums, Wm.,	3109 Sacramento.
Quinn, Charles,	133 Oak.
Rebman, J.,	Los Angeles.
Riddell, Thos. C.,	16 Twelfth.
Robertson, John,	San Rafael.
Rohling, Henry,	14 Collingwood.
Steinman, F. V.,	423 Bush.
Simpson, R. F.,	326 Telegraph Av., Oakland.
Smith, Robt.,	1125 E. Third Av. East Oakland.
Smith, James W.,	1220 Eddy.
Sullivan, Timothy,	20 Laskie.
Terrill, Chas. C.,	617 Seventeenth.
Thompson & Moar,	338 Golden Gate Av.
Waterbury, C. S.,	1322 Scott.
Wharff, Wm. H.,	Green and Laguna.
White, O. E.,	879 Seventeenth.
Wilcox, J. R.,	608 Willow Av.
Williams, F. A.,	545 Natoma.
Willis, A. A.,	30 Diamond.
Worden, S. G.,	1013 Valencia.
Zwierlein & Pavel,	421 Bush.

Pretical Geometry.....	1 00
Cottage and Farm House,	
Woodwd.....	1 50
Country Homes, Woodwd.....	1 50
Lumbermn's Hand Book.....	2 00

THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX.

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

NUMBER 6

THE California Architect & Building News.

Established January, 1879.

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

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OUR ADVERTISING RATES.

Front Cover, Outside, Each Insertion	Per Square \$ 2.50
Back Cover, Outside, Each Insertion	do. 2.00
Page Preceding Reading Matter	do. 1.75
Page Following Reading Matter	do. 1.50
Inside Pages	do. 1.00
Full Page Inside	One Insertion 40.0 c
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, JUNE 15, 1888.

Competition Plans.

The Academy of Science and the Olympic Club have issued invitations to local architects generally, to compete for the plans for buildings contemplated by the respective organizations named. The conditions are in the main, conventional, including the little joker so important in all such cases, to render award No. one to the *right man* possible, within the letter of the invitation. The gentlemen composing the respective committees are men of acknowledged repute for integrity in all personal transactions, and either would resent any imputation shadowing reflection upon the *invended* fairness, and the impartiality of their propositions. But the best of men may err in judgment, and the wisest be misled in arriving at conclusions; but it seems strange that in all such cases—the two in question not excepted—there should be a plank or condition incorporated in the invitations placing numbers one, two and three at the mercy of the adjudging parties, and rendering it easy to manipulate and award number three by actual merit, first premium and 5 per cent. upon the cost of construction; while the total of the premiums offered, will not pay one-tenth of the actual cost to architects to prepare the plans, to say nothing of the professional skill required, provided a reasonable number engage in the competition. A large amount of labor will be wasted.

Lumbermen's Committee Meeting in the Office of this Journal.

On the 23d of May, gentlemen representing the Pine Lumber Association, the Redwood Lumber Association, and the Retail Dealers' Association met in the office of this Journal. They had been appointed as a Committee to confer with the Editor

in regard to the articles published on the high prices of lumber. The Chairman of the meeting gave the following facts in regard to the present situation. The owner of a large mill have a great many expenses of which the general public are not aware. It is a benefit to the mill owner to have married men in preference to bachelors. The owners erect houses and to each one gives from one-half to two acres of ground to cultivate, etc., charging the nominal rent of \$10 per month. A school is provided for the children—secular and spiritual. On stated occasions, a minister preaches the gospel. In fact, it is the mill owner's pride to surround the little colony with all the benefits of civilization. Having done so, he manifestly cannot at a minutes notice, discharge such a class of help, and therefore must keep them going whether lumber is worth \$12 or \$25 per M.

Owing to the large demand for skillful labor in the woods, the price for the same has greatly increased; consequently the cost for logging is much more than it has been for years. Freight are also much above the prices usually paid.

The gentleman quoted one of our largest firms who had lost \$75,000 last year in the lumber business. The firm, however, owned the store at the mills, in which last year they made a clean profit of \$40,000, thus reducing the loss to \$35,000. This fact was quoted merely to show that at prices of "Schedule," the lumbermen were not making the large amounts of money generally credited to them.

All the facts necessary were presented to us to show that at the quotations given, the lumber manufacturers were not making anything but a fair profit.

The Committee offered us free access to their books, and gave us a cordial invitation to call upon them individually and obtain any information we desired.

The gentlemen were very earnest in their endeavors to present all the facts to us, laying particular stress that our articles were extensively copied in Eastern Journals. From facts that had come under their observation, they were satisfied that our articles were hurting the general prosperity of the State, by keeping away those who would come here but for the generally conceived Eastern opinion, that the LUMBER TRUST was so anarchical in its tenacity to squeeze on the pockets of the dear public, that building was almost out of the question owing to the cost of materials.

We are well aware that our articles are extensively copied and that is the reason we have been very careful in their insertion. We have from time to time, called attention to the high prices of lumber, because we were satisfied that it was merely a little manipulation on the part of the manufacturers. ONE of the little jokers can be shown as follows:

The receipts of Lumber at San Francisco for the first five months of the year compare as follows:

	1888	1887
Pine, ft.....	94,368,031	77,071,672
Redwood, ft.....	46,980,688	42,245,214
Shingles, No.....	55,541,150	14,689,900
R. R. Ties, No.....	534,631	192,472

According to the above summary 141,357,739 feet of lumber alone have been received. Five firms may be said to have been the manufacturers of nine-tenths the above total, and of this total, TWO THIRDS WAS SHIPPED ON VESSELS BELONGING TO THE MANUFACTURERS. Thus, virtually, those who produced the lumber, made their own terms for freight. At \$6.00 per M. the freight on above amount for proportion owned by the manufacturers, would be in round figures about \$560,000.

Now, the lumbermen, controlling as they do the ships engaged in the carrying trade, can with a stroke of the pen raise freights \$1.00 a thousand. By so doing, although the price of lumber has not been raised, they add the neat sum of \$140,000 to their bank account.

The above is only one of the little jokers by which high prices of lumber are maintained.

We thank the gentlemen of the committee for their friendly call, and will assure them that we will use our best endeavors to be just in all our statements, and do all we can to further the interests of those intending to build.

But during the past ten years the patent stone device has accomplished its triumphs over all others, proving itself not only a competitor with nature's stone, but for regularity and smoothness of surface and durability, it is equal, if not superior to the large slab, natural formations. True, there are examples which argue against the merits of the made stone, but these are but evidences that pretenders, who have not understood the science of manipulating cement ingredients, have done the work, or that owners have played the fool's part in seeking cheap men, rather than pay fair value and secure satisfactory and durable work.

We have just received a large number of the above named books. A copy will be sent to any address upon receipt of ONE DOLLAR. It contains a full treatise on the Carpenter's Steel Square and the numerous uses to which it may be applied:

The Statute now under consideration is obviously local in both those senses, for its purports to spend its entire operative force within designated localities. But that circumstance will not of itself constitute it a local law within the inhibition of that Constitution, if there be a proper classification of the localities in

SEWER POISON—How shall one know when he is poisoned by sewer gas? is a question frequently asked. Dr. Hun, in the *Medical News*, says that he has carefully studied twenty-nine cases, and thinks it probable that the following condition may result from sewer gas poisoning: Vomiting and purging, either separately or combined; a form of kidney trouble; debility, in some cases in which the heart is especially involved; fever which is frequently accompanied by chills; sorethroat, which is frequently of a diphtheritic character; neuralgia. These conditions may occur separately, but are frequently combined, and it is especially common for the fever to be associated with the other forms of sewer gas poisoning. Finally, in cases of sewer gas poisoning, there is one group of symptoms which is almost always prominent, and these symptoms are loss of appetite, drowsiness, extreme prostration, and a dull, unpleasant feeling in the head and whenever this group of symptoms occurs; not as a result of an attack of acute disease, but as a chronic condition, a suspicion is justified that the patient is exposed to sewer gas, infection.

JUST RECEIVED: THE CARPENTER'S STEEL SQUARE AND ITS USES.
We have just received a large number of the above named books.
A copy will be sent to any address on receipt of ONE DOLLAR.
It contains a full treatise on the Carpenter's Steel Square and the num-
erous uses to which it may be applied.

THE NORRIS PULLEY.



Various attempts have been made to introduce a pulley, the different sizes of which would be suitable for all kinds of sash. Some of the patents answered very well for light sash, but proved unsuccessful for those which contained large lights of French plate glass. Again, some kinds made especially for the latter would not answer for the first mentioned. The great requirements for perfect sash pulleys, that are absolutely required, consist first in having the wearing parts composed of such material that they are but little affected by wear, and second that the moving parts operate without noise. In these two essentials the NORRIS PULLEY stands without an equal. As much care is taken in the manufacture of those costing but \$1 10 a dozen as the fine bronze metal case and wheel costing \$22 60 per dozen.

It will be noticed from the cut that these pulleys are inserted in the frame in a totally different manner from those of any other pattern. It is at once apparent that for strength there is no comparison between the above and the old fashioned way of a screw in the lower end. A great saving in time and labor is gained by having only one screw to insert. In a large house this saving amounts to considerable. Carpenters can put in this pulley by hand ten times faster than they can any other style, which to them in labor and screws is more than cost of pulley.

We have used the NORRIS PULLEY in houses which we have constructed, and can confidently recommend them as superior to any other with which we are acquainted. The cheapest pulleys are made first-class, with large size hard pin, deep groove, the hub of wheel extending through to bear on the case, wheels run true, no burrs on the wheels to cut the rope. If, by mistake, at any time a pulley in a new lot should not meet the above requirements, Messrs. Norris & Co. will cheerfully take them back.

There is a splendid line of samples of above pulley in this office, and those about to use pulleys of any kind are invited to call and examine the same. Those in the country who can not call can either send here for information or write directly to the manufacturer, C. Sydney Norris & Co., Baltimore, Md.

JUST RECEIVED.

The Carpenter's Steel Square and its Uses.

