

EVERYBODY'S COLUMN.

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

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

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

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

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

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

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

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

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

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

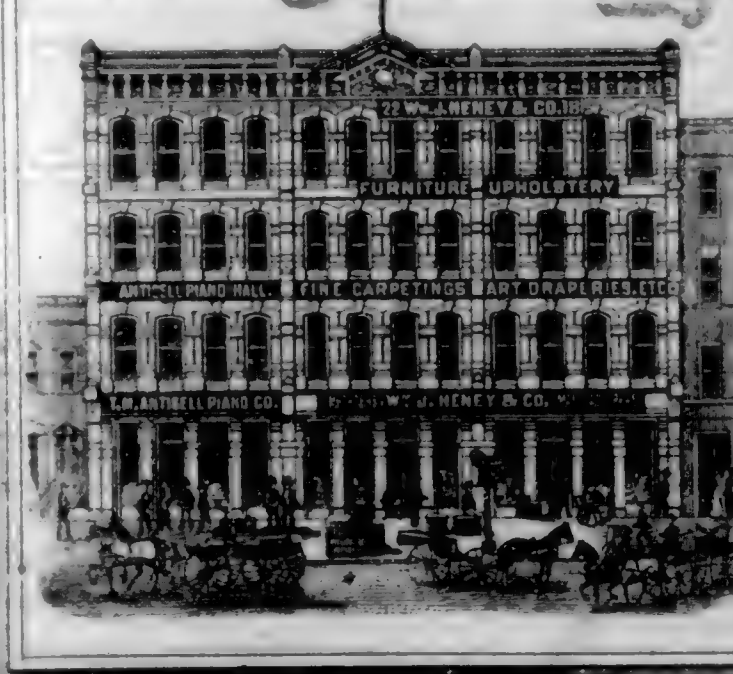
Answer:—To the mixture of cement and sand add Indian red in sufficient quantity to produce the desired tint. A black cement is produced by adding about half a pound of lamp black to a bushel of cement and sand.

ESTABLISHED MARCH 19TH 1888

W. J. HENNEY & CO.

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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. Geilfus; contractors, J. Haas & Son; sureties, J. V. Davis, H. W. Wife land; cost, \$78,100; limit, Oct. 1st. Payments, \$4,000, grading completed; \$6,000, when basement walls are up to 1st story; \$8,000, 1st story walls completed; \$7,000, 2d story walls completed; \$6,000, 3d story walls completed; \$6,000, fire walls finished; \$6,000, when roof is all on.

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

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

Plumbing contract not yet let.

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

COUNTRY BUILDING NEWS.

MORE NEW BUILDINGS IN SAN BERNARDINO.

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

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

ALHAMBRA.

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

RESNO.

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

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

GRIDLEY.

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

HEALDSBURG.

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

KLINKNERVILLE.

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

LIVERMORE.

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

A NEW BUILDING IN LOS ANGELES.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18th St. bet Mission and Howard. Owner, Bertha J. Fischer; architect, Chas. J. Havens; contractors, R. Doyle & Sons; cost, \$2,035; limited, 80 days; signed, April 10th; filed, April 11th; sureties Jno. McCarthy & Thos. Winters

Payment, when brown mortar is on, \$500; 2nd, when hard finished and outside primed, \$500; 3rd, when completed, \$500; 4th, 35 days after completion, \$525.

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 Caterston & 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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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		
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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		

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THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX.

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

NUMBER 6

THE
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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 inviolable 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 numerous 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 137 1/2 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.

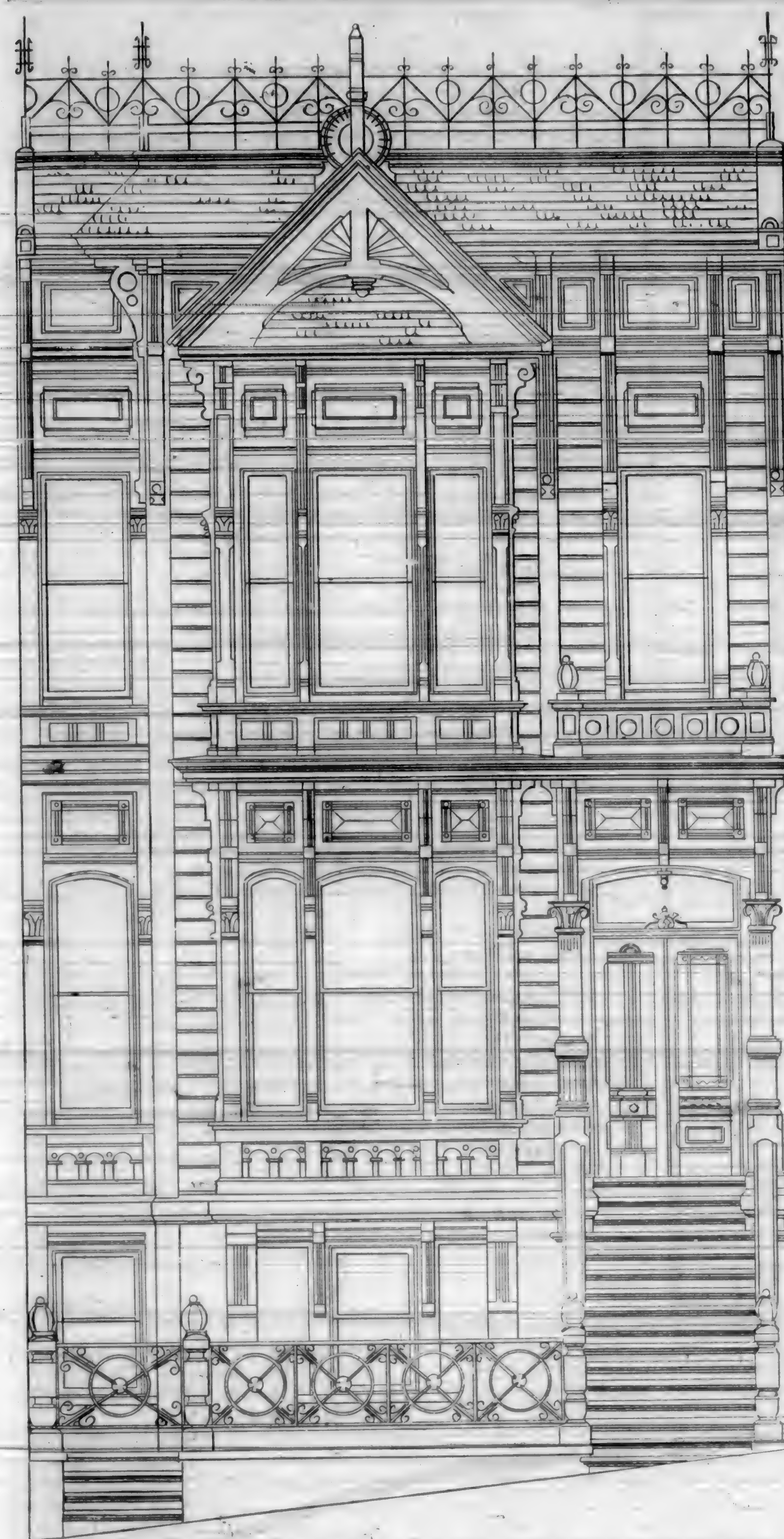
Sack's Automatic Water Closet:

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.

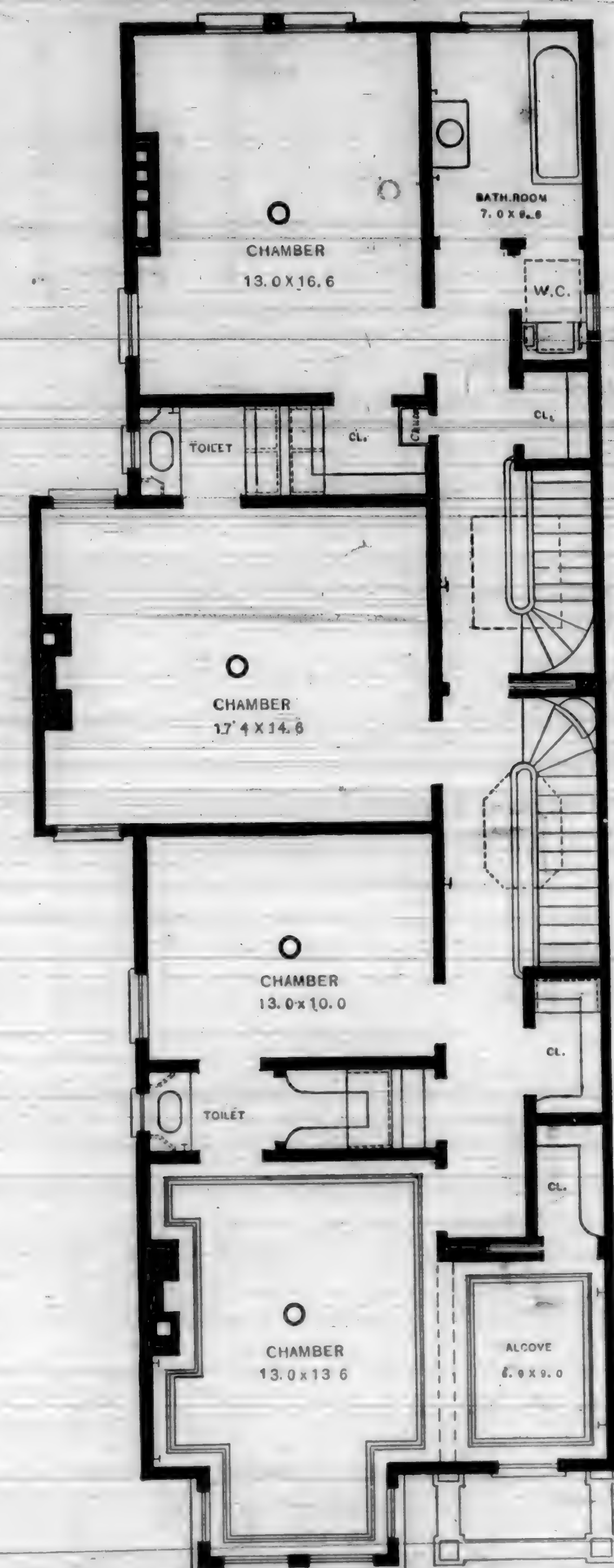
To keep posted on novelties, new, but meritorious inventions, constant reference must be had to the various trade and technical journals. The same journals will contain summaries of bids on important work, which must occasionally be analyzed and referred to items as a check upon the estimator's standard 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 has 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.

ESTABLISHED MARCH 17, 1858

W. J. HENNEY & CO.

FURNITURE & CARPETINGS.

ART DRAPERIES, FINE BEDDING

18, 20 & 22 ELLIS STREET
NEAR
MARKET & STOCKTON
SAN FRANCISCO, CALIFORNIA

Rural Homes, Wheeler.	150
Old Homes Made New.	50
The Suburban Cottage.	1 50
Homes for the People.	2 00
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.

Ian 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,	2,250,000

—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 hand-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.

THE
BANCROFT COMPANY,
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THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

North, Central and South American Exposition.

NEW ORLEANS
LOUISIANA:

NOVEMBER 10, 1885.
MARCH 31, 1886.

DIPLOMA OF MERIT

IS AWARDED TO

THEO. W. PETERSEN & CO.

★ OF SAN JOSE, CAL. ★

In acknowledgement of meritorious display of **PRESSED BRICK**, in the Collective Exhibit of California.

In acknowledgement of which the Signature of the proper Officials and the seal of the North Central and South American Expositions are hereto attached.

[ATTEST]
CHARLES TURRILL,
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B. D. WOOD,
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THOS. WOODWARD,
Chairman Committee on Awards

T. W. PETERSEN & CO.
SAN DIEGO, CAL., FEBRUARY, 18, 1888.

DEAR SIR:

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, and 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 a 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
Pine, Rough, No. 2.....	18 50
Pine, Rough, 41 to 50 feet lengths.....	23 50
Pine, Rough, 51 to 60 feet lengths.....	24 50
Pine, Rough, 61 to 70 feet lengths.....	25 50
Pine, Selected.....	26 50
Pine, Clear.....	35 50
Pine, Fire Wood.....	10 00
T. & G. Flooring, 1x6.....	35 00
T. & G. Flooring, 1x6, 1x4, 1x4 and narrower.....	40 00
T. & G. Flooring, No. 2.....	29 50
Stepping, No. 2.....	45 00
Stepping, No. 2.....	32 50
Redwood, Rough.....	22 50
Redwood, Rough, No. 2.....	18 50
Redwood, Surfaced.....	37 50
Redwood, T. & G. 6 in., 12 feet and over.....	34 00
Redwood, T. & G. 6 in., 7 to 11 feet.....	27 00
Redwood, T. & G. 6 in., under 7 feet.....	24 00
Redwood, Rustic.....	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

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

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Adams, J. G.,	407 Broderick.
Bateman Bros.,	S. W. Post and Scott.
Binet, Jos. L.,	325 Fair Oaks.
Blake, John,	1138 17th.
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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.
Commary, Wm. T.,	804, Hayes.
Conrad, H. A.,	625 California.
Chandler, E. O.,	1210 Pierce.
Day, J. G.,	S. n Diego.
Day, Thos. H.,	1012 Devia dero.
Dryer, Bernard,	4 Collingwood.
Dunshoe, C. E.,	417 Kilday.
Ellis, B. E.,	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 Tark.
Gray & Stover,	1310 21st.
Greene, E. B.,	34 Hawthorne.
Greene, S. T.,	San De o
Griffin, P.,	20 Ross.
Hoffmann, Victor Jr.,	5153 4th.
Hatch, H. E.,	1717 Chaste, Oakland.
Hurlbut, R. P.,	115 California avenue.
Irwin, James,	908 16th.
Ingersoll & 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,	135 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.
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Moore Bros.,	252 Octavia and I Russ.
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Parker, R.,	527 Grove.
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Quinn, Charles,	133 Oak.
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Riddell, Thos. C.,	16 Twelfth.
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Robling, Henry,	14 Collingwood.
Steinman, F. V.,	423 Bush.
Simpson, R. F.,	326 Telegraph Av., Oakland.
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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.
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.

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Cottage and Farm House, Woodward.....	1 50
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Lumbermen'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 7

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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, JULY 15, 1888.

Weekly Building News.



Having received a great many letters in regard to the establishment of the WEEKLY BUILDING NEWS, we desire to make the following statement: When the design was first formulated to give to those interested a weekly digest of building news from every portion of the coast, it was supposed that enough subscribers could be obtained to support the same without the necessity of inserting advertisements. The management was satisfied if expenses were cleared for the first year. The encouragement received was not such as to warrant its publication, unless advertisements were inserted. So the management determined to withhold publication for a while, and in the meantime secure a competent corps of canvassers, through whose aid at least four pages of advertisements will be obtained. It is the intention to have the Weekly eight pages instead of four as it at first appeared, one half of the space to be devoted strictly to building news, and the other half to advertisements connected with the building interests. It will be enlarged from time to time as building activities will warrant. We make this full explanation in behalf of the management, as some parties have ungenerously endeavored to disparage the undertaking and have made remarks utterly beneath those who aspire to be in the front ranks of journalism. Over 1500 copies will be printed and distributed each week and special arrangements will be made to have them delivered where they will do the most good.

The Chapter Meeting.

The proceedings of the last Chapter meeting, given elsewhere in this issue, should be read by every one connected with the building interests.

Subdivisions of the House.

The manner in which the interior of the human dwelling has been evolved or set apart to different uses forms a curious department in the history of civilization. When man has felt a need he has endeavored in some way to supply it. Even while he was still half wild beast he was obliged to have a shelter from the elements. This satisfied, he lived for unnumbered ages with his family or tribe crowded in a single room like animals gathered in a pen or fold. A sense of delicacy, with a longing for comfort, caused the construction of the bedchamber, a desire for convenience of the kitchen, the need of quiet and retirement of the study and the disinclination to admit occasional guests to the intimacy of the household, or the wish to have a chamber where friends might be assembled, and which might represent the elegance of the mansion, of the parlor, or as the French now call it, the salon. The word "parlor," (room for speaking or conversation) from which we get the English word "parlor," is still found in French dictionaries, but has been banished from Paris and other large French cities to the most rural part of the provinces.

The word "chamber" was by the French originally applied to nearly every subdivision of the house, the parlor and dining-room included. Now they use it merely to indicate the sleeping room. Its original usage survives in the phrases, "Chamber of Deputies," "Chambers of Commerce," and some formal modes of speech. The word "apartment," used in English to express the different rooms of a house, means in France an assemblage of rooms sufficient for the need of a family.

Of all the rooms of a family mansion the bed chamber has the most interesting history, not merely that it has been the ordinary scene of births and deaths, but for social and political reasons. Let us take France for instance as the most pertinent illustrations of the subject. Three hundred years ago all occupations of life were performed in a single large room which formed a great part of the mansion. Here were found the master of the house, his family and the servants engaged in their various occupations. Here the head of the family carried on his literary labors if he was a man of learning, while the woman of the household spun and wove, and the male domestic cooked or performed other menial duties. This was the rule, to which sometimes, in the case of kings and noblemen, there were exceptions. But even a king's bedchamber was not kept private. The monarch generally had two, one where he could take, if he insisted on it, a good honest sleep, and which was of moderate dimensions; and the other a state bedchamber where he held audience, where his rising in the morning and his going to bed at night were in the presence of a crowd of lackeys and courtiers. He was not allowed to die in his private bedchamber, although he could pass there a part of his fatal illness. When his end was evidently at hand he was carried into the large chamber called "chamber of parade," placed in its magnificent bed and permitted there to draw his last breath in the midst of as many of his courtiers and aristocratic subjects as could gain admission. It was because the bed-chamber was so public during the Middle Ages that it was so handsomely decorated and that the bedstead became a work of art, many specimens of which are preserved in European museums. In old engraving the king is represented attending to affairs of state in a bed surrounded by his Ministers and parsons of the Court, and great queens partaking of their meals in their chambers, as was the custom, the bed on one side of the room, the table on the other.

It was while the Bourbons were on the throne that the bed and bedchamber achieved their greatness. Here Louis XIII used to receive and converse affectionately with those whom he intended to turn over to the tender mercies of his Minister Richelieu. Here Anne of Austria, when regent, received her Ministers and her distinguished guests. During the reign of Louis XIV the ceremonial attending his getting up and going to bed became ridiculous. To be permitted to assist at the making of the King's toilet in the morning was considered one of the greatest honors that could be accorded to a courtier; to be allowed to take part in the adjustment of the royal shirt, a distinction to be handed down as a tradition to one's own posterity.

As late as 1750 princes and even honest burghers received in their bedchambers. It was during this epoch that the queens of society received in bed. Mme. De Maintenon received the court before she was out of bed in the morning. Women connected with the French Kings by less honorable ties received the homage of their numberless flatteries in the same manner without shame or without seeming ridiculous in the eyes of those who sought to profit by their influence near the throne.

The first salons in French houses only date back to the end of the seventeenth century—that is, to about 1680 or 1690 and the first dining rooms only to 1750. Up to that period the rich had eaten habitually in the rooms where they slept. As for those in moderate circumstances and the poor, they still lived, cooked, slept and received their friends in the same apartment, or if they had a separate bedroom it was no more than a closet or a hole in the wall into which they forced themselves with difficulty.

In England as on the Continent the bedchamber was evolved in much the same manner. There was originally the central hall occupying the body of the castle or mansion, where everybody lived in common and every household office was performed, except perhaps the cooking, which might have been relegated to an outhouse. After the evening meal, which was taken with copious libations, the greater part of those present fell to the floor dead drunk and slept in the straw or rushes that covered it till morning. What bedrooms there were were made by hanging pieces of tapestry or other drapery across the corner of the room or over some alcove or recess in the wall. In time these transient screens became permanent partitions. In houses where the architecture became later more elaborate the alcove in which the bed was placed might be flanked by pillars which served as the support of rich curtains. All this refers to the sleeping-rooms of the Middle Ages, and a period comparatively modern. The Greeks and Romans slept, as any one can see at Pompeii, in little stone rooms that were no larger and not nearly so well ventilated as the cells of an American penitentiary.

In the seventeenth and during a greater part of the eighteenth century no parts of a palace were well warmed, least of all the doors and windows were not well made, and the magnificent fireplaces, of which many specimens are extant, served only to grill one side of the person, while the other was benumbed with cold. This is, perhaps, one reason why so many of the fine ladies of the early part of the last century received in bed. It was quite as convenient and far more comfortable for themselves, while as for their guests, who were often persistent and annoying, they would become tired and leave the sooner.

From this account of the gradual division of the dwelling into rooms it will seem that there was little decency and scarcely any comfort, either in England or on the Continent, till the latter part of the last century, or a little more than 100 years ago. There was not much receiving in bed, either of kings or their subjects, after Louis XIV the house existed with all, or nearly all, its modern appointments. There was a separate room for every household function—the parlor, library, dining room, bedchambers, nursery and rooms for servants. It is a king to whom civilization owes much, and whose memory, considering the interest he took in the achievement of our independence should be cherished in America. From the first hut made by the savage man by drawing down the branches of a small tree on all sides and plastering it over, with mud there is, let us say, to the house of the American gentleman of to-day, what a distance! It represents the whole sum of human achievement, the entire development of man's faculties of his intellectual needs, his refinement, his self respect, in short, the best that is in him in sentiment, in moral aspiration. There is in the American house—let us say palace—an excess of luxury that may not always be desirable, and apartments, such as smoking and billiard rooms, which were unknown even in the mansions of France in the epoch of Louis XVI. This princely residence has been evolved from the colonial period, when there was a bed in the front room, another bed in the "keeping room," where the family table was spread, and beds also in other rooms, if by good fortune the house was further subdivided. The enlargement of the house came first in the Northern States. In the Northern States the bed is still a conspicuous object in all houses except those of the rich, the peculiarity being due in part to the absence of an entrance hall, which represents in its scanty dimensions the hall of the castle in which the old baron held wine and wassail.

The houses are built so close together in Atlanta City, that women can borrow kettles and flat irons through the windows without going out-doors.

San Francisco Chapter, American Institute of Architects.

The regular monthly meeting of the Chapter was held in the rooms of the Art Association on July 6th. W. P. Moore, vice-President, was in the chair. The following members were present: W. P. Moore, G. H. Wolfe, J. J. Clark, A. Pissis, J. E. Wolfe, W. J. Cuthbertson, R. H. Daley, H. T. Bestor, M. J. Lyon.

After the routine business was disposed of, the special committee on Competitions reported that as yet they had come to no definite conclusion. The whole matter in regard to Competitions was then thoroughly discussed by every Fellow present. It was thought that the present was the most opportune time for discussion, owing to the fact that there were two large competitions on hand.

The "Olympic Club Competition" was the one principally discussed, as the remuneration offered for plans was totally inconsistent with the amount of work expected.

(It is generally understood that a certain architect had been selected in the first place to prepare the plans; but on the representations made by three other architects, who are members of the Association, that, being members, they were entitled to have an equal show, it was decided to have competition plans.—Ed. Architect.)

Great stress was laid on the propositions that the main point to be considered was the appointment of a PROFESSIONAL REFEREE to decide upon the best plan, and, secondly, the successful competitor to be the superintendent, with compensation at full professional percentage. It was remarked that a committee had been appointed to make the selection. The members of the committee were human, and liable to err, and that was the point most to be feared, as the committee's decision, even if palpably wrong, was nothing but an error of judgment.

One member was very emphatic in regard to the liability of committees erring. (The best name to call it is *beforehand fixing*.—Ed. Architect.) The public should be taught the right idea in regard to the value of an architect's services. Examples in the past show conclusively that the whole system of competitions is a fraud. In fully 90 per cent of the competitions in California, a committee will, through a circular, invite architects to prepare plans, knowing *beforehand* in their minds, that the choice of architects has been decided upon. Reference was made to the Competition in regard to a large public building in this state. Eleven competitors offered plans. Each one presented seven sheets of double elephant paper, representing all the points to be shown, thus making seventy-seven sheets in all to be examined. IN ONE HOUR after plans were received by the committee, the award was made, showing conclusively that the successful party had been selected beforehand. No honest set of men could have unrolled seventy-seven sheets of paper and laid them out on a table ready for a thorough examination in the short space of one hour.