We have just received a large number of the above named books. A copy will be sent to any address upon receipt of ONE DOLLAR. It contains a full treatise on the Carpenter's Steel Square and the numerous uses to which it may be applied:

NOTICE TO ARCHITECTS.

Plans and specifications will be received up to 2 o'clock P. M., of July 5, 1888, by the Board of Trustees, of the Free Public Library, for a library building to be erected on the north half of lots 2 and 4 in block 12, east of Center street, in the city of Stockton, State of California. The dimensions of said building to be 50 feet front by 80 feet deep; the building to be two stories high, and to be connected by a capacious and easy stairway of not less than 10 feet in width. Said building to be constructed mainly of brick, of which the South wall of the Eureka engine house shall constitute one wall. The upper story to be lighted from above, in connection with capacious windows at both ends of the building. A premium of \$150 will be given for such one plan as may be accepted, if any, by the board. The cost of said building not to exceed \$12,000, for which the estimate under the plan accepted must show that the construction is possible at that figure, and for which the architect whose plans may be accepted shall assume the contingent responsibility under the statutes of the state. It being understood that the plan accepted shall be the property of the Board of Trustees, to be used in any manner they may please, and the acceptance of the premium by the architect shall be the purchase price for the same. The board reserves the right to reject any or all plans and specifications. By order Board of Trustees Stockton Free Public Library.

W. F. CLOUDSLEY, Secretary.

San Francisco Chapter American Institute of Architects.

The regular meeting of the Chapter was held on June 1st. Owing to the absence of the President—he being in New York—Vice President W. P. Moore presided.

M. J. Lyon was elected a student member. At present, he is in the office of Macy Jordan.

Various members reported as a Committee of the Whole, in regard to procuring suitable rooms for the use of the Chapter. Propositions were received in regard to the Murphy Building, the Howard Building, the Phelan Building and others. Definite action was postponed until next meeting.

The Chairman of the Committee on "Competitions" reported that he had called two meetings, but their conclusions were not as yet sufficiently matured to place them before the Chapter. One month further time was granted for a written report.

An informal discussion was indulged in relative to the best manner of conducting the affairs of the Chapter so as to make them more interesting. All members present gave their views on the subject, and it is likely at next meeting more definite action will be taken.

A Gentle Hint to the Lumber Trust.

A CONTRACT FOR THE GENERAL RESTRAINT OF TRADE IS AGAINST PUBLIC POLICY.

AN IMPORTANT DECISION.

The Supreme Court has affirmed the decision of the lower court in the case of the Santa Clara Valley Mill and Lumber Company, against Isaac N. Hayes et al.

This was an action to recover \$10,000 for a breach of contract between the parties, who were all engaged in the manufacture of lumber in the county of Santa Cruz, by the terms of which defendants agreed not to manufacture any lumber to be sold during 1881 in the counties of Monterey, San Benito, Santa Cruz or Santa Clara, except under the contract. Defendants failed to comply with the agreement, and the action was brought.

The court found that the sole object of the contract was to form a combination among all the manufacturers at or near Felton, for the purpose of increasing the price of lumber, limiting the amount to be manufactured, and giving plaintiff control of the entire supply of lumber for that year in the counties named. The effect was that no wholesale market existed at Felton during that year, and dealers could not purchase lumber in any quantity during the year 1881. The Court further found that the contract was against public policy, and gave judgment for defendants.

\$5,500.

City Dwelling for a Lot Twenty-Five Feet Front

In this city a building lot has generally 25 feet frontage; the depth varies from 85 feet to 137½ feet. It is this average width that causes so many strangers to say that so many of our houses are quite similar in appearance. When it is taken into consideration that lots are 25 feet frontage, and that light way must be had to rear rooms, thus cutting off the frontage about four feet, it must be confessed that where owners will have the universally used bay window, our architects have almost exhausted the whole range of original fronts, and there is a sameness about houses built on a regular size lot. When the width is greater, however, there is no city in the world of the size of San Francisco, can lay claim to possessing so many examples of fine dwelling architecture as can be found by those perambulating our beautiful hills and valleys.

The example given in this issue is for a house possessing many conveniences, and specially adapted to a 25-foot lot. The front is somewhat different from the usual style, and if finished according to plan will present a very neat appearance.

The plans have been carefully studied, and we think the arrangement of the rooms is such that any one following the plan will be perfectly pleased with the house when built. At present prices of materials, the building represented can be built for about \$5,500.

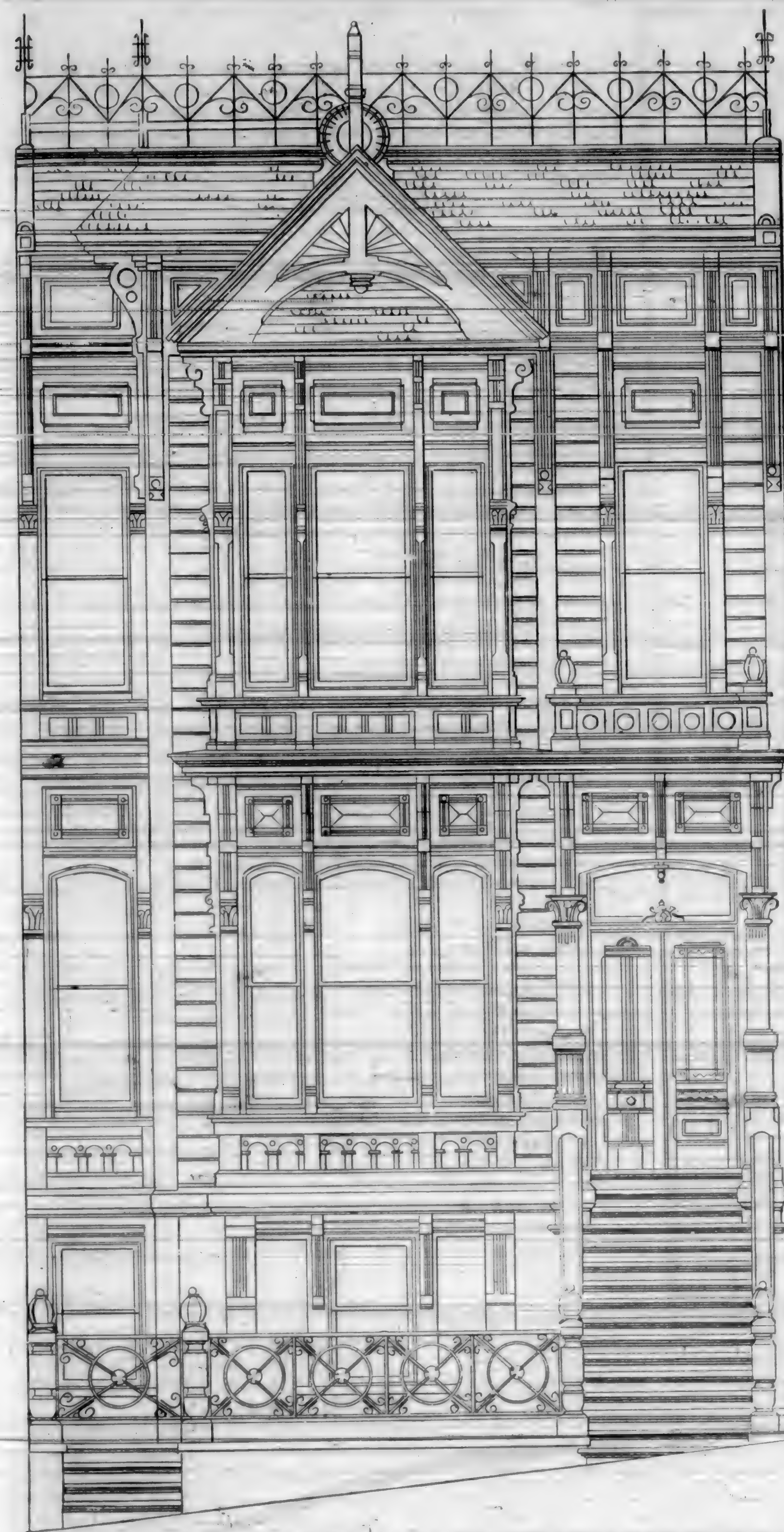
Sack's Automatic Water Closet:

This closet has been introduced several years in this city, and the general verdict of those using the same is that they are superior to any other AUTOMATIC CLOSET now in use. We know of some that have been in use for years, without requiring repairs of any kind. A company has lately been formed, whose intention is to thoroughly introduce this closet in every portion of the Pacific Slope. See the new ad. on page IX.

THE wooden parts of tools, such as the stocks of planes and handles of chisels are often made to have a nice appearance by French polishing; but this adds nothing to their durability. A much better plan is to let them soak in linseed oil for a week, and rub with a new cloth for a few minutes every day for a week or two. This produces a beautiful surface, and has a solidifying effect on the wood.

Steel Square and its Uses.

We have just received a large number of the above named books. A copy will be sent to any address upon receipt of ONE DOLLAR. It contains a full treatise on the Carpenter's Steel Square and the numerous uses to which it may be applied.



ELEVATION OF SAN FRANCISCO CITY \$5,500 RESIDENCE, FOR A 25-FOOT FRONT LOT.

Weather Strips.

A great improvement is observable in the mode of insertion and the quality of the material used in the weather strips, as produced by Bradstreet, of this city. Samples may be seen at this office, with prices affixed. By sending a note to the manufactory, 1326 Ellis, an agent will call on you and explain thoroughly how to stop your windows from rattling, and to prevent dust from coming in the cracks.

Our City and Country Building News.

We call especial attention to the Building News given in this Journal. There is no journal printed in California but the *California Architect*, which can be depended on for reliable building news. We have special correspondents in the principal sections of the State. As for city news, we are so far ahead of any other publication, that no comparison can be made.

The Art of Estimating.