In another case of a church in this city, one of the trustees of the church came to the speaker and told him it was no use for him to send in his plans, as the selection had been made. It is not to be presumed that a church trustee would steal directly money from your pocket, but here was a clear case of robbery in permitting architects to take their time and the money necessary for draughtsmen's services, paper, etc., knowing full well he was throwing away the same.

Another case, where the church committee wanted it distinctly understood that under no circumstances would any plan be considered, the cost of which exceeded \$60,000. Some of the competitors, since dead, religiously prepared their plans, keeping that figure in view. The plan adopted by the committee was evidently selected beforehand. The building, when finished, cost \$115,000. The speaker inquired by what right had a committee selected the plan, knowing it could not be built for the amount called for, thus, virtually telling several parties who had honestly striven to comply with the requirements of the printed circulars calling for a competition, that they had been asked to present plans merely for a show of fairness, the architect having been decided upon beforehand.

One member thought that the only way to prevent the abuse referred to was for architects not to engage in competitions. This was answered by another member, saying in that case eastern architects would be invited. Another member facetiously remarked that Stockton has a dose of good eastern architect, and he for one was not afraid of eastern competition.

Another point was brought out in the discussion. Committees would be in a great rush for plans. They must be in by the time prescribed, and in many cases, notably the Lick Trust Statuary, keep plans after receiving them, for months before giving a decision. This was unjust to the architect who had paid out his money for help and given his own time towards striving for a premium. The architect had a right to know if he was to receive any of the advertised premiums.

The committee was granted further time to make a full report.

One of the members of the committee on the "Registry Book" reported adversely to the proposition made. The matter was postponed until next meeting, in order to hear from the other side of the question.

Adjourned.

A Fair View of the Situation.

While the prosperities in California are no less inflated than they have been, viewed from a building stand-point, they are far from discouraging. The cooling down from a boom condition, to one of natural, permanent and regular character, cannot but produce a changed appearance, and to some extent modify hopes and expectations that had run wild in outreachings after results, that should be waited for with some degree of patience. Eagerness and haste to attain and accomplish ends more rapidly than circumstances warrant, as often end in disappointment as success. The natural laws that govern and control human affairs, will regulate and equalize things; and when pressures beyond the requirements of communities are brought to be enforced, the stimulated and inflated must yield to the resistance that fixes limitations at which human calculation, ingenuity and persistence must halt.

That overreachings have influenced transactions in the offerings and sales of building lots and lands in the cities and county districts of the state, and their values; and that fortunes have been realized, both by sale and purchase, cannot be denied; but many will have to abide their time when they will be able to obtain present and recent par-investment prices; still the state is solid in every part, with a grand future in prospect. That which has been forced is simply anticipating that which was destined to come to pass in due time. The only question being as to whether it is always, or at any time prudent to attempt to forestall the inevitable, by force of vigorous and shrewd efforts, or to go a little slower, and be patient until the times come when the demand shall equal the supply, and necessities call for an advance.

By all this the building business has been materially affected in several ways. In the inflated localities it has caused vigorous building activities, and large demand for building materials. This has led to advance in prices, not only as to the special localities in which such activities existed, but in all parts of the state. The expansion of market for materials so far enlarged the field of demand, that manufacturers had it all their own way in dictating prices; and so long as this demand continued active prices, however exorbitant, had to be submitted to because there was no need for competition, as between manufacturers, each and all being able to dispose of their products at ruling rates; hence improvements everywhere, both in the commercial and older cities, and in all the newer portions of the state, have, for a year or two past, cost more than they would have cost when lumber was free on the market, at from three to ten dollars, or more, per thousand less than the prices at which it is now held, and has been for the period named. And while a few dollars per thousand upon the item of lumber alone, is not a material factor in the general result of cost of a building, it is nevertheless of sufficient importance and magnitude to deter those who deem ruling prices an extortion, from undertaking building improvements.

The lumber manufacturers of the Pacific Coast complain that their product should be made the obstacle to any improvement, and assert that present rates are none too high: that the cost of production fully warrant, and equity of profits not only fully justify even present prices, but that a still greater advance would be reasonable.

Be this as it may, the manufacturers are themselves to blame for the adverse opinions held by the community, as they—by their uncertain standards, varying rates from time to time, according to the spirit of competition in exercise among themselves, sometimes supplying the market at rates which no informed person would consider near remunerative, yet impressing the public mind that if rough lumber could at any time be sold for twelve or thirteen dollars per thousand, why should it be worth much more at any time, or under any circumstances.

The fact that the manufacturers were at war among themselves was no affair of consumers, and the misfortunes of a "broken market" that unquestionably did, during the great competition eras, result in loss to the lumbermen, is a matter that the public disregard; and owners of real estate have been and are unwilling to recognize fair dealing in prices of lumber of the same kind and quality, at one time twelve, and at other times twenty-two dollars per thousand.

Another feature of the case is, that building improvements in the larger cities have been retarded by reason of the very many land and town lot booms that have been offered in nearly every portion of the state, with every device known to the shrewd and active minded men who have managed them, to induce investments; and hundreds of thousands and millions of dollars in the shape of speculative purchases have been drawn away from the commercial centers, that would have been spent in building improvements under a less inflated rate of things.

But reactions under their circumstances do not by any means indicate failure in any extended sense; but a mere checking up in the heated race, to acquire wealth speedily, a cooling down from fever heat to a normal condition, and an equalizing of transactions, with the necessities of the times.

Interesting Lawsuit against a Firm of Builders.

A case was recently tried in England involving the responsibility of contractors, which we find reported in the *Builder*. The Messrs. Peto Brothers, very eminent builders in London, had a contract for the erection of a hotel in Covent Garden. In carrying out their contract, they were obliged to excavate about nine feet below the foundation of the wall, between the hotel and the adjoining house and underpin the wall. In doing so the wall was cracked from top to bottom. The owner of the adjoining estate sued the Messrs. Peto for damage to his wall. The contractors resisted on the ground that the work which they had done was carried out under the provisions of the Metropolitan act, and that the settlement and cracking of the superstructure was an inevitable consequence of the underpinning, and they urged that the work having been done in accordance with the statute, no one could be held liable for the result of it; that if any one could be held liable, it was the owner of the building they had constructed and not themselves, and finally, that the work had been carried out with the utmost care, and that, as the cracking was avoidable under any circumstance, there had been no negligence involving anybody's responsibility. The defendants did not call any witness to prove their assertion that the cracking of the wall was the necessary consequence of underpinning it, and his lordship, the judge, remarked that if all the builders in London had come and said so he should not believe them. In his opinion there had been very considerable negligence. He was sure that the settlement was not the inevitable result of the work done, because he had himself seen a wall underpinned without producing any cracks, so that the damage not being the necessary consequence of work done according to the statute, the defendants could not use that for avoiding their responsibility, and for much the same reason, the burden could not be shifted on the shoulders of their employer. No one remained to bear it except the builders and the judge condemned them to pay the assessed damage to the wall, about two hundred dollars, with two hundred and fifty more as consolation to the owner of the injured house, and the costs of the suit.—*American Architect*.

The Mechanics' Institute Fair.

The annual Fair of the Mechanics' Institute will be held in the usual place, commencing next month. It is now about time that our Carpenters and Joiners made a display. Every other branch of industry has been represented, but, with the exception of a large shaving or two, nothing has been exhibited as the handiwork of a large portion of our wage workers. Perhaps this notice to the Builders' Association may cause some of our skilled carpenters to prepare articles for the next Fair.

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.

A widow with a brown-stone house is as attractive as a building and loan association.

The cross-cut saw gets dull in spite of its teeth.

A Very Interesting Letter From Messrs. N. & G. Taylor Co. of Philadelphia, on the Subject of Roofing Tin.

PHILADELPHIA, June 30th, 1888.

EDITOR, CALIFORNIA ARCHITECT AND BUILDING NEWS, San Francisco, Cal.

Dear Sir: Our attention has just been called to a letter which appeared in your issue of May 15th, signed by Messrs. Merchant & Co. of our city. It is so full of errors and mis-statements, and its tone is so unjust, that were it not substantiated by appearing under your own sanction, we should very much doubt its authenticity, and would pass it in silence.

In fact, no reply from our House would be necessary in any Eastern paper, but some explanation is due to your readers, accompanied with a few facts.

Messrs. Merchant & Co. appear to forget that when they went into the tin plate business not many years ago, they found our firm selling guaranteed and stamped brands of tinplates. They know that it was our custom at that time to stamp the brand and our name on various plates, and they also know that very many years before they introduced the Gilbertson's Old Method in imitation of the Genuine OLD STYLE brand, we had always stamped the top and bottom sheet in each box of the Genuine OLD STYLE with the brand and our name. Those of your readers who are fortunate enough to have some of our old circulars or catalogues of that time can confirm us in these statements. It was on account of imitations being used that we were compelled to have every sheet of the Genuine OLD STYLE brand stamped with the brand and trade mark, as well as our name as guarantor. While we have been followed by others in the matter of stamping the brand on Roofing Tin, they fail to follow us as far as having their own name added, without which what redress has an architect or property owner?

We cannot conceive how any one can have the presumption to appropriate to themselves novelties which clearly originated with ourselves, and while we regret the tone of their article, and the necessity of a reply on our part, still misstatements must be corrected.

We fail to see the cause of this outburst of feeling against the Eastern Importers and tin roofers (who, as every body knows, are well acquainted with the real value of all brands imported) unless it be their failure to confirm the estimate which Messrs. Merchant & Co. wish to place on certain brands of tin. Messrs. Merchant & Co. attack the tin roofers of Philadelphia, using this language: "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." This is a sad reflection upon the integrity of our roofers, that "ninety-seven per cent. of them are entirely devoid of all business honor."

We fail to see how our friends, Messrs. Merchant & Co., can possibly substantiate this assertion, unless the contract should call for one of their own brands, and they should sell the wasters bearing the same stamp as the prime. It could not occur in any other way, and probably not in this, at the present time, as it was through the Philadelphia roofers that it became known that Messrs. Merchant & Co. were selling the wasters or imperfect sheets of so-called guaranteed plates stamped exactly like the primes. The tin roofers of Philadelphia, as a class, bear the highest reputation for their quality of their work, and the knowledge of the relative value of material. We have customers in this city who have been buying of us continuously for over forty years; others whose parents and grand-parents bought of us—old and reliable mechanics who learned their trade before the time of labor-saving machinery, and who not only know a good article of roofing tin, but also how to put it on a roof. We have been closely identified with all these men too long to imagine that such a charge could be made against them. If an architect should be deceived, and the roofer comply with the specification, the fault should not fall upon the roofer, but upon the one who has deceived the architect.

The celebrated OLD STYLE brand is now so well established upon the Pacific Coast that it needs no defense nor encomium at our hands. It has been sold a great many years with perfect satisfaction unaffected by any competition. Messrs. Harper, Reynolds & Co. of Los Angeles handle car-loads of it; the John Stock's Sons of San Jose have used it in large quantities, and the fact that the large house of Messrs. W. W. Montague & Co. of San Francisco have allowed us the use of their name as head-

quarters for the sale of the brand in San Francisco is of itself sufficient evidence of popularity and confidence.

Many years ago the first sale was made in California, if we recollect aright, to Mr. G. H. Swinerton of Sacramento city, and a large lot was sent to Walla Walla, Washington Territory, thus inaugurating on the Pacific Coast the use of a high grade guaranteed roofing tin. We simply insert these facts here to show your reader that our OLD STYLE brand is the original brand—the pioneer in the field—and that all other plates made by the manner of hand dipping have simply sprung into being imitation of our brand, but, of course, without its characteristics. There is no occasion to enter into an elaborate array of facts and dates; it is simply sufficient for us to say that we have always guaranteed the OLD STYLE brand of terne, in fact, a guarantee accompanying this brand of the original intention in introducing it. It has always been made and sold to the trade with this distinct understanding by our House. To guard against imitations when we introduced the brand we took special precautions to have every top and bottom sheet of it stamped with the brand, as we have already stated above, and this was done many years before any rival appeared in the field at all. Later on we found it was imperative to have every sheet stamped, not only with the brand and thickness, but also with the trade mark of target and arrow, and at the same time, the brand was duly registered in the English courts.