If in each trade itself there should spring up by the proper evolution of study and experience, one man or many men, who were perfectly competent to give a correct estimate of the cost of any given piece of work in this particular trade in any or many of the states of the United States, such men would find themselves amply rewarded for their particular knowledge, and such knowledge would be of the utmost value, not only to architects, but to engineers, builders and contractors, and the public at large. We do not believe there are many men in this country who, in any trade connected with building operations, can give correctly the cost, for example, of one square foot of any piece of work with which he is familiar in all the counties of any state in this country, where building is going on, not even within the limit of three per cent. excess or deficit of the actual cost. That one could become so expert upon such work in this country that a remark of this kind could not be truthfully made, no one will deny, and that it can be made forcibly illustrates the chaotic condition of estimating in this country. Architects in New York accept commissions from Portland, Me., to Los Angeles, and contractors cover an equally large territory. Even within much smaller limits the same assertion is almost equally true. To become expert upon estimating, what must a man do and know? In his chosen field he must first know every material that is used, its methods of manufacture, its quality, its market value, and the reason for its use. He must know the kind of labor employed upon such material, a fair knowledge of the skill required to perform such labor and the amount of labor required to perform a certain unvarying unit of the work to be done, viz., a square foot, a lineal foot, a cubic yard, or other established measure. This work must be thoroughly done, but it can be well done, as the writer has seen demonstrated again and again. He must have tabulated sheets of the value of labor per hour in every known labor center in this country, and keep his lists up to date. He must be an omnivorous reader of the published lists of bidders figures on contracts, that so many of our valuable technical journals now make a feature of, and to which the writer feels an indebtedness he knows he can never repay. He must, if he can, keep a general track of the rise and fall of values. If he has had the training of an engineer he can do this to the best possible advantage by keeping a series of profiles of the value of labor per hour in various localities. This will give him a graphic map, which will enable him to intelligently estimate at a moment's notice in any locality in this country. The value of material could be mapped in the same way. It is also somewhat singular that the opinions as to what constitutes a fair return on the money invested by the contractor vary so largely in different parts of the country. In order to arrive at this element in the calculations, an estimator must keep the run of the loanable value of money. Where rates are low, percentages are lower, and conversely. The fairest criteria, we think, may be based upon the interest on bond and mortgaged real estate. This kind of investment has permanence, and is free from the manipulated fluctuations of railway securities. The resulting estimate will be safe and conservative.

The preliminary work to be done to prepare the way for an accurate estimate of cost of any building is:

1. The gathering of the facts in regard to material of every kind and nature that enters into a building.
2. The kind of labor and its amount in the execution of the work to be done.
3. The establishment of a system of reference tables or profiles, which will be an epitome of the estimator's information in the field he desires to cover. In regard to aids in obtaining this information, we have space only to mention a few.

The most important information to be obtained, because it is of the sort that is generally unknown, is the amount of work a man can and ought to do in an hour's time. The best method we have found to obtain this kind of information is to question the workman himself. It sometimes needs considerable tact and shrewdness, in order to obtain from the workman himself what he considers a fair estimate of an average man's work for an hour. It is also a kind of work that needs a spirit of patient inquiry, a comparison of replies, and a collation of results, in order to deduce from them all a fairly average result. This may seem at first sight a slow and tedious process, but it is essentially the only one that is safe and conservative.

To obtain information in regard to materials the estimator must industriously collect from manufacturers and dealers in supplies their business circulars, catalogues, price lists and advertisements of their wares, and, above all, do not forget their discount



PLANS FOR SAN FRANCISCO CITY \$5,500 RESIDENCE, FOR A 25-FOOT FRONT LOT

Last year, Frank L. Smith of Boston, issued a very entertaining little work entitled a "Cosy Home and how it was built". This year the same gentleman sends us another work called "Homes of to-day." It contains 30 pages of designs of buildings and is sent to any address for the sum of 25 cents.

sheet. Arrange and classify their contents according to the trades they refer to, and index them in some systematic manner, so that a reference to anything they contain may be had without a moment's delay.

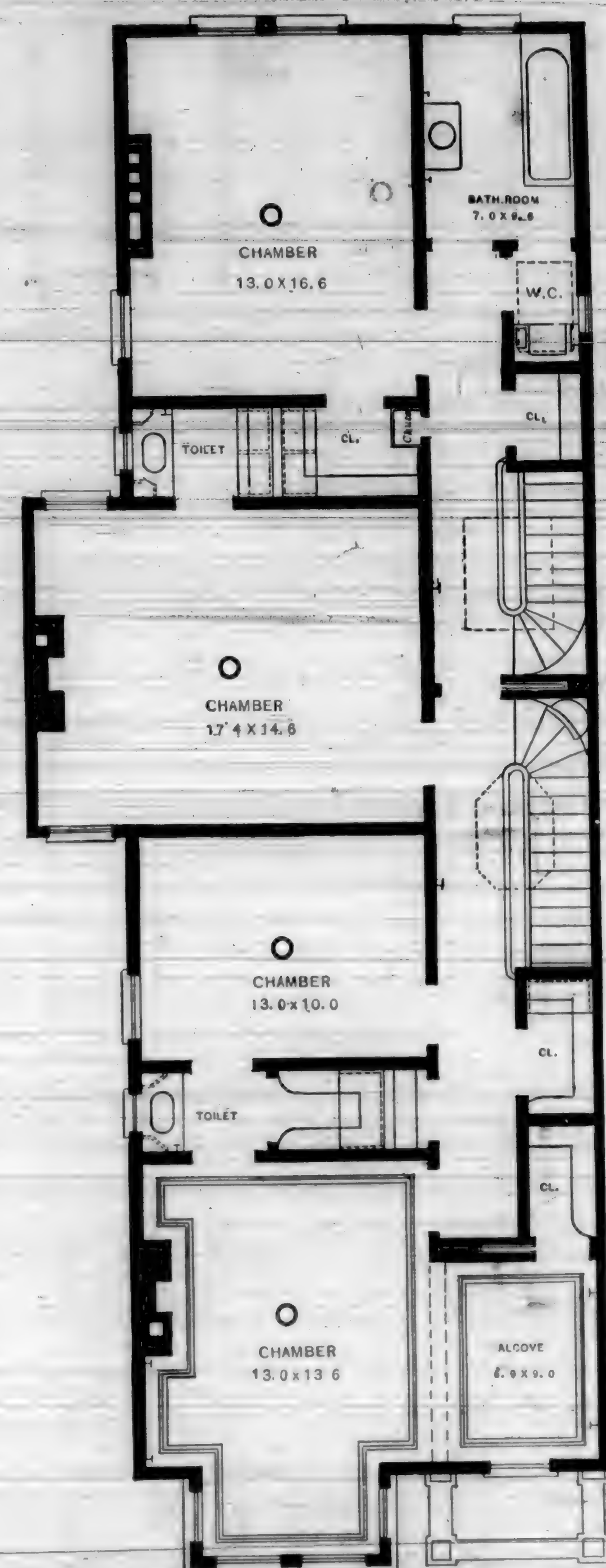
To keep posted on novelties, new, but meritorious inventions, constant reference must be had to the various trade and technical journals. The same journals will contain summaries of bids on important work, which must occasionally be analyzed and referred to items as a check upon the estimator's standard of values. It must be constantly borne in mind that it is the actual value which is wanted of a piece of work, not merely the skeleton representative which is embodied in the word price; many a piece of work may have several prices to different men, but it can only have one value, and that value is the amount of labor done upon or with a given material in a certain unit of time. To reduce his work to an admirable system, a man must have an orderly mind, and be possessed of methodical habits. Much will depend upon the system to be adopted; each individual must work out for himself a system of reference that will be to himself, individually, the most serviceable. His work and methods must be logical, his results accurate and obtainable. The most authoritative sources of the price of labor (we do not say its value) is to be found at the rooms of the various associations of builders and manufacturers in all of the large cities of the country. Many trades journals are in the habit of publishing at various intervals the prices paid per day to different sorts of skilled labor, and many a missing link can be obtained from such tables.

The evidence presented here is somewhat *ex parte*. The answers to the queries propounded cannot be deduced from any series of arguments. What we have pointed out is something to be done in the future, and will, we believe, shape itself to the current needs of our building art. In older countries than ours, confessedly behind us in push and progress, the tendency is to a more systematic division of labor in the high art of design and construction, and the ends to be attained are more the outgrowths of experience than a change in the nature of reforms, and is because of our lack of experience in the development of all phases of art that we are in our present chaotic conditions as to the estimation of the cost of buildings.

In France, the *Société Centrale des Architectes Français* publishes the *Serie de Prix*, or official price list of building materials, which is used by every contractor in making his estimates. We have nothing approaching such a list in this country, and probably never can have, owing to our geographical magnitude; but, if we had, there would be no opportunity for a man to become proficient in the art of estimating. In England Laxton's annual price list, now a volume of more than 600 pages, is so complete as to be used constantly by contractors in compiling their estimates for all large tenders; and we learn that it is now proposed to erect a large building in London for a reference museum of building materials. The general scheme of this museum is, in addition to other desirable ends, to present a classified arrangement of such materials, and will contain a complete set of catalogues, price lists, etc., of all manufacturers and dealers in the kingdom, kept up to date. If such museums could be established in, say, Boston, New York, Philadelphia, Cincinnati, Chicago, St. Louis, Omaha, Denver and San Francisco as centers of information, the task of estimating would soon be resolved into its proper shape, and become what it should be, a well established art.—C. POWELL KARR, in *Carpentry and Building*.

Lower Prices for Lumber.

Prices for lumber have been reduced \$1.50 per thousand "all through the list". At least, that is the way a prominent lumber firm notified us. The reduction noted would be much greater only as same authority says, "we have to make an allowance for those that don't pay." If all contractors promptly settle we could now afford reasonable rates. So it seems there is a good profit in lumber at \$20 per M. provided all those purchasing the same would only settle their bills. We have contended all along that \$18 was ample for rough lumber, and \$20 was a very high price. And the lumber manufacturers finding out that the progress of the City has been materially checked by the extraordinary high prices of \$22.50 for rough and \$40 for flooring, have come down the magnificent tumble of \$1.50 per M.



PLANS FOR SAN FRANCISCO CITY \$5,500 RESIDENCE, FOR A 25-FOOT FRONT LOT
Corrugated Iron.

Turn to page x of this issue and note particularly the add of Cincinnati Roofing Co. For roofs and sides of warehouses, nothing is better than Corrugated Iron. One great danger to which our grain warehouses are exposed, is the liability to take fire from sparks issuing from the stack of the passing locomotive. In California, all the warehouses are built close to the main line of a railroad and are peculiarly liable to catch fire. Write to the Cincinnati Corrugating Co. and get a catalogue; after reading same, you no doubt, will at once take pains to make your exposed buildings absolutely fire proof.

STAIR BUILDING, IN ITS VARIOUS FORMS AND THE NEW ONE - PLANE METHOD OF HAND RAILING,

BY JAMES H. MONCKTON.

A PERFECTLY NEW BOOK, PRINTED IN 1888.

The author presents in this work for the first time,—as applied to hand railing—the *one plane method* of drawing face-molds, a method in which only one plan of projection is required. By the plane process of drawing a face-mould, a center line of wreath may also be infolded, and fixed in its relation to the elevation of tread and rise; thus determining the length of each baluster on the curved plan and gaining a knowledge and control of the wreath's exact position not before attainable.

The experienced stair-builder will learn that this one-plane method of drawing all face moulds—and also the manner of finding the angles with which to square wreath prices—is simple, uniform and rapid. The student or apprentice will find that the elementary study of hand railing in the practical and novel way presented is easily acquired; he will also see that the detail instruction given in stair building from a step ladder to expensive and difficult staircases is presented in a manner to be clearly understood and quickly learned.

The Architect will find the best examples yet printed of Newells, Rails and Balusters, some of them being of exquisite design. The book is elegantly bound, printed on good paper, with illustrations far in advance of any similar publication.

The Bancroft Company have the above book for sale and orders sent to them—721 Market street, will receive prompt attention. Any order sent to this office will be immediately attended to, and the books promptly forwarded on receipt of the price, six dollars.

Eastern Opinion of the Subject.

"We are informed that the Lumberman's Association of the Pacific Coast is taking steps to maintain the position it has gained in the past few months with regard to prices in lumber. Nearly all the mill owners of California and the far northwest join hands to maintain values. Their association has been somewhat of a success and now we are informed that they have ordered that the mills in Mendocino and Humboldt counties, California working under its dictation, shall run three weeks each during the months of May, June, July and August or three quarter time it is the purpose of this organization to keep the supply of lumber entirely within the range of the demand. It appears that the extraordinary call for lumber during the past season has begun to fall off. Perhaps the collapse of the southern California speculative boom is responsible for this temporary disarrangement of the lumber mills. At any rate the association's edict has gone forth, and manufacturers have adjusted their affairs to meet the already strongly felt decline in the demand for lumber on the lower coast."

SOME lectures have been recently given at the British Museum upon the art of ancient Babylonia, which are reported in the *Builder*. It is hardly necessary to say that since the discovery of several subterranean stores of cuneiform inscriptions, made upon cones of clay, our knowledge of Babylonian ways has become greatly enlarged, and it may not be long before as much is known of the history of Mesopotamia as of ancient Egypt, where, as some one says, the events which occurred in the fifteen and sixteenth centuries B. C. are recorded with greater precision and in more minute details, than the history of any European State in comparatively modern times. It is not long since a great number, some forty thousand, we believe, of inscribed cones were discovered, and sent to the British Museum to be deciphered, and a few months ago, while hardly more than a beginning had been made in translating the first consignment, two hundred thousand more were dug out of a subterranean chamber under the mound of Tel Ibrahīm. This chamber is supposed to have been one of the "stack rooms" of a great public library, of which five are known, from inscriptions, to have existed, in what we should call the five university towns of the Empire, Borsippa, Kutha, Larsa, or Larissa, as some maps call it, Eridu, and Babylon. Not only is the existence of these centers of learning well attested by the inscriptions, but we know the character of the sciences principally cultivated in each, Eridu and Kutha having been the seats of theological knowledge, while Borsippa was the center of technical instruction, and Larsa of mathematics; and the library attached to each was mainly devoted to books, or rather tablets, of appropriate character. Not only were these libraries well stocked, but the books were arranged and catalogued with such skill that authorities of the British and the Continental museums have adopted the ancient system as being still the best for the sort of material with which it dealt. Most people will remark the similarity between this sort of literary, or rather educational enthusiasm, and the passion for scholarship which still exists among the educated Chinese, and it is not very surprising to find that it is now regarded as certain that the Chinese writing is intimately related to the cuneiform character, as if the people of Mesopotamia had diffused civilization eastward to the Chinese valleys, as well as westward to Asia Minor, and indirectly to Greece and Rome.

Artistic Homes.

A new work containing 44 plates of Residences, Churches, School-houses, etc.

Some of the designs are very good. No dependence can be placed however on the figures given as the cost of each plan; that is, to those who build on this coast. In many cases the figures are not one-half of what they should be if applied to buildings here, and in several instances not even one-third.

The publishers claim a copyright on every plan presented, and warn persons from copying any portion of plans represented. As an almost fac-simile of several of the plans appeared years before the book was printed, we fail to see where the copyright comes in. In the *California Architect* of the past 9 years will be found nine-tenths of the features presented in the plans contained in *Artistic Homes*. Price 25 cents each, post paid.

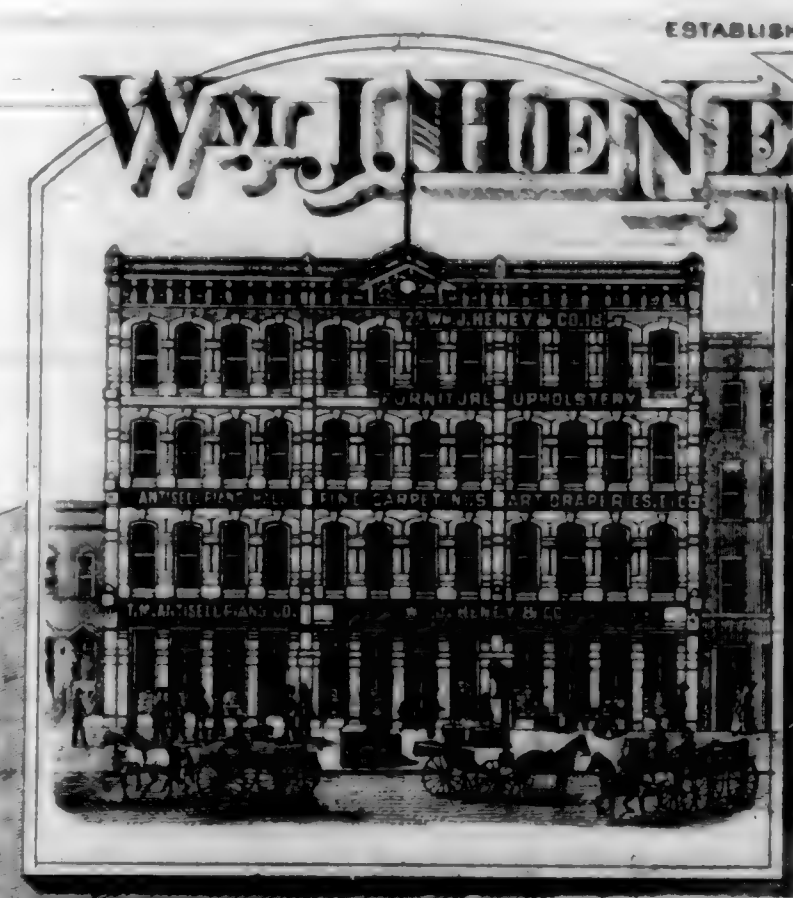
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Rural Homes, Wheeler.	150
Old Homes Made New.	50
The Suburban Cottage.	1 50
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Leffel's House Plans.	2 00
Water Closets.	1 00
Sewer Gas.	1 25
Steam Engine Catechism.	1 00
Builder's Guide.	2 00
Cozy 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



CITY BUILDING NEWS.

Bartlett, near Twenty-Second, 2-story frame. Owner, Munson; cost \$1,200.

Bluxome bet 4th and 5th, one-story brick building. Owners, Overland Freight Transfer Co. Architects Schulze & Meeker; contractors, Mahoney Bros. Cost \$3650; filed May 18; limit Aug. 1. Payments; roof tinned \$1,700; completed \$1,035; balance \$915, 35 days.

Bluxome nr 5th. Repairs. cost \$600.

Bush cor. Stockton. Alterations to Beresford House. Owners, Coleman Bros; Architect, J. E. Wolfe. Cost \$8,000.

Bush, bet Dupont and Stockton, additions to Catholic church. Owner, O. Renandier; architects, Huene & Everett; contractor, J. L. Binet; filed June 2; limit 100 days; securities, F. H. Rosenbaum; F. G. Norman, \$10,208; total cost, \$10,208. Payments; brickwork finished, \$2,552; brown mortar on, \$2,552; completed \$2,552; balance, \$2,552; 35 days.

Buchanan, cor Laguna, one 3-story frame and one 2-story frame. Owner, N. T. Franklin; contractors, Kincaid & Thompson; cost of 2-story, \$4,400; 3-story, \$5,325; filed June 4; limit 100 days. When framed, \$1,000 for 3-story, \$825 for 2-story; ready to lath, \$1,000 for 3-story, \$825 for 2-story; plastered, \$1,000 for 3-story, \$825 for 2-story; balance, \$1,327 for 3-story, \$1,100 for 2-story; usual 35 days.

Columbia bet 23d and 24th. 1-story frame. Owner Hannah Mahoney. Architect and builder, Geo. Houston. Cost \$2,650. Filed May 11, limit 90 days.

Payments; enclosed and roof on \$655; brown mortar \$665; plastering furnished and windows hung \$665; balance \$665, 35 days.

Columbia bet 23d and 24th. Owner, Mary Quirm. Cost \$2,650. All the conditions are same as above.

Clay cor Jones. Brick foundations for 3 dwellings. Owner Magdalena Iis; Architect W. C. Jordan; contractor Geo. D. Nagle; filed May 24. Limit June 18.

Payment, 75 per cent. as work progresses. 25 per cent. stands for 35 days after completion.