We wish to introduce some collateral evidence here as to who were the first to stamp tin plates or roofing tin. The first selection is from the London Ironmonger of May 14th, 1887, and reads as follows:

ROOFING PLATES.

To the Editor of the "Ironmonger."

SIR.—N. & G. Taylor Co., Philadelphia having called our attention to the injustice of an article which lately appeared in your journal, we feel sure that you will give us an opportunity for explanation upon their behalf.

We desire to state for the information of your readers that the "system" of stamping and branding each sheet separately, which is claimed as a novelty by a competing firm is simply a gross imitation of an idea which originated with N. & G. Taylor Co. and has been carried out at their request for their "Old Style" brand of terne-plates over many years.

We have reason to suppose that the new mode of branding became necessary for the better protection of Messrs. Taylor's purchasers against the numerous attempts to imitate and counterfeit the well-known and successful "Old Style" brand, as employed for terne plates of the highest quality.

Yours obediently,

THE COPPERMINERS' TIN PLATE CO., LTD.

P. W. FLOWER.

Cwm Aron Tinworks, Port Talbot, South Wales, May 9.

The second selection is from a letter to us under date of March 30th, 1887, from the Cookley Tin Plate Works, which letter is in our possession. Many of your readers may recollect the photographic reproduction of it which we issued last year, and we extract from it simply the following paragraph bearing on the matter in question:

"As others have followed you in stamping the brands on plates, it is no more than justice to yourselves that the fact should be made public that we have followed this custom for you at our works for at least fifteen years, having without interruption during that time so stamped, at your request COOKLEY K Tinned Sheets."

The elaborate catalogue issued by our House in the year 1872 will be found to contain the distinct guarantee made by us on hand dipped plates, for which we received the only award of merit given at the Centennial Exposition held in Philadelphia 1876. The diploma and medal we have at our office here for inspection.

At the commencement of their article Messrs. Merchant & Co. say: "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." This is not true, and the claim is probably made with a view of counteracting the effect of our circular of May 24, 1887, an original copy of which we enclose for insertion elsewhere in your present issue. At that time the Camaret Wasters were stamped exactly the same as primes, and there was no security at all in the use of this brand.

As already stated above, importers are well acquainted with the value of all brands imported, and each one knows whether the wasters of his plates are passed through the patent rolls and shipped to America, and sold under another brand as prime, or are sold for consumption in Europe.

Now there have never been any wasters of Cookley K at all, and we again bring in as a witness the following additional ex-

tract from the same letter of the Cookley Tin Plate Works, a follows:

"The home trade are only too glad to secure the wasters at a very slight reduction, and these are not shipped to America." Is anything more conclusive wanted as proof that Cookley K Wasters have never been imported?

In conclusion, we have to state that there are no Wasters of the OLD STYLE. We have had them, but they were never stamped, and they could not conflict in any way with the use of this brand in prime. We discontinued the importation of them some time since, and if there are any to be had to-day, they must be some very old stock indeed. Architects and property owners have always been fully and amply protected in the use of the OLD STYLE, by the fact that no Roofing Tin is the Genuine OLD STYLE brand unless it bears the stamp. Even if the roofer could obtain Wasters he could not use them, as they would not be stamped. Any one could detect such a substitution, just the same as if any brand at all were put on in place of the Genuine OLD STYLE. We don't see how we could more thoroughly protect architects and property owners in the use of the OLD STYLE brand.

We thank you for the space you kindly grant us for the insertion of this article. We have tried to make it as brief as possible. We have stated our position, and fortified it by facts beyond dispute, and we further strengthen it by evidence from two of the largest, most prominent and reliable makers of Roofing Tin in Great Britain.

Very truly yours,

N. & G. TAYLOR CO.

Wood, Plaster and Concrete.

The respective merits of these materials in the construction of buildings have recently been reviewed in their relation to the acoustics of theaters, and the general gist of opinion is that concrete has proved a success. It is obviously difficult to compare two materials like wood and concrete, so different in their physical properties. But for the inflammable nature of wood, it must be admitted to be the most desirable acoustically for the lining of rooms and halls adapted for music. The Italian congress of architects, in 1880, laid down certain rules respecting the form and materials desirable for halls of music and theaters, one of which was that wood was the proper material to augment the energy of sound, and giving preference to fir; they also recommended that the room should be lined with wood, isolated as much as possible from the fabric of the building; that the soffit of the theater (ceiling) and the fronts of the boxes should have their surfaces composed of thin planks, fitted together like boxes, and the columns should be of wood, also hollow.

These recommendations, obviously intended to promote resonance, are opposed to all our ideas of incombustibility, and, in fact, would promote the spread of flames. No better prescription for an inflammable interior could be given than that the hall should be lined with wood isolated, and that the boxes should be separate boxes of wood.

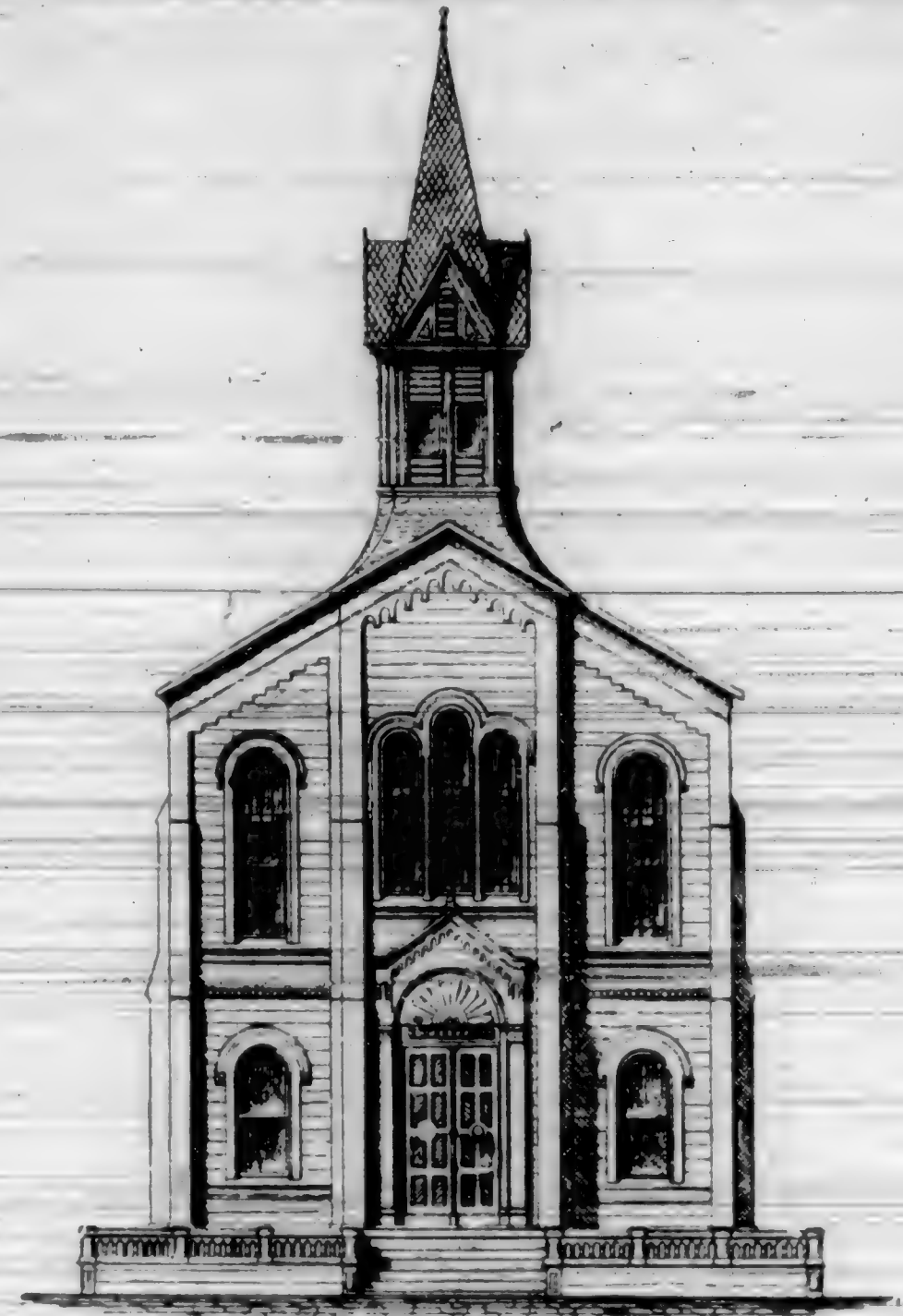
From acoustic considerations, then wood is preferable to all other materials as a wall lining, but its inflammable nature renders it undesirable in the construction of the auditorium of a theater. For the re-enforcement of sound, it stands foremost in other respects its presence adds materially to the risks of fire. The employment of plaster or cement is undoubtedly inferior as an acoustic surface; it has none of the vibrating properties of wood; the sound waves recoil and produce confused sounds.

STEEL SQUARE AND ITS USES.

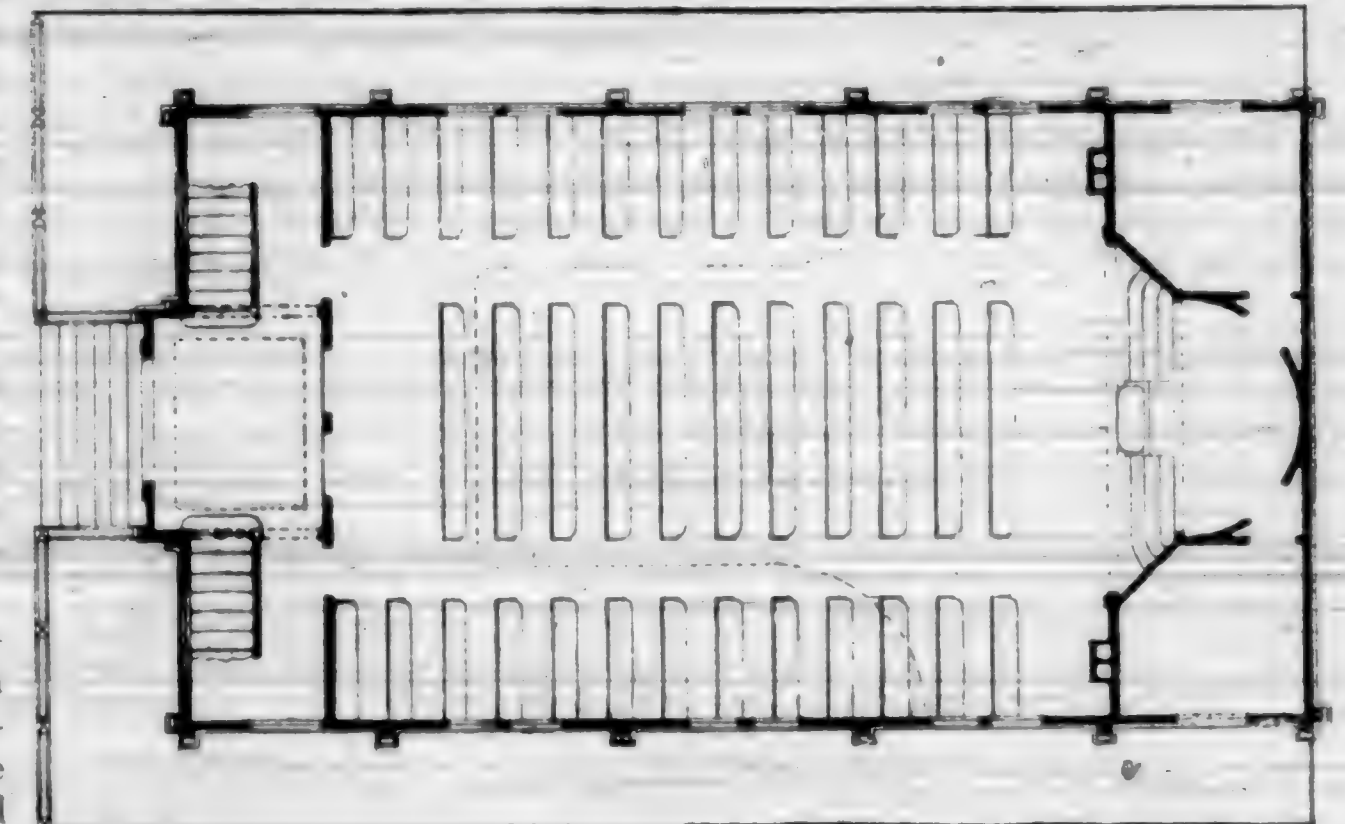
We have just received a large number of the above named books. A copy will be sent to any address upon receipt of ONE DOLLAR. It contains a full treatise on the Carpenter's Steel Square and the numerous uses to which it may be applied.