Clay nr Mason. Repairs \$600.

Castro nr Sixteenth, two-story and basement, owner, Robert C. Clarke; contractor, Kincaid and Thompson; architect, Armitage and Wilson cost \$5000, limit, 90 working days; signed, June 5, 1888, filed June 6, 1888; amount of bond, \$3000; sureties J. F. Kennedy and F. S. Satson.

1st, when frame is up and enclosed, \$1250, 2nd, when brown coat of mortar is on, \$1250, 3rd, when completed and accepted, \$1250, 4th, 35 days after completion and acceptance, \$1250.

Ellis bet Taylor and Jones. Plumbing work on H. Rohling's house, let to Ickelheimer & Bros. Amount \$1,120.

Payments to be 75 per cent. as work progresses and balance on acceptance by the architects, Salfeld & Kolberg.

Eddy cor Buchanan. 2-story frame. Owner Isaac Jacobs; architects Townsend & Wyneken; contractors H. & O. W. Townsend; cost \$6,500. Sureties A. D. Moore, A. Kendall \$4,000; filed May 26; limit 130 days.

Payment; basement walls up, \$200; frame up \$800; roof on and chimneys up \$1,100; brown mortar on \$1,300; white mortar on \$1,475; balance \$1,625, 35 days.

Ellis bet Stockton and Powell. Additional brick story. Owner Samuel Kellett; architects T. J. Welsh; contractor A. A. Willis. Cost \$6,000.

Eddy nr Mason. 2-story brick. Owner J. K. Prior. Cost \$4,500.

Ellis nr Jones. Additions. Cost \$600.

Ford between Sanchez and Noe. Frame building. Owner, Martin O'Brien; architect, J. J. and T. D. Newson, contractor, Jas. Finn; cost, \$1,850; signed, May 31, 1888; filed June 5, 1888; limit, September 1, 1888.

1st, when building is framed and roof on \$300; 2d, when enclosed, windows in and prime coat on, \$500; 3d, when last coat of plaster is on, front and rear steps built and all the outside of building is completed \$250; 4th, the payment when completed and accepted, \$300; 5th, 35 days after completion and acceptance, \$500.

Fillmore near McAllister, two-story frame building; owner, Henry Goetze; contractor, A. Elmann; cost, \$5825; limit Sept. 26, 1888; signed June 1888; filed, June 7, 1888. 1st, building enclosed, \$1000; 2nd, brown coat on, \$1000; 3rd hard finished, \$1000; 4th, when completed \$1200 5th, 35 days after completion, \$1625.

Fifth cor Folsom. 3-story frame. Owner D. B. Murphy; architect T. J. Welsh. Contractor, J. McInerney; amount \$16,157; sureties J. J. McKinnon, O. J. Preston; \$12,000; Filed May 10th; limit Oct 1.

Payments; foundations laid \$1,200; all framed \$1,223,55; ready for lathing \$2,423,55; brown mortar on \$2,423,55; white mortar on and building primed, \$2,423,55; completed \$2,423,55; balance \$1,039,25, 35 days.

Fell and Devisadero. 2-story frame, store and flats. Owner Theo. Green; architects I. Newson; contractor J. J. Dunn. Filed May 19; limit 72 days. Surety B. Joost \$2,000.

Payments; when framed \$726; ready to lath \$726; plastered \$726; outside primed \$726; completed \$726; balance \$1,265, 35 days.

First Ave. nr Point Lobos road. Frame school building. Owner City of S. F. Architect T. J. Welsh, Contractor G. W. Hansbrough. Cost \$15,000.

Fourth cor Townsend. Additional story. Owners S. P. R. R. Cost about \$20,000.

Fell and Devisadero. Mill work on J. J. Dunn's contract; contractor A. Kendall; cost \$1,160.

Payments to be made according to Dunn's payments.

Filbert, nr Taylor, 2 story frame. Owner Konrad Peter; contractor, Henry Jansen; architect, Geo. Miller; cost, \$3,400; limit, 65 working days; signed, May 12, 1888; filed, June 4, 1888; amount of bond, \$2,500; sureties, Veinkohl Bros. and H. Fietjen. 1st, when frame is up, \$850; 2d when building is enclosed, \$850; 3d, when white coated, \$850. 4th, 35 days after completion \$850.

Geary and Jones. 3-story frame. Owner, Heincken; architect, Townsend and Wyneken, contractor, M. C. Lynch; cost, \$6704; limit, October, 1st, 1888, signed, June 8, 1888; filed, June 8, 1888; amount of bond, \$6,704; sureties, M. C. Lynch, and P. Swift. 1st, when frame is up, \$1000; 2d, when brown coated, \$1,700; 3d, when hard finished and shash in, \$1,700; 4th, when all is finished, \$628; 5th, 35 days after completion, \$1676.

Geary, bet Hyde and Larkin. Painting contract on P. V. Merle's houses, let to J. St. Denis & Co.; amount, \$2,850.

Outside primed and 2d coat on inside, \$700; 2d coat on outside and inside, work ready for graining, \$700; completed, \$700; balance, \$750; 35 days.

Greenwich bet Mason and Taylor. 2 flats and store. Owner Geo. McCluskey; contractor G. M. Salsbury; cost \$3,950. Securities F. P. Buell, Lyman Green \$3,950; filed May 17; limit July 12.

Payments; framed \$1,025; enclosed \$975; brown mortar on \$925; balance \$1,035, 35 days.

Golden Gate between Lyon and Scott. 2-story frame. Owner Martin Heberger; architect E. Hippely; contractor R. Parker; cost \$2,330; security C. S. Holmes; filed May 26. Limit Aug. 25.

Payments; framed, \$582,50; plastered \$582,50; completed \$582,50; balance \$582,50, 35 days.

Geary bet Hyde and Larkin. Plumbing contract on P. V. Merle's house. Architects Schmidt & Shea; contractor R. A. Vance; surety R. W. Snow; cost \$4,550. Filed May 22.

Payments; rough pipes in \$1,650; completed \$1,700; balance \$1,200, 35 days.

Golden Gate Park. Music Stand. Owners, City of S. F. Architects Percy & Hamilton. Contractors Gray & Stover. Cost \$2,700.

Haight bet Steiner and Fillmore. 2-story frame dwelling. Owner Andrew Burke. Architect A. J. Barnett. Contractor Chas. A. Laherty. Cost \$3,800; surety M. Hansen \$2,000; filed May 9th; limit Aug. 15.

Payments; building enclosed \$950; brown mortar on \$950; completed \$950; balance \$950, 35 days.

Hayes cor Steiner. 2-story building. Owner P. A. Morbie; architect G. V. Capelletti; contractor J. J. Dunn; cost \$8,250. Security C. S. Holmes \$4,000; filed May 12; limit 100 days.

Payments; building framed \$1,500; floor laid \$1,500; brown mortar on and outside finishes up \$1,500; when completed \$1,500; balance \$2,250, 35 days.

Haight nr Stanyan. 2-story frame. Owner Wm. Merz; architects, John & Zimmerman; contractor Benedict Pfarrer. Amount \$3,600; securities Blyth & Trott \$3,600; filed May 23; limit Sept. 8th.

Payments; roof on and floored \$600; rough mortar on \$900; white mortar on \$900; balance \$1,200, 35 days.

Hayes and Baker. Frame stable. Owner P. Heywood; architect C. I. Havens; contractors Mahoney Bros; cost \$3,650. Sureties Oscar Lewis, Robert Mitchell; filed May 23; limit 75 days.

Payments; 75 per cent. as work progresses and balance on completion.

Kate and Fillmore. frame school building. Owners, City of San Francisco; architect, T. J. Welch; contractor, J. H. McKay; cost \$20,000.

Kearny cor Sacramento. Improvements. Cost \$1,500.

King bet 4th and 5th. Freight sheds for S. P. R. Cost about \$25,000.

Larkin nr Turk. 3-story frame. Owner W. Wynn; architects, Armitage & Wilson; contractor H. Thom Wohrden. Cost \$4,000. Sureties, J. W. Fritsch, H. M. G. Dahler; limit 75 days.

Payments; enclosed \$1,000; brown mortar on \$1,000; completed \$1,000; balance \$1,000, 35 days.

Lyon bet Post and Sutter. 1-story frame. Owner Henry Schwarz; architect and builder, G. G. Gillespie; cost \$2,035. Filed May 17; limit 75 days.

Payments; frame \$500; brown mortar on and outside finish up \$500; completed \$525; balance \$510, 35 days.

Larkin nr Clay. 2-story frame. Owner Mr. Smith; architect C. J. Devlin. Cost \$6,500.

Lafayette nr Mission. 1-story frame. Cost \$3,000.

Market, Junction and Geary. Alterations. Owner J. T. Farley; architect T. J. Welch; contractor Mahoney Bros; cost \$2,350; filed May 10.

Payments; 75 per cent. as work progresses.

Mission bet 9th and 10th. 2-story frame in rear. Owner F. Kenerbeber; architects John & Zimmerman; contractor F. Klatt; cost \$1,780; security J. F. Kennedy, \$1,800; filed May 10; limit June 30.

Payments; enclosed and partitions set \$500; rough mortar on, outside finishes up \$350; ready for painting \$480; balance \$450, 35 days.

Marquesas nr Yazoo. 2 frame cottages. Owners Chas. and Jerome Milby; architect Geo. E. Voelkel; contractor, A. Jackson. Cost \$5,100; sureties, C. F. & F. P. Doe, \$5,000; filed May 23; limit 15 days.

Payments; rafters on \$400; ready to lath \$600; brown mortar on \$780; white mortar on \$1,200; balance \$1,275, 35 days.

Mission nr Athony. Alterations \$500.

Market nr Powell. Additions to Baldwin Theatre. Owner E. J. Baldwin. Cost \$30,000.

Market nr Castro, one-story frame, owner, P. Rothermal; contractor, O. E. White; architect, Jas. H. Humphreys; cost, \$2220,

signed June 7, 1888; filed, June 7, 1888; limit, 75 days from time of signing contract. 1st, when frame is up and building is enclosed, \$500; 2nd, when brown coat is on, \$600, 3rd, when accepted by owner, \$550, 4th, 35 days after completion, \$570.