A prominent architect of this city has recently given up business and retired to the country. He is young, talented, energetic, and a master of his profession; but the question plagued to him by a female client was too much for him. She asked him why he didn't divulge his plans.

"Where are ye livin' now, Moike?" "In Donegal Street, No. 11. Come and see me." "Faith, I will. Ought I to come in be the arry, or be the front dure?" "I don't care; but as I'm occupyin' the garret, it would be more convenient for ye to come in be the skylight."



Elevation



VILLAGE CHURCH.—The plan illustrates a design for a small, plain neat church, in the modern American style of church architecture. The pulpit is placed in the rear, with a room on each side, to be used for a choir, trustees and studio.

The building is well lighted by high double windows, glazed with different pieces of colored glass, separated by small sashes and two bars across the center. On each side of the vestibule is a wide flight of stairs leading to hall above, which communicates with a large, spacious gallery. The recess containing the pulpit has a large proscenium arch in front, with ornamental brackets.

The foundation is faced with pressed red bricks, laid neat and close, with white mortar joints. The rafters, purlins, studs, etc., can be dressed, chamfered, oiled and varnished, making a very nice inside finish, and sufficiently broken to form a good acoustic.

The inside is neatly finished with capped, grained and varnished wainscoting. The floor has a gradual fall toward the pulpit, thus affording a nicer arrangement of the seats, and a better view of the pulpit, as one pew rises slightly above the other.

The church is entered by a wide flight of stairs, through large, double-paneled doors, with a semi-circular rosette, and a small, fancy, projecting gable above. The sides and front have large, heavy projecting buttresses, running nearly up to eaves, which gives the church a heavy, rich appearance. The steeple is a very striking feature of the building; the small windows, with louvers above and below, thoroughly ventilate the building. The fancy shingling, gables, pilasters etc., are all pretty in design and form a neat, unique and inexpensive spire.

Any further information in regard to construction, painting location, etc. will be promptly forwarded on application. Address, SALFIELD & KOHLBERG, 339 Kearny St., S. F.

How to build the House.—Some things one ought not to do.

By EDWARD W. BLAKELY.

That there are architects and architects, and that their work ranges from very good to indifferent and extremely bad, is a fact that no observant person will for a moment question. As it must moreover be admitted that the number of really first class architects is quite limited, it follows as a matter of course that there must be a great deal of questionable work done in the way of planning our dwellings and business buildings, especially in our large cities and towns. While recognizing the really excellent result produced by many of our practical architects, and the magnificent buildings that adorn our own and other cities, it must be said that there are many residences where the flagrant disregard for everything but effect is so evident, that one might well wonder if ever an architect designed them, or if like Popsy they "grewed."

I have in mind a house where it is almost impossible to use any article that is of what might be called regular size. Without exception every room is some inches out of the regular width for a carpet, and in order to cover the floors a fraction of a width must be on one edge, and in the length, the carpet wastes in cutting according to the number of figures in the yard. Some of the rooms are quite large, and in selecting an elegant carpet for one of them it was found that as the desired style had one pattern to the yard, and there were eight length required, the waste on account of the awkward size of the room would be a trifle less than half a yard on every length of carpet. Two inches over a width must be added to the sides, which necessitated the purchase of an entire length in addition. The trifle more of width, while very little advantage to a room of that size, made six yards of carpet necessary in order to fill a few inches of space, and instead of calculating with any idea of economy the architect entailed a cost in carpet alone of nearly \$30 to cover a space two or three inches wide on two sides of a room. Whenever it became necessary to purchase or refit carpets for the floor in that house there was an amount of grumbling, and when at last it passed into other hands and was offered for rent, several persons refused it because of the enormous waste of carpets, the useless pieces alone costing more than enough to cover the floor of one good sized room.

The casings of all the best rooms are elaborate and project some distance into the apartment, and it is necessary to cut out not less than four inches from the edges of the carpets in order to fit them around the moldings. In this way the borders are almost destroyed, and it would be impossible to change them about or put them down in other than the original way.

The windows are about three inches wider than the ordinary, and shades must be made to order, a trifling item for the original owner, but of a great deal of importance when the house came to the renting stage. They are too narrow for fine effects with ordinary lace curtains, and could not well be used with more, and the curtain poles used in other houses will not fit at all. The spaces between the windows or doors are too narrow for ordinary articles of furniture, the hall is an eccentricity; and so all over the house; there appears to be a sort of vicious disregard for established usages, and it is as though the designer had been seized with a desire to make every item of fitting up and furnishing as expensive as possible, without in any way giving an adequate return either in comfort or convenience, or even in beauty of detail or general effect. It really is quite as easy to build a house properly, as to construct one which is so conveniently shaped and badly fitted that nothing one may have will suit it.

There is need of a great deal more practical common sense than is ordinary shown in the planning of houses. Between the traditions of conservatives and the technical knowledge of some of our professional architects the housekeeper fares very badly. Economy of space, which in city residences especially is of the highest importance, is apparently quite disregarded, and angles and corners are left vacant when they might be used to the greatest advantage, while the spaces occupied by cupboards and closets could be left free to the manifest convenience of those who perform the household service.

In beginning the plans for the building of a dwelling, special consideration for health, convenience and comfort should be the leading ideas. Architectural beauty is a minor matter, and where the choice must be made between beauty and convenience the former should always be sacrificed. This is not, however, the plan followed by the average architect, who is quite likely to ig-

nore every principle that conflicts with the beauty of symmetry of his design.

There is an urgent demand for plans in which economy of space and simplicity of design are the leading features. Country people of moderate means have little time and less money to spend on architectural ornamentation or effect. Given a neat, comfortable dwelling at a moderate cost and they are quite content to dispense with angles, gables, and oriel windows until such time as the farm or the business is paid for, and the income will warrant their indulgences in some of the decorations and luxuries of life.

There is more useless room in the ordinary kitchen than in any other portion of the modern house. The idea seems to have come down through the years that a kitchen must be wide and roomy, and with a big throated chimney. Other points have not attached to the plans for this apartment, and upon this skeleton of a suggestion each architect hangs whatever convenience may, according to his conception of the needs of the place, be required. As a result we have for country houses, great barn-like rooms bitterly cold in winter, and exposed to the beating sun of summer, a wide doorstep, and a flue that is large enough to carry all the warm air out of the place in winter, and so wide that the draft of the stove is more by grace and the weather, than because of any rational arrangement to accord with the principles of ventilation.

Anyone who will take the trouble to go through a ship's kitchen will see at a glance what are the possibilities of economy of space. The entire stores for hundreds of persons may be prepared in a room fifteen feet square. It costs but little when building a house to provide sensible, practical conveniences in the way of pantries, cupboards and lockers, and the most trifling outlay may save any amount of hard work and time, which may be turned to valuable account.

Not many years since I heard a farmer's wife say that she had spent weeks of time carrying every drop of waste water through the kitchen and over an entire length of a long porch to throw it into a drain. It would have cost three or four dollars to run a pipe from the kitchen sink, under the porch to the drain, but this was deemed an unnecessary expense, and so this woman had walked a distance of over thirty feet and back from the kitchen sink to drain on an average of eighteen times every day, and in summer weather even much more than this.

Her china closet is situated on the side of the dining-room opposite to the kitchen, and every dish must be carried across the dining-room to be put away. To get to the cellar she must cross kitchen and dining-room and go down the cellar under the main stairway, or else go half way around the house and enter by the outside cellar stairs. The milk is kept in a spring house at least one hundred feet from the door, and as there is no convenience there for washing the pans, all of the milk things must be brought to the house and washed.

The water for all of this work is drawn from a well with buckets and heated in a kettle or boiler on an ordinary stove. On the evening before washing day the wearisome task of getting the water ready must be gone through with. Bucketful after bucketful is drawn and poured into a barrel, and into this is thrown a little wood ashes, just how much the housewife is able to tell exactly by tasting it. Then all must be carried to the kitchen, and the work of washing may begin.

And yet these people are economical of everything except time and strength, or at least they think they are. But the cupola on the top of the house cost more than a set of stationary tubs would have done, with all of the drainage pipes and fittings to carry the waste water down a hill and into a small stream at the back of the house. The extra filligree work on the porches cost more than a well arranged cistern, and the outlay for a set of brackets under the edge of the roof would have built a cellar stairway twice over.

But under those unfavorable and laborious condition an intelligent American family lived and toiled. That they prospered and grew wealthy was no doubt due to their energy and persistence, but when one takes into account how much more time there would have been for even necessary work, the thousand and one things that are always to be done in a farm house, it seems a poor comment on the good sense of the average individual to pay out money for architectural frivolities and unnecessary, and let the wife and daughters wear themselves out for lack of a few conveniences.

The china closet should be built in the wall between kitchen and dining-room, or in such a location that it is accessible from both rooms. Every house of any pretensions should have drain

sink from the kitchen or some point near the kitchen door, and pipes to carry water away. If the house stands on an elevation this is a very easy matter. A well or pump should be so arranged that the task of drawing water will be as light as possible. A cistern should be built with every house, no matter how unpretentious. A few hours of work and a very small amount of material will be sufficient to provide a place for enough ice to last nearly all summer.

A couple of ingenious boys once made a most admirable arrangement of this sort at an almost nominal cost. They lived on a bit of table land at the foot of a hill. There was a spring in the side of the hill and a spring house for milk and butter. The boys dug a deep hole in the side of the hill above the spring house smoothed the floor, sloped it slightly downward on the outer edge, and coated the bottom and sides with water-tight cement. There was a slight depression in the floor near the front, and from this a few feet of iron pipe led down into the ground and connected with a trough or a spout made of the trunks of small saplings. These the energetic lads had contrived to split in two pieces, the middle was cut out by a gouge and hard work, and the two pieces of the sapling were then nailed together and connected with the iron pipe leading thence through three or four feet of earth to the spring house, where it ended over a trough. The bottom of the pit in the hill side was repeatedly washed and allowed to remain uncovered until snow fell. A large bundle of clean oat straw was placed over the pipe and carefully packed down. The floor of the pit then had about a foot deep of clean sawdust from the neighboring mill. This the mill owner was glad to get rid of and the boys to get it in large loads. A store of sawdust was laid by for future use.

The pit was about twelve feet square by fifteen feet deep, and when the first snow fell the work began.

Every leisure moment was occupied in filling the pit with snow, packing it closely and pouring on just enough water to make it solid. As fast as the pit filled up the boys filled in the sides with a foot or more of sawdust. Long before spring the pit was full. Then a great mound of sawdust was piled over the ice and the earth was thrown over it. Above this were bundles of straw over which sawdust was sifted until it formed an almost solid mass, then more earth was piled on and a double row of Maderia roots was planted just at one edge.

In the case of this family other improvements followed this beginning, until the house had its own system of water-works, and by the time they had so prospered that a new house was to be built, the ingenious boys had perfected a plan by which not only their dwellings, but all of the farm buildings were abundantly supplied with water.

The cost of materials used for the first snow pit was less than five dollars, and it was estimated that the gain on its account in dairy products alone was not less than fifty dollars for the season.

This is economy, and it is a kind that is much less common than it ought to be. —*Decorator and Furnisher.*

LUMBER INTERESTS.