Mission, nr Main, additional story; cost, \$1,500.

Main, nr Mission, repairs, cost, \$1,000.

Morton, nr Kearny, alterations; cost, \$800.

Mission, nr Twelfth, 4 1-story frame. Owner, Jas. Palmer; contractor, M. Chisholm; Architect, C. I. Havens; cost, \$10,628. Limit, 90 days; signed, June 5, 1888; filed June 5, 1888; sureties, Frank P. Latson and J. J. McKinnon.

1st, when frame is up building is enclosed, \$1,878; 2d, brown coated and principal part of outside finish is on, \$2,000, 3d, when hard finished outside mill work is on, \$2,000; 4th, when completed and accepted by architect, \$2,000; 5th, 35 days after completion and acceptance, \$2750.

Noe, Ridley, Castro and 14th. Additional building to the German Hospital. Architect H. Geiffuss; contractor E. W. Kern; amount \$10,340; filed May 9; limit Sept. 1.

Payments; when framed \$1,550; roof on partitions set \$1,550; brown mortar on \$1,555; plastering finished and outside trim completed \$1,550; building completed \$1,550; balance \$2,585, 35 days.

Plumbing in connection with above let to Fritz & Kean; amount \$1,673; 75 per cent. as work progresses and balance 35 days.

Nineteenth nr Guerrero. 1-story frame. Cost \$2,500.

O'Farrell nr Franklin. Three-story frame dwellings. Owner A. Gross; architects, Pissis & Moore; contractors R. Doyle & Son. Amount \$12,389; securities, A. Starboro, J. McCarthy; filed May 8th, limit 100 days.

Payments, when foundation is laid \$800; when buildings are framed \$2,100; brown mortar on \$2,100; plastering finished \$2,000; when ready to paint \$2,000; when finished, \$289; balance \$3,100, 35 days.

O'Farrell nr Franklin. Same as above; plumbing work W. S. Snook & Son; amount \$1,094; rough work and sewers in \$420; all completed \$400; balance \$274, 35 days.

Post nr Octavia, repairs, owner, Isaacs; architect, J. E. Wolfe; cost \$700.

Pine nr Battery, additional story to brick building. Days work, J. J. & T. D. Newson, architects; cost, \$8000.

Plumbing contract, house on Mission near Twelfth. Owner, Jas. Palmer; contractor, Fritz and Keane, architect, C. I. Haven, cost, \$1,200; limit, as fast as required by architect; signed, June 5, 1888; filed, June 5, 1888; surety, Wm. Little.

1st when all rough and gas and water pipes are in \$600; 2nd, when entire work is finished and accepted by architect \$600.

Post bet Larkin and Polk. 2-story frame; owner Mrs. A. Brady; architects John & Zimmerman; contractor F. W. Kern; sureties O. W. Nordwell, B. Joost \$4,000; filed May 10, limit Sept. 1.

Payments, frame up and partitions set \$1,500; brown mortar on \$1,000; white mortar on and ready for painting \$1,040; balance \$1,200, 35 days.

Polk nr Turk. 3-story frame; owner J. H. Von Ahnden; architect C. I. Havens; contractor J. Bruce; cost \$6,700; sureties, J. S. Morgan, F. P. Latson; filed May 23; limit 90 days.

Payments, enclosed \$1,250; brown mortar on \$1,250; white mortar on finished \$1,250; completed \$1,250; balance \$1,700, 35 days,

Pacific nr Fillmore. 2-story frame; owner Eva A. Haxe; architect S. Newson; contractor J. H. McKay; cost \$5,900; filed May 25; limit 100 days.

Payments, framed \$885; ready to paint \$885; brown mortar on \$885; white mortar on \$885; completed \$885; balance \$1,475, 35 days.

Pacific cor Buchanan. 2-story frame; owner S. Sweet; architects Copeland & Banks; contractor O. E. White; cost \$19,630; securities C. F. Doe, S. W. Fuller; filed May 26; limit 8 months.

Payments, first-story joists on \$3,000; enclosed \$3,000; brown mortar on \$4,630; completed \$4,000; balance \$5,000, 35 days.

Painting on above. Contractor J. F. Sullivan; amount \$1,125.

Plumbing on above. Contractors, Ickelheimer & Bro. Cost \$2,330.

Post cor Pierce. 3-story frame. Owner Philip Siebel; architects John & Zimmerman; contractor Theo. Von Borstel; cost \$8,620; surety J. F. Plageman \$8,000; filed May 23; limit Sept. 1st.

Payments, framed \$1,500; partitions set \$1,500; rough mortar on \$1,000; white mortar on \$2,420; balance \$2,200, 35 days.

Post nr Octavia. Repairs; owner Isaacs, architect J. E. Wolfe; cost \$700.

Paraguay cor Yazoo. 2-story brick building; owners Masonic Hall Association; architect H. Geiffuss; contractor W. A. Dunshee \$10,000; filed May 23; limit 130 days.

Payments; on 1st of each month, 75 per cent. of value of work done; balance 35 days after completion.

Post nr Mason. 4-story brick building; owner W. S. Hobart; architects Percy & Hamilton; mason J. McCarthy; carpenters Gray & Stover; cost \$25,000.

Sixteenth, near Castro 1-story frame. Owner, Geo. M. Cummings; contractor, Alex. A. Willis, cost, \$1,470, signed, June 4, 1888; filed, June 6, 1888; limit, August 11, 1888.

1st, when frame is up \$300; 2d, when the building is enclosed and brown coated, \$300; 3d, when the interior is finished and second coat of painting done, \$300; 4th, pay, when the entire contract is completed, finished and accepted, pay delivered, \$202; 6th, 53 days after final completion, \$368.

San Jose Avenue nr Twenty-fifth; additions; cost, \$2500.

Sutter nr Scott. 2 dwellings and repairs to old building; owner Jessica M. Davis; architects Copeland & Banks; contractor O. E. White; cost \$8,830; sureties F. P. Latson, C. F. Doe; filed May 26; limit 4 months.

Payments, roof on \$2,000; brown mortar on \$2,500; completed \$2,030; balance \$2,300, 35 days.

Same as above, plumbing work. Contractors Fritz & Kean; amount \$1,225; rough work done \$450; completed \$450; balance \$325, 35 days.

Sacramento nr Baker. 2-story frame; owner H. C. Holmes; architects Armitage & Wilson; contractor C. B. Green; cost \$3,225; filed May 21; amount 60 days.

Payments, when enclosed \$800, brown mortar on \$800; completed \$800; balance \$825, 35 days.

Second cor Stevenson. Grading contract preparatory to erection of a 5-story brick building; architects Percy & Hamilton; contractor L. B. Sibley; cost \$2,000.

San Jose Ave. nr 24th. Additions. Day's work cost \$3,500.

Stevenson nr Ridley. 2-story frame (flats); owner Wm. Kilday; contractor P. Lynch; cost \$2,919; filed May 31; limit 80 days.

Payments, framed \$800; brown mortar on \$700; white mortar on \$689; balance \$730, 35 days.

Steiner, bet McAllister and Fulton. 2-story frame; owner N. Iverson; architect Schmidt & Shea; contractor P. O. Chandler; cost \$4,370; sureties L. Trichel, H. Bennett, E. Aigeltinger; filed May 22; limit 90 days.

Payments, roof on \$800; brown mortar on \$800; completed \$870; balance \$1,100, 35 days.

Twelfth, bet Howard and Folsom. One row of four flats and one row of 12 flats; owner E. P. White; architect J. H. Littlefield; contractor A. McDonald; cost \$26,628; sureties J. J. McKinnon, B. Joost, filed May 15; limit Oct. 10.

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

Painting contract let to Gus V. Daniels; amount \$2,840; payments as above.

Turk bet Leavenworth and Hyde. Alterations; owner E. A. Denicke; architects John & Zimmerman; contractors Schutt & Kreeker; cost \$580; filed May 23; limit July 14.

Payments, brickwork finished \$500; rough mortar on \$680; balance \$400, 35 days.

Tenth cor Harrison. 2-story frame; owner Jas. Fitzgerald; architect C. J. Devlin; contractors Moore Bros; cost \$3,138. Sureties J. F. Kennedy, J. W. Fountain \$3,000; filed May 26; limit 70 days.

Payments, ready for plastering \$700; plastering finished \$800; ready for painting \$550; completed \$300; balance \$788, 35 days.

Tenth, bet Mission and Howard. Owner Howard St. Cable R. R. General reconstructions; architect J. J. Clark; contractor J. G. Adams; cost \$10,000.

Twenty-Sixth nr San Jose ave. Additions. Cost \$800.

Twenty-First nr Valencia. Additions. Contractor Elam. Cost \$1,800.

Twenty-Seventh nr Dolores. 1-story frame. Cost \$2,000.

Twenty-Fourth, cor Florida, additions. Owner, P. Casey; architect, B. J. Clinch; contractors, Doyle & Son; cost, \$2,749; Filed June 2; limit 60 days.

Payments, brown mortar on, \$1,000; completed, \$1,000; balance, \$794, 35 days.

Union and Leavenworth. five 2-story frames; owner R. Demora; architect N. Mooser; contractor G. Rocco; filed June 1; limit 110 days.

Payments, when framed \$3,800; roof on \$3,800; rough plastering finished \$3,800; white mortar on \$3,800; completed \$3,800; balance \$6,000, 35 days.

Union, bet Webster and Fillmore. Frame building. Owner, John Muldoon; contractor, Geo. H. Walker; cost, \$1,700; filed, June 4, 1888; signed, June 1, 1888; amount of bond, \$1,500; sureties, C. Dix.

1st, when the building is enclosed, \$550; 2d, when the building is brown coated, \$550; 3d, payment when completed and accepted by owner.

Van Ness Ave. nr Washington. 2-story, attic and basement frame; owner E. N. Torrey; architects Macy & Jordan; contractor J. N. Kelly; cost \$20,000.