Unpleasant Charges against the Mills by the Loggers.

"I have reduced the output of my camp at Stuck Junction fully 25 per cent," said Terrence O'Brien, Thursday, "and will shut it down altogether after the Fourth of July, unless the railroad company shows a disposition to be more accommodating in the way of furnishing cars. I shall also

REDUCE THE OUTPUT

Of my camp on the Seattle, Lake Shore & Eastern about one-third. While the mills are cutting down our scales, and also cutting down the price of logs, they fail to reduce the price of lumber one cent on the thousand. The excuse for their conduct is that the bottom has fallen out of the California market, but I notice that the mills run night and day, just the same, and turn out as much lumber as they can. The whole trouble now threatening is brought about by an over supply of logs. This spring prices were good, and every man who could get hold of a piece of timber started a camp, which he had a perfect right to do. About this time the Port Blakely mill burned down, thus

REDUCING THE CONSUMPTION

About 200,000 feet per day. Notwithstanding this new camps were opened, and as soon as the mills discovered the large sur-

plus of logs on hand and the increased production over the consumption they at once commenced hammering down the price on logs. The men in the logging business who had made their business a study saw just what this over production of logs would lead to, and for the purpose of

AVERTING THE GREAT CALAMITY.

The Loggers' Association of Puget Sound was formed. It is the desire of the association to regulate the production of logs so that the logger will get a fair price for his labor and interest on the capital he has invested in the business.

"What did you mean when you said the mills were cutting down the scale as well as reducing the price of logs?"

"When a man sells a boom of logs to a mill company the logs are towed to the mill and there sealed and the logger paid for his timber according to the mill scale. At the same time every intelligent man engaged in the business

SCALES HIS OWN LOGS

Before they leave the camp, so as to know about what he is going to receive for his boom. The other day my friend Curry sold a boom, and the mill knocked 125,000 feet off his scale in a boom of something like 425,000 feet."

"Why did he submit?"

"What could he do? He must accept the scale they give him or take his logs back to camp at his own expense. You see, the

MILLS ARE ALL BUNDLED TOGETHER

Under what is known as the Puget Sound Brokerage Association, and when a fellow offers his logs to one mill that settles it, for he must sell his logs at that place or not at all. If Curry had towed his logs to another mill he could not have sold them at any price, so he submitted to what any fair-minded man would call a piece of highway robbery."

"Has there been a falling off in the price paid for logs?"

"Yes, and there is

NO USE DISGUISSING IT.

But there has been no reduction in the price of lumber. Logs that brought \$7.50 per thousand readily, six weeks ago, now only bring \$6, and shorter logs, which brought \$7 per thousand, now only bring \$6 and \$6.50."

"What remedy would you suggest?"

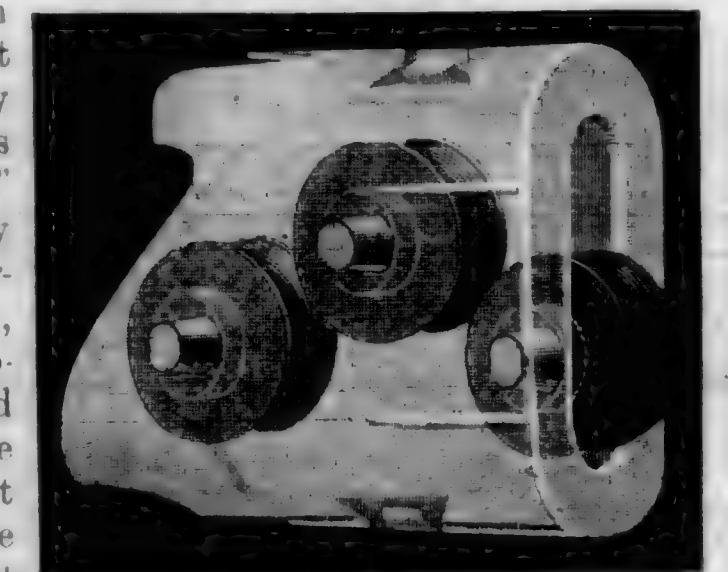
"Simply a common sense remedy. There is a good foreign as well as good domestic demand for lumber, and the mills must have logs to supply these markets. My idea would be

TO REDUCE THE PRODUCTION.

Of logs to allow the mills to consume the surplus on hand at present, and then only cut and put into the water sufficient timber to keep the mills running. By pursuing that course the logger would always be enabled to command a good fair price for his timber, and the mills at the same time be making money." —*Seattle Post Intelligencer.*

THE IDEAL SASH PULLEY.

We illustrate herewith a new Sash Pulley just completed and now ready for the market. It is known as the "Ideal" and is manufactured by the Stover Manufacturing Co., Free Port Ill., who claim it is the cheapest and best ever offered to the trade, and the easiest and quickest put in place. It requires the boring of two seven-eighths inch hole to make a place in the frame for the Pulley which makes its own mortise by simply driving it in, insuring a perfect



fit in every instance. A little Marking Gauge, also illustrated, is used to make the prick marks for boring the holes. The Gauge is laid in the groove in the frame and, struck a light blow with

a hammer, and the marks are accurately laid out for boring. No chisels or screws are used in applying the Ideal Pulley, and there is no possibility of their becoming loose or getting out of place. The saving of time in putting them in the frame is a great advantage.

EVERYBODY'S COLUMN.

The drawing instruments used by draughtsmen are very susceptible of rust. To remove the same without injury to the instruments, mix 10 parts of tin putty, 8 parts of prepared buck's-horn and 25 parts of Spirits of Wine, to a paste. Cleanse the articles with this, and finally rub with soft blotting paper.

Ed. Architect.—*Is there any* of some method by which grease spots on wall-paper caused by people leaning their heads against same, may be removed without injury to paper?

M. C.

Oil spots on wall-paper caused by persons leaning their heads against walls may be removed by making a paste of Fuller's earth and cold water and laying some gently on the surface to be cleaned, leaving it until dry, when it may be brushed off and the spot will have disappeared. It works best on plain paper but it does not succeed so well on thoroughly colored.

To Cure a Door in Wind.

PHILADELPHIA, May 25, 1888.

TO THE EDITORS OF THE AMERICAN ARCHITECT.

Dear Sirs.—Can any of your readers suggest, or inform me if they are cognizant of any method by which a twisted door can be made straight? In considering an answer to the above query I apprehended that correspondents will conjecture the kind and situation of the doors. The doors I have in mind when asking the question are veneered with the same kind of wood upon both sides, and have, since first they were hung, been subject to the same temperature upon each side, if there is such a thing as the possible straightening of a door out of "wind" I have no doubt it will interest a great many of your readers to know of it.

ARCHITECT.

[A door may often be taken out of wind, temporarily at least, by clamping in a frame and allowing it to remain for a time. EDS. AMERICAN ARCHITECT.]

The possibility of the prosecution of negligent plumbers for bad work leads to the inquiry, what protection have good plumbers from bad ones in the matter of competition? The bad plumber can under-bid the good one, and if complaints are well founded, there is a good deal of bad work and cheap work going on. The trade ought to have some sort of control over its members in this respect. The rigid legislation of a year or two ago has not produced all the good results then looked for. The attention of local medical and sanitary authorities has been recently called to unscientific work, and the matter will probably not be allowed to rest until some better system is devised. The plumbers themselves have as much at stake as anybody else, and the organization could wisely investigate the charges made as to inferior work done in utter disregard of sanitary requirements.

Grindstones.

A correspondent of an Eastern paper gives a description of a visit to the Bay of Fundy and along the shores, where the grindstone quarries are located. The superintendent of the quarry says when the tide is out his men go down on the rocky shore and work out near the water. At low tide the men on the shore drill some holes in the ledge, put in powder and blast out great pieces of rock

When the tide rises again they float out some big logs and empty barrels over where the loosened rocks are. When the water goes down again they fasten a big rock to the raft with heavy chains, so when the tide again rises it lifts up the raft and the rock with it. Then they tow it as near the shore as they can. If it is the right kind and size for a millstone, sometimes it is allowed to lie there until the workmen, with stone chisel and hammer work it into the proper shape. At other times, by means of a derrick, it is drawn out on the wharf. Then it is rolled on a track and hauled to the factory.

At the great stone factory the large piece of rock is placed on a carriage with a saw similar to the up and down saw in a mill, the rock is sawed into great slabs of the right thickness for the grindstone. The saw does not have teeth, but wears its way through the rock with the aid of sand and water, which are continually pouring on. Then the slabs are taken, a hole made in the center the edges trimmed off with a chisel, and the whole placed on a kind of lathe, turning it until it is true and the edges smooth. The rock from which the grindstones are made is a kind of sandstone, and there is a great difference in the "grit," some being coarse and some fine. Often several different degrees of "grit" are found in the same quarry. There are many quarries along the shores of the Bay of Fundy. The reason stone is taken from under water, when there are many quarries a little distance from the shore, is because the best stone comes from the bottom of the bay, where it is covered at high tide.

Deafening Floors.

Various expedients have been used and suggestions given for "deafening" floors, as it is called. We have all heard, says the *Building News*, of mortar mixed with chopped hay or straw—a kind of pugging laid on rough boards, carried by fillets fixed to the sides of joists. This sort of pugging has stood well for centuries, and is found to answer well as a deafening material. Among other substances used are dry lime rubbish, sand, lime, hair, and dry ashes, sawdust, and even cockle shells and cork chippings have been found in the floors of old houses. Any of these materials in layers of 1½ inches to 2 inches will suffice to deaden sound. Recent suggestions have been thrown out in our own journal by correspondents. One of these is use thick felt laid below the floor boards. A French journal throws out another suggestion attributed to General Loyre, who proposes, instead of loading the floor with plaster, to fill in the space between the boarding and the plastering of ceiling with shavings which have been rendered incombustible by dipping them in a tub of thick white-wash. As it is known that soft substances inclosing air spaces form an excellent non-conducting material to sound, it is thought that the shavings so treated will be found of great service, and it is said they are so incombustible as to add considerably to the fire-resisting properties of the building. Where it is desired to disinfect the space between the floor and ceiling the shavings may be saturated with chloride of zinc, or the latter may be added to the lime wash. The shavings have at least the merit of being light, which some of the materials we have named are not, and if they can be rendered non-combustible—a very essential condition—we do not doubt that this kind of deafening, so cheap and easily procured, will be largely used. Slag wool made in the form of tiles or bricks is a good material to prevent the transmission of sound, and any fibrous material formed into cellular slabs answers the purpose.

Rural Homes, Wheeler.	150
Old Homes Made New.	50
The Suburban Cottage.	1 50
Homes for the People.	2 00
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

ESTABLISHED MARCH 17, 1888.

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RELIABLE
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18, 20 & 22 ELLIS STREET,
NEAR
MARKET & STOCKTON.
SAN FRANCISCO,
CALIFORNIA.

A Suburban Home.