Van Ness Ave. cor O'Farrell. Additional contract on St. Mary's Cathedral; architect T. J. Welch; contractor W. Cronan; cost \$16,000.

Valencia, bet 25th and 26th, 2-story frame. Owner, M. McKenna; architect, M. T. Welch; contractors, J. B. Taubman & R. Armstrong; cost, \$4,764; surety, C. S. Holmes, \$4,764; filed June 1st; limit 80 days.

Payments: all framed, \$1,000; brown mortar on, \$1,200; completed, \$1,200; balance, \$1,364; 35 days.

Washington bet Van Ness and Franklin, two-story, basement and attic frame; owner, Chas. Hirsch; architects Kenitzer and Kollofrath, contractor, C. Chisholm; cost, \$8430; securities C. S. Holmes, F. P. Latson \$7000; filed May 17; limited Oct. 1.

Payments; frame up \$1000; brown mortar on, \$1700; ready for painting, \$2000; completed \$1620; balance, \$2100, 35 days.

York bet 22d and 23d. 1-story frame; owner H. Nelson; contractor H. Munster; cost \$1,160; filed May 16; limit 60 days.

Payments, brown mortar on \$600; completed \$560.

COUNTRY BUILDING NEWS.

HAMMERING AWAY IN SAN JOSE.

New Buildings Now Going Up in Different Parts of Town.

(Special to the California Architect.)

The Independent Mill and Lumber Company is furnishing material for the following new buildings in San Jose:

Three modern cottages on the corner of Sixth and Empire streets, which Mr. Hill, the contractor, is putting up for M. Madden after designs by J. O. McKee.

A cottage in the Willows for Moses Wingate, for which A. Kelsey is contractor.

J. A. Boulware's modern cottage on St. James street, near Seventh; T. P. Ownby, contractor.

Improvements and additions which Mr. Shrimplin is having done to his residence on South Fifth street, under the direction of P. Pigot, the contractor.

The Alameda Mill reports among the new buildings of the week Mrs. Ingles' modern cottage near the Willows, for which E. Newhall is the contractor.

Wm. Wallace's cottage on St. John near Tenth street, W. S. Boyles, contractor. This mill is also furnishing a large amount of lumber to E. B. Saunders, who is engaged in making tanks for wineries.

The Garden City Lumber Company is furnishing material for Baltz' Hotel, a large two-story building with twenty-five bedrooms, for which J. D. Stewart is contractor.

The Stock store on First street, Mr. McIlvain contractor, in which a new front is being put with large plate glass windows.

James Hurler—A cottage on Orchard street, A. Kelsey contractor.

A cottage for L. Jacobus on Colfax street which is being put up by day work under the supervision of the owner.

Two cottages on Delmas avenue for T. J. Gillespie by day work.

A two-story mansion near the Infirmary for W. E. Lewis, erected by day work.

Also, near the Infirmary, a two-story residence for A. W. Elliott, which is building by day work.

A cottage on Park avenue, for which W. B. Mitchell is the contractor.

A residence on Balbach street, near Orchard, for Mr. Dulton, the butcher, S. Folsom, contractor.

A modern cottage on Fifth street for Mrs. Palmer, which is being erected by day work with J. D. Stevens as superintendent of construction.

The mill is also furnishing the material for a handsome barn at Los Gatos, of which J. W. Lyndon is the owner, and Mr. Carhart the contractor.

The Santa Clara Valley Mill and Lumber Company is furnishing the material for the following new buildings:

A two-story Queen Anne cottage designed by Jacob Lenzen, architect, for J. W. Kimberlin of Santa Clara. Fuller & Ashbrook are the contractors, and the cost is estimated at \$6,000.

An East Lake cottage at Los Gatos for W. H. D. Trantham, which will cost about \$1,600. Mr. Lobdell is the architect of this building, and the contract was awarded to B. L. Wallace.

A cottage on San Carlos street between Second and Third, which is being put up by William Curtis, the contractor. The cost of the building is estimated at \$3,000.—S. J. Herald.

FRESNO IMPROVEMENTS.

(Special to the California Architect.)

No person can estimate the rapid development of Fresno unless they take a walk or a drive, around town and the suburbs. There are no less than 250 mechanics and assistants now busily engaged in erecting buildings of various dimensions. Brick-layers \$4 to \$4.50 per day. Capenters, \$3 to \$3.50 per day and hod-carriers and mortars \$2.50. None are idle and times are good. Give the laborer plenty of work and good wages and the retailers are at once happy and the wholesaler has his bills promptly met.

There are three fine residences in course of construction in the northeast part of the city. The Fresno bank will build at the corner of J and Tulare street as soon as the specifications are complete. Mr. Thompson is erecting a two-story house for two stores and offices, next to the *Expositor* on J street. The new building opposite the new hotel, corner I and Tulare street and a second story is being added to the stores on I street. All denotes prosperity and a demand for more room. The plans for the hotel on I street have been rejected and it is believed that a premium will be offered for competitive plans. The hotel will cost \$75,000 and will be under the I street Improvement Company.

PETALUMA.

A. B. Hill has commenced the erection of a handsome cottage on Seventh street. E. D. Hedges has the contract.

NEW HOTEL.

The hotel at Bakersfield, the contract for the erection of which was secured by W. H. Doherty, of Tulare, will be an imposing affair, costing \$75,250. Mr. Doherty also secured the contract for building the new and elegant hotel at Visalia.—*Tulare Standard*.

A NEW JAIL FOR SANTA ROSA.

Last Friday the Board of Supervisors passed an order authorizing the Clerk to advertise for three weeks according to law the intention of the Board to purchase for public use the lot on the corner of Third street and Hinton avenue of A. B. Ware for \$10,250. The purposes of the purchase are to secure land upon which to erect a county jail. The situation of the jail at present proving very damaging to the remainder of the court house building on account of the offensive odors necessarily arising from such an institution, and the demand for a larger room for the Hall of Records have caused the Board to take this action. It is the intention to tear out the old jail and fit up an office there for the County Recorder. The Board has been considering the proposition for some time, and with \$160,000 in the treasury can afford to erect a substantial building.

Work has commenced on the Santa Rosa depot of the Santa Rosa and Carquinez railroad. About twenty carpenters are employed.

PUGET SOUND.

SEATTLE, W. T. In speaking of the new mill about to be built at Point Defiance near Tacoma, the other day, J. R. McDonald, president of the Satsop Railroad Company, and one of the prime movers in the new concern, said that the Satsop Railroad Company has not by any means given up its idea of building a mill of its own. Ever since the owners of the Satsop Railroad Company became extensive timber owners they have been figuring on the proposition of building a mill as fine as any on Puget Sound. They have procured one site, and are now negotiating for the purchase of another near this city. The reason why the building of the mill has been delayed from time to time is that the company has always found quick sale for its logs at good prices. It felt that it did not need a mill as long as those conditions prevailed. Mr. McDonald thinks that the company will surely build within a year. A large exporting mill would add very materially to the business activity of this city.

The Hon. Matthew J. McElroy, member of the late legislature for Skagit county, has been selected by the Puget Sound Loggers' Association to serve them in the capacity of assistant secretary, which means that he is to do all the work connected with the office and let some other fellow have the glory. It is generally conceded that the loggers could not have selected a man better equipped to fill that office. Mr. McElroy is already at work collecting information for the use of the loggers.

Waldo Avery, of East Saginaw, Mich., was in this city about a week ago. He came in one day and vanished on the following night, so that only one of the colony of Saginaw people in this city caught a glimpse of him. He explained his sudden departure in a subsequent letter, and added that he would return in the course of another month. It is said that Mr. Avery is on a search for good timber lands, both for himself and other Michigan people.

Very similar is the object of the visit of two lumber men from LaCrosse, Wis., who are now in this city. They are W. D. Fox and A. Gile, and it is safe to say that they will carry home with them the deeds to a few sections of Puget sound timber lands.

The Hon. R. A. Case, member of the late legislature from Asotin county, has purchased a little island at the mouth of the Puyallup river, near Tacoma. The tide about covers the island at high water, but Mr. Case is about to have the Blue Mountain Lumber Company, of Asotin, to move its saw mill to the island. In that case the lovely little island will be transformed into one of the lively spots on the sound.

James W. Currie, the logger, said last Wednesday that he thought the organization of the Puget Sound Loggers' Association was the most opportune thing that has occurred in lumber circles on the sound for a long time. The loggers, he says, do not propose to be aggressive, but they are now in shape to be firm, and to insist upon justice being done them.

The long delay in starting the actual work of construction on the Seattle & West Coast Railroad has been a source of great disappointment to the Seattle people especially, and to the people of the territory at large. But that disappointment is all dissipated now. The Seattle, Lake Shore & Eastern people have taken hold of the new road, and construction will be pushed immediately. The road will be completed to Snohomish, 13 miles distant, by May 15th. The grading is nearly finished that far, and the rails are now on hand, as are also funds in sufficient quantities. No one class of people is more pleased at this prospect than the lumbermen, who realize the full value of such a road running through valuable timber lands.

The Gig Harbor Lumber Company has filed articles of incorporation with the territorial secretary, at Olympia. The principal place of business for the new concern is at Tacoma. The capital stock is placed at \$100,000, and the objects set forth are to carry on a general lumber and logging business. The incorporators are Francis Hall, Ozer Fobes and Ira A. Town, of Tacoma, W. T.; and E. S. Prentice and J. H. Parker, of Albert Lea, Minn.

The Oregon Improvement Company is fast completing its long wharf to deep water when it can begin in better shape the exportation of lumber on a large scale.—N. W. Lumberman.

BUILDING PROGRESS IN LOS ANGELES.

(Special to the California Architect.)

The activity in the construction of buildings in this city has given rise to much comment, and is constantly surprising visitors who come expecting to find the progress of the city as effectually stopped, as it is in other sections of the country. It is considered as one of the most promising and encouraging signs of the prosperity of the future that so much money is being placed in improvements, which, for the most part, are substantial and solid. It is a sign that the crisis, upon which the city wavered when it was uncertain whether it would remain an interior town or to become a great metropolis, has passed, and that the people have decided in favor of the latter, and are making haste to supply the want created by their delay. For a long time building was confined to residences and these spread rapidly in every direction until it became evident that the business interests of the city demanded proper accommodation. The stores which were sufficient for the city two years ago were found to be inadequate for the increased population, and there was a demand for more than double the number

then in existence. Professional men could not find offices, and private dwellings were impressed into service, and even then there was not a sufficient supply for the demand. It was at this time that property owners decided that the tide of immigration had been turned Los Angelesward never to be stayed and that they were perfectly justified in investigating their money in permanent improvements in the shape of business block. The start was made and one after another followed the leader until to-day there is not a block in the business portion of the city but which contains new and handsome buildings, either just erected or in the course of construction. Millions of dollars have been spent and many millions more have been placed in bank to pay for these improvements, and the end is not yet, nor will it be until Los Angeles has become entirely transformed, until all of the old one and two story buildings have been torn down and replaced by structures of five or more stories, until Los Angeles, Main, Spring and Fort streets from one end to the other are lined with as costly architecture as graces any metropolis in the United States, and at the present rate of progress, this state of affairs will exist inside of the next half decade.

The building of business blocks does not interfere with the erection of dwelling-houses, and every day the vacant spaces between residences are being filled with cottages and houses of pleasing and picturesque design; and yet when another season rolls around the demand for more will be as great as it is at present.

There are so many improvements in progress that it is almost impossible, without the employment of an army of men, to give a complete list, but the following will give an idea of what is going on in the building line:

BUSINESS BLOCKS.

Hotel Splendid, corner of Tenth and Main area covered, 300 by 332 feet; 7 stories, brick and stone; to cost when complete, \$1,000,000.

County Court House, corner Fort and Temple; to cost \$500,000.

City Hall, Fort street, near Third; to cost \$250,000.

Government Building, corner Main and Winston; to cost, when complete, \$300,000.

Southern Pacific Railroad Depot, Fifth and Alameda streets; to cost \$200,000.

Atchinson, Topeka and Santa Fe Depot, First and Santa Fe streets, \$100,000.

Los Angeles Cable Road, 3 engine-houses and twenty miles of track; \$1,500,000.

Temple Street Cable Road extension; \$65,000.

Los Angeles Water Company, improvements in service; \$75,000.

Philips Block, corner of Franklin and Spring; \$250,000.

Newark Block, corner Spring and First; \$100,000.

Bryon & Bonebrake Block, corner Spring and Second streets; \$225,000.

Burdick Block, corner Second and Spring Sts.; \$150,000.

Young Men's Christian Association Block; Fort near Second; \$150,000.

J. M. Griffith Block; Fort street near Second; \$200,000.

E. B. Millar, Spring street, near Second; \$100,000.

Burbank Opera House, Main street, between Fifth and Sixth; \$150,000.

Addition to Grand Opera House; \$30,000.
O'Neal Opera House, Spring street between Second and Third streets; \$65,000.

Lan Franco Block, Main street near Requena; \$75,000.

Vickery Block, corner of Main and Sonora streets; \$70,000.

I. N. Van Muys Block, Main street between Third and Fourth street; \$50,000.

Lankershim Block, Maine, corner Winston; \$40,000.

Crocker Block, Fort street between Second and Third streets; \$60,000.

Spence Block, Fort, street, near First street; \$15,000.

Post Office, Fort street between Sixth and Seventh; \$55,000.

Freeman Block, corner Sixth and Spring streets; \$75,000.

Panorama, Main street, near Mayo; \$30,000.

W. C. T. U. Block, Temple street, corner Fort; \$50,000.

Foy Block, Spring street, between Second and Third; \$8,000.

Brown Block, Spring street, between Seventh and Eighth; \$15,000.

Barker Block, Spring street, between Fourth and Fifth; \$30,000.

Jadoby Block, corner Second and Main (Temporary); \$15,000.

Macy Block, corner Macy and Upper Main; \$25,000.

Tononi Block, corner Upper Main and Water; \$57,000.

Weid Block, corner Eighth and Main; \$20,000.

Norton Block corner Seventh and Bill; 5,000.

Pease Block, 535 North Main street; \$20,000.

McGarvin & White Block, Spring street, between Second and Third; \$18,000.

Jones Block, between Third and Fourth, on Spring; \$15,000.

City Water Company, corner Marchesault and Alameda, \$12,000.

Philips Block, Los Angeles street, near First; \$95,000.

Celestine Block, Los Angeles street, near First; \$30,000.

Orphans' Home cor. Virgin and Yale; \$60,000.

J. J. Smith, Olive, between Fifth and Sixth; \$15,000.

Abstract Title Co. corner New High and Franklin; \$54,000.

Simpson Tabernacle, Hope street; \$50,000.

Wm. Lacy, Downey Avenue, near bridge; \$25,000.

Fullerton Bros.; Fourth near Hill; \$10,000.

Dr. Spinks, Hill and Fifth streets, \$15,000.

Total business construction, \$9,454,000.

A visit to sixteen architects resulted in ascertaining that residences and private dwellings now in process of building in the city amount to about \$2,500,000.

Besides these the plans are being drawn for about as many more, and the total summed up is as follows:

Business improvements,	\$6,454,000
Residences, "	2,500,000
Improvements projected,	2,500,000

—L. A. Hera d \$11,200,000

THE RAILROAD OFFICES.

Progress of Important Work at Fourth and Townsend Streets.

Information was imparted to a Call re-

porter yesterday, which, to a certain extent, settles the question of the possible removal of the general offices of the Central Pacific and the Southern Pacific Railroad Companies, or the Southern Pacific Company at Fourth and Townsend streets. The company does not appear anxious for a change of location, for during some weeks past work has quietly but steadily progressed on plans for the remodeling of the general offices at Fourth and Townsend streets, and yesterday morning work was actually commenced on the contemplated alterations.

The plans, so far as could be learned yesterday, call for the raising of the roof of the entire building and the construction of another story, which is to be finished on the same style as the other floors of the building. Some time must be spent on the preparation of stages for the removal of the heavy cornices and the determination of the number of frames, screws and other appliances needed to raise the roof without damage, and this preliminary work was commenced yesterday morning. The company owns the block or all except a very small portion of the block bounded by Fourth, Fifth King and Berry streets, which it now proposed to cover with immense freight sheds.

There are now two brick warehouses on the block, one used by an oil company for the storage of petroleum, the other being the King-street grain warehouse, covering about a quarter of the block, which now contains about 7000 or 8000 tons of grain. The lease of the grain warehouse people expires shortly, and this great brick structure, with the oil warehouse, will be torn down to make room for the new freight sheds.

One of the sheds is now well under way. A force of fifty men is engaged on it. The surfaced floor has been laid for the entire length of the shed, the stanchions and roof timbers are all in place, and the corrugated-iron sheeting is being put up on the sides. The ends of the sheds and the roof will be of corrugated iron. The shed now going on to completion is 60 feet wide and 640 feet long. The second shed on the other side of the block, upon which work has also been commenced, will be 75 feet wide and 680 feet long. Between these two sheds four lines of track will be laid. One of the sheds will be used as a freight-receiving depot, and the other for discharging. On one corner of the block a derrick platform is being constructed for the receipt of heavy machinery. All of this work it is proposed to complete as speedily as possible, and from present indications it all will be finished before the beginning of the winter season.

NEW SCHOOL HOUSE AT RIVERSIDE.

Yesterday the contract was let for the Building of Riverside's new school house on the corner of Fourteenth and Walnut. The carpenter work was let for \$10,350, and the masonry to 25,298. The entire structure, when completed, will cost in the neighborhood of \$65,000.

S. B. Robinson has the contract for the carpenter work, and Alguire & Downs for the masonry. There are to be eight study rooms, recitation rooms, assembly rooms, basement, gymnasium, office etc., and will have accommodations for 500 pupils. It will have all the modern appliances, being connected with the sewer system of the city, and when fully finished will no doubt be one of the most complete school edifices in the State.

NEW SCHOOL HOUSE AT PETALUMA.

The bids for building the new schoolhouse were as follows: Ed. D. Hedges, \$13,189; A. Walker, \$13,041; Wm. Camm \$12,925; James Kill, \$12,900. As the school Directors have but \$12,000; in available funds to be used at present, it will be necessary to alter the plans or in some other way reduce the cost of their limit.

ED. BUILDING NEWS.—Mr. Lowell is putting up two more handsome cottages on his block on M street. One good feature of them, which we hope to see generally adopted in dwellings that may hereafter be built, is a brick foundation. The usual wooden supports under the buildings have nothing to commend them. The upper part of a redwood tree has no durability whatever, and it quickly rots in situations the least exposed to dampness. And of such is about one-fourth of the redwood lumber in the market. The proportion of this used under buildings soon gives way with troublesome consequences. Better have a foundation, the permanency of which is unquestionable, at once.—K. C. Cal.

MINTURN.

Architect La Romer, of Stockton, is drafting plans for a winery building to be put up at Minturn, Fresno county, by the Sierra Vista Vineyard Company. The structure is to be erected by James Brown. It will be 90x250 feet in ground dimensions and two stories high in the center. It will have a capacity of 500,000 gallons. There will be two crushers. Besides the main winery building there will be an engine room, a distillery and a storage warehouse for brandies. The sum of \$25,000 is to be expended this year at Minturn.

SAN BERNARDINO.

Messrs. Jones & Griffith are preparing plans for a building 50x80, for E. Somers, to be erected on the corner of E and Second, will be two stories high, and to cost about \$12,000.

Mr. T. H. Goff, one of this city's best architects, is engaged in drawing plans and specifications for a fine new residence, to cost about \$8,000, for Judge Rowell. It will be built on the west side of E street, between Fifth and Sixth.

SEATTLE, W. T.

Wm. Gross is about building four residences on Sixth and James streets.

A new saw mill is being erected at Edmund's, fifteen miles north of this city, on the Sound. It will be supplied with the best and latest machinery, including band-saws and a 100-horse power Corliss engine, the only one on the Sound. The capacity of the mill will be about 50,000 feet daily.

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