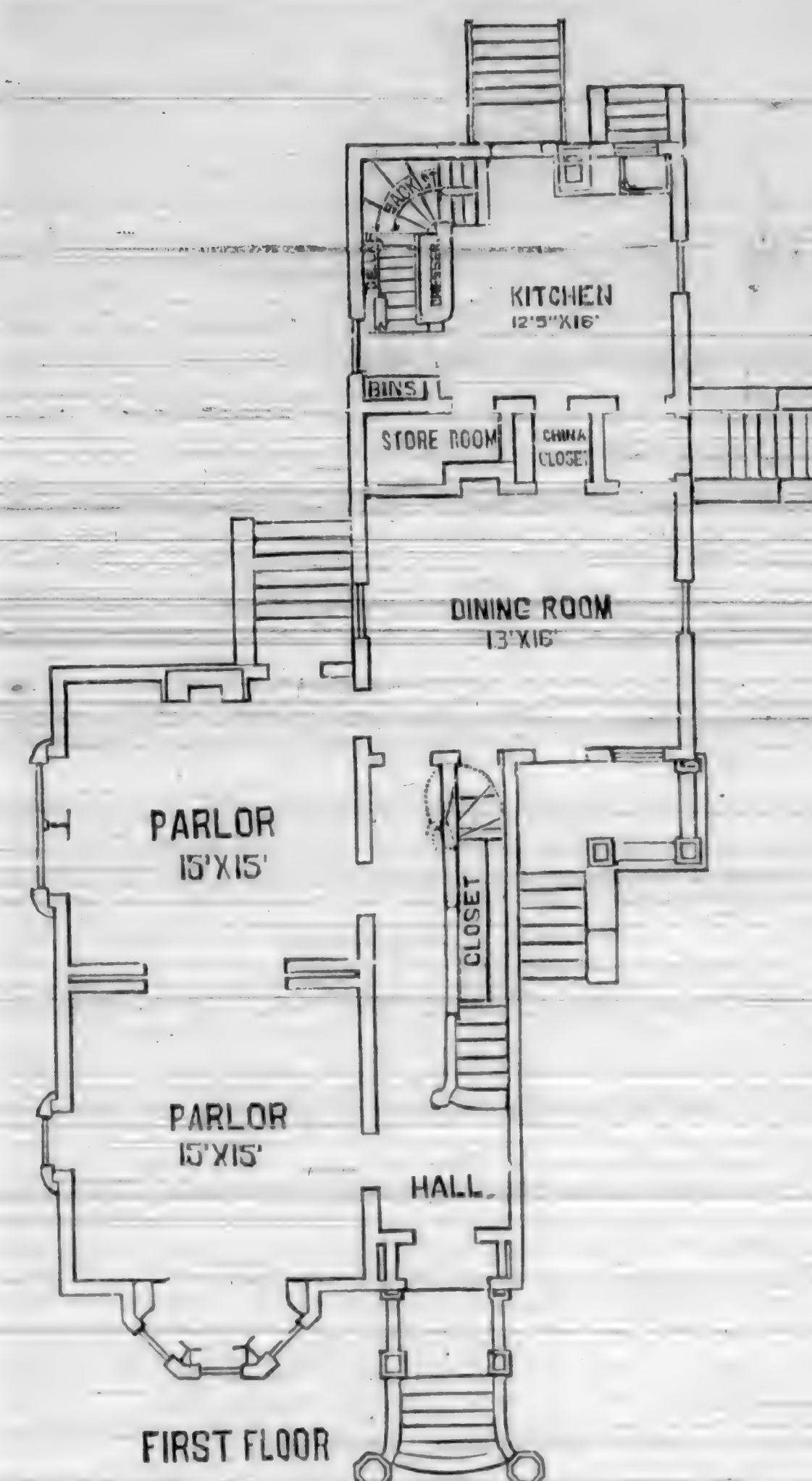
For real comfort the accompanying plans are just suited for those requiring a house containing commodious rooms with corresponding necessities. The first thing especially noticeable in the arrangement is the ease with which access can be obtained to every portion of the house. There are five entrances on the first floor, thus peculiarly adapting itself to those who may desire a convenient suburban home. Especially if the house be placed on a large lot will this feature recommend itself. The sizes of the rooms are very plainly given. The plans as presented are well worth a careful study. With a neat elevation the house can be built anywhere between \$5,000 and \$7,000. Any of the architects connected with the *San Francisco Chapter* can furnish the full plans, details and elevation to those pleased with the general design shown.

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.

Messrs. E. C. Stearns & Co., of Syracuse, N. Y., report a very gratifying increase in their export trade during the past four months, and mention that the outlook for the balance of the year is very favorable.

Among others, they mention recent shipments of the celebrated "Silent" saw vises, wood clamps, etc., to Glasgow. Bench drills to Northampton, England, and Aspinwall, Panama, and to the United States of Colombia.



STAIR BUILDING,

AND IN ITS VARIOUS FORMS AND

THE NEW ONE-PLANE METHOD.

OF

HAND RAILING

BY JAMES H. MONCKTON.

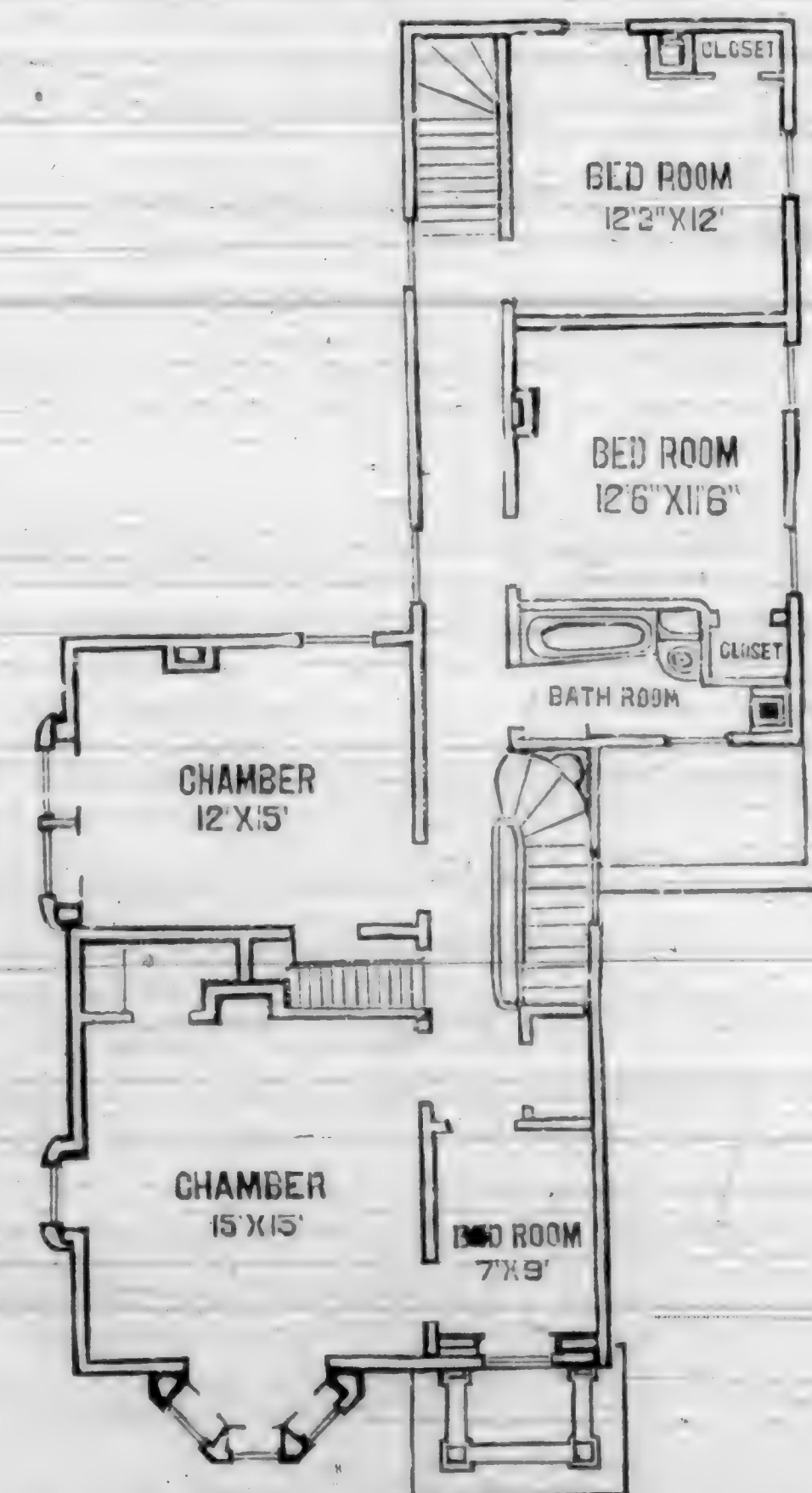
A PERFECTLY NEW BOOK, PRINTED IN 1888.

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-mold, 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 being attainable.

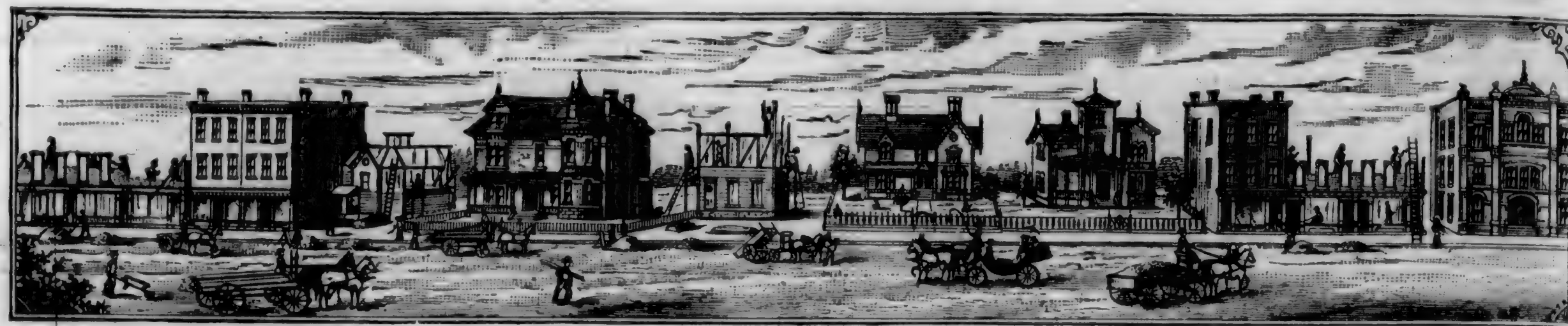
The experienced stair-builder will learn that this one-plane method of drawing all face-moulds—and also the manner of finding of angles with which to square wreath prices—is simple, uniform and rapid. The student or apprentice will find that the elementary study of hand railing in the practical and novel 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.

Any order sent to this office will be immediately attended to and the book promptly forwarded on receipt of the price \$6.00



SECOND FLOOR



CITY BUILDING NEWS.

Battery, No. 915, additions in rear. Cost, \$2,000.

Bird bet. Octavia and Laguna, 2-story frame. Owner, F. B. Schonstein; architect, D. M. Stanley; contractor, Jacob Klein; cost, \$2,325.

Payments: 1st, when frame is up, \$580; 2nd, when brown coat of mortar is on, \$580; 3rd, when white coat of mortar is on, \$580; 4th, 35 days after completion, \$585; signed, May 8th; filed, June 11th; limit, August 15.

Broderick bet. Eddy and Turk, frame building. Owner, G. Duganais; architect, J. J. Clark; contractor, R. O. Chandler; cost, \$2,200.

1st payment when frame is up \$500; 2nd, when brown coat of mortar is on \$500; 3rd, when inside finish is done \$600; 4th, usual 35 days, \$600.

Broadway bet. Webster and Fillmore, 2-story frame basement and attic. Owner, Mrs. O. Mau; architect, Schmidt & Shea; contractor, Wm. Pluns; cost, \$17,050.

1st payment, when 1st story floor joists are laid \$2,500; 2nd, when floors are laid, \$2,500; 3rd, when brown coat of mortar is on and inside finish on, \$2,500; 4th, when hard finished \$2,500; 5th, when completed, \$2,700; 6th, usual 35 days \$4,350; limit, 183 days; signed, June 26th; filed, June 27th.

Broadway bet. Webster and Fillmore, Plumbing contract. Owner, Mrs. O. Mau; architect, Schmidt & Shea; contractor R. Rice; cost, \$1,985.

1st payment, when rough pipes are in, \$700; 2nd, when completed, \$785; 3rd, usual 35 days, \$500; signed, June 27th; filed, June 28th.

California and Kearney, Improvements. Owner, Wm. Kleeman; architect, J. J. and T. D. Newsom; contractor, Grey & Stover; cost, \$5,425.

1st payment, when wall arches are in on Kearney St. \$1,000; 2nd, when wall arches are in on California St. \$1,000; 3rd, when completed, \$1,318; 4th, usual 35 days, \$1,357; limit, 70 days; signed, June 7th; filed, June 28th; sureties, J. Wagner and T. Anderson; amount of bond, \$6,000.

Capp, near 20th, 2-story frame. Owner, Abby J. Judkins; architect and contractor, W. T. Veitch; cost, \$7,350.

Payments as follows: 1st, when frame is up, \$1,837; 2nd, when building is enclosed, \$1,837; 3rd, when white coat or hard finish is on, \$1,837; 4th, 35 days after completion; \$1,839; limit, October 1st; signed, June 4th, filed, June 15th.

Capp, nr 25th, two, 2-story frames; cost, \$5,000.

Clay and Mason, frame building. Owner, Claus Wreden; architect, Henry Guilfuss; contractors, Victor Hoffman; cost, \$6,600; signed July 2d; filed July 5th; limit, Oct. 1st.

1st payment, when frame is up, \$1,000; 2d, when building is enclosed, \$1,000; 3d, when the brown coat of plastering is on and all outside yard and basement work is done, \$1,000; 4th, when hard finished and inside finish is on, \$1,000; 5th, completed and accepted, \$950; 6th, 35 days after completion, \$1,650.

Clay and Laguna, 2-story frame dwelling. Owner, John Hooper, architect, J. C. Matthews & Son; contractor, Burpee & Judson; cost, \$18,280; signed, June 25th; filed, July 9th; limit, 5 months and 5 days. Payments made at rate of 75 per cent. as work progresses; balance 35 days after completion.

Clay, nr Montgomery, additions; cost, \$800. Owner, Mrs. Dolores and Sanchez, 2-story frame. Owner, Mrs. L. Petsch; architect, J. Behrds; contractor, G. Gerish; cost, \$2,500.

Devisadero and Haight, frame building. Owner, Jas. J. Groom; architect, Cape, land & Banks; contractor, O. E. White; cost, \$3,360.

1st payment, when brown coat of mortar is on, \$2,000; 2nd payment, when building is finished; 3rd payment, 35 days after completion; limit, 91 days; signed, June 12th; filed, June 16th; sureties, F. R. Latson; Jos. W. Beane.

Eighteenth near Dolores, frame building. Owner, Theresa Flood; architect, J. Marquis; contractor, Rountree Bros; cost, \$3,423.

1st payment, when roof is on, \$600; 2nd, when ready for lathers, \$600; 3rd, when brown coat is on and sashes hung, \$600; 4th, when hard finished and carpenter work completed, \$623; 5th, usual 35 days, \$1,000.

Fell St. (724) Alterations. Owner, Miss Annie McDermott; contractor F. A. Williams; cost, \$2,125; signed, July 5th; filed, July 5th; limit, 60 days.

When building is enclosed, \$531.25; 2d, when the building is rough coated, \$531.25; 3d, when completed outside and trimmed inside \$531.25; 4th, when completed and accepted, \$531.25.

Fourth, cor Bryant, repairs to West Coast Furniture Company. Cost, \$4,000.

Fourth bet. Harrison and Byrant, 3-story frame. Owner, D. Cutter and Wm. Casar; architect, M. J. Welch; contractor, Taubnan & Armstrong; cost, \$8,640.

1st payment, when frame is up and rafters on, \$1729; 2d, when first coat is on, \$1729; 3d, when exterior finish is on, \$1729; 4th, when finished and accepted \$1729; 5th, 35 days after acceptance, \$1729.

Limit, 90 working days; signed, July 3, 1888; filed, July 9, 1888; sureties, Geo. Watson and R. L. Taylor; amount of bonds, \$8,645.

Franklin, nr Market, 2-story frame. Owner, M. J. Gorman; architect, T. J. Welsh; contractor, P. Sullivan; cost, \$4,500.

Fremont nr Market, 5-story brick building. Owners, Huntington, Hopkins & Co.; architects, Wright & Sanders; carpenter, C. C. Jerrill; cast iron work, O'Connell & Lewis; granite and stone work, Knowles & Co; total cost, about \$150,000.

Geary, 1200, grading and brickwork. Owner, A. Cahn; architect, J. Marquis; contractor, J. O'Sullivan; cost, \$2,100.

1st payment, when brickwork and grading are finished and refuse removed from 1208, \$750; 2d, when brick and grading work is finished and refuse removed from 1204 and 12, \$750; 3d, 35 days after completion and acceptance, \$600; signed, July 5th; filed July 6th; limit, 46 days.

Geary nr Octavia, Church; owner, 1st English Evangelical Lutheran Church; architect, Samuel Newson, carpenters, Moore Bros.; cost, \$10,160. Signed, July 2, 1888; filed, July 9, 1888; limit, 100 working days.

1st, when Moore Bros. get their 1st payment, \$1,000; 2d, when Moore Bros. get their 2d payments, \$2,500; 3d, when Moore Bros. get their 3d payment, \$1,600; 4th, when Moore Bros. get their 4th payment, \$900; 5th, when Moore Bros. get their 5th payment, \$800; 6th, when Moore Bros. get their 6th payment, \$800; 7th, 35 days after completion and acceptance, \$2,560.

Geary near Octavia, 1st English Evangelical Lutheran Church; architect, Samuel Newson; contractor, J. J. Conrad, bricklayer; cost, \$16,500.

1st payment when J. J. Conrad gets his 2d day, \$2,000; 2nd, when J. J. Conrad gets his 3d pay, \$1,100; 3d, when J. J. Conrad gets his 4th pay, \$500; 4th, when J. J. Conrad gets his 5th pay, \$500; 5th, when J. J. Conrad gets his 6th pay, \$500; 7th, 35 days after all the building is completed, \$1,900; signed, July 2d, filed, July 9th; limit, 100 working days, surety, T. E. Knowles; amount of bond \$3,000.

Geary bet. Laguna and Buchanan, 3-story frame. Owner, David Stang; architect, John & Zimmerman; contractor, Schutt & Kreeker; cost, \$7,865.

Payments as follows: 1st, when frame is up, \$1,500; 2nd, when floors are laid and partitions set, \$1,500; 3rd, when outside finish and brown coat is on, \$1,000; 4th, when hard finished and rear building completed, and inside ready for painters, \$1,865; 5th, usual 35 days after completion and acceptance; limit, September 15th; signed, June 7th; filed, June 15th; sureties, A. W. Bode and C. W. Grecker.

Grove and Taylor, 2-story building. Owner, Frank Deckelman; architect, W. W. Winterhalter; contractor, A. N. Nelson; cost, \$2,105.

Payments: 1st, when building is enclosed, \$526.25; 2nd, when brown coated, \$526.25; 3rd, when the building is prime coated, \$263.37; 4th, 35 days after completion, \$789.38; signed, June 20th; filed, June 22d.

Golden Gate Avenue, nr Lott, 1-story frame; cost, \$1,500.

Hyde and Washington, 2-story cottage. Owner, A. M. Burns; architect, J. C. Matthews & Son; contractor Knight & Littlefield; cost, 7,494.

1st payment, 75 per cent as work progresses; balance, 35 days after completion; limit, October 10th; signed, June 22nd; filed, June 25th.

Hartford, and 19th, alterations. Owner, Capt. Dahler; cost, \$1,000.

Haight near Steiner, two 2-story frames. Owner, John H. Effinger; architect, H. Geilfus; contractor, T. Van Brostel; cost, \$7,936.

1st payment, when frame is up, \$1,000; 2nd, when floors are laid and partitions set, \$1,100; 3rd, when brown coat of mortar is on, \$1,100; 4th, when white coat or hard finish is on, \$1,100; 5th, when completed and accepted, \$2,500; signed, June 11th; filed, June 13th; limit, September 15th; sureties,

Howard near 11th, frame building. Owner, Ellis Hughes; architect, A. J. Barnett; contractor, Thomas Morris; cost, \$5,300.

1st payment, 75 per cent. as work progresses; balance, 35 days after completion; limit, 3 months; signed, June 18th; filed, June 18, 1888; sureties, C. S. Holmes and B. Joost; amount, \$8,000.

Howard bet. 16th and 17th, 3-story frame. Owner, Rev. D. C. Crowley; architect, Chas. Devlin; contractor, J. W. Smith; cost, \$13,945.

1st payment, when first story joists are set, \$750; 2nd, when roofed exclusive of tower \$1,250; 3rd, when building is enclosed \$1,200; 4th, when rough coat of mortar is on, \$1,500; 5th, when hard finished, \$2,500; 6th, when ready for painting, \$2,000; 7th, when completed; 8th, usual 35 days, \$3,495; signed, June 19th; filed, June 20th; limit Nov. 1st; sureties, J. Coop, B. Joost; amount \$10,000.

Howard, bet. 23d and 24th, 2-story frame. Owner, F. C. Hornung; architect, Smith & Shea; contractors, Martin & McGuire; cost, \$1,292.

1st payment, when frame is up, \$792; 2d payment, when rough coat of mortar is on, rough plumbing work done and outside primed, \$800; 3d, when completed and accepted, \$800; 4th, usual 35 days; limit, 80 days; signed June 28, 1888; filed, June 29, 1888.

Jackson near Scott, 1-story frame and basement brick. Owner, Jos. Haber; architect, Pississ and Moore; contractor, A. McElroy; cost, \$10,300.

Payments as follows: 1st, when brick work is done, \$1,200; 2nd, when frame is up, \$1,500; 3rd, when first coat of mortar is on, \$1,500; 4th, when hard finish is on, \$1,500; 5th, when ready for painters, \$1,500; 6th, when complete and accepted, \$500; 7th, 35 days after completion, \$2,000; limit, 120 working days; signed, June 15th, filed, June 16th; sureties, B. Joost and B. Thyarks.

Jackson nr. Pierce, Frame dwelling; owner, R. Bruce, architect, W. F. Smith; contractor, Kern; cost, \$14,000.

Jackson nr. Pierce, Frame dwelling; owner, Mrs. H. Van Wyck; architect, W. F. Smith; contractor, Kern; cost, \$15,000.

Jessie, cor Ecker, 1-story brick. Owner, O. D. Baldwin; architect, S. Newsom; day work; cost, \$20,000.

Kearny, cor Jackson, brick additions to hotel building. Cost, \$3,000.

Lyon bet. Sutter and Post, 1-story frame. Owner, C. H. Hildebrand; architect and builder, G. G. Gelaspie; cost, \$1,815.

1st payment, when frame is up, \$450; 2nd, when brown coat of mortar is on, \$450; 3rd, when completed, \$450; 4th, usual 35 days, \$465; limit, 75 days; signed, June 21st; filed, June 21st.

Mission, No. 556, additions. Owners, Dalziel & Moller; cost, \$1,000.

Market bet. 6th and 7th, 5-story brick. Owner, Jos. Rosenthal; architect, Salfeld & Kohlberg; carpenter contractor, T. H. Day; cost, \$23,950.

1st payment, 75 per cent. as work progresses each month; balance, 35 days after completion; limit, 3 months; signed, June 18th; filed, June 18, 1888; sureties, C. S. Holmes and B. Joost; amount, \$8,000.

Market bet. 6th and 7th, 5-story brick. Owner, Jos. Rosenthal; architect, Salfeld & Kohlberg; contractor, Riley & Loane; brick mason; cost, \$38,000.

1st payment, when ready for 1st floor joists, \$5,000; 2nd, when ready for 2nd joists \$6,000; 3rd, when ready for 4th story floor joist, \$8,000; 4th when ready for 6th story floor joist, \$7,000; 5th, when completed and accepted, \$2,500; 6th, 35 days after completion, \$9,500; limit, April 1, 1889; signed, June 14th; filed, June 18th; sureties, H. S. Loane and M. O'Connell; amount, \$1,500.

Market bet. 6th and 7th 5-story brick. Owner, Jos. Rosenthal; architect, Salfeld & Kohlberg; contractor, Albert Weinert; statuary; cost, \$3,654.

1st payment, when clay models for portico accepted, \$250; 2nd, all models completed, \$500; 3rd, when Atlas is completed, \$500; 4th, when models in plaster Paris, \$300; 5th, side figures of portico done, \$500; 6th, when all are in place \$634; 7th, 35 days as usual, \$950; signed March 8th; filed, June 18th.

Market bet. 6th and 7th, Wrought Iron Work. Owner, Jos. Rosenthal; architect, Salfeld & Kohlberg; contractor, Sims & Morris; cost, 4,150.

75 per cent. as work progresses at end of each month; balance, 35 days as usual; signed, June 10th; filed June 18th.

Market bet. 6th and 7th, Cast Iron Work. Jos. Rosenthal; architect, Salfeld & Kohlberg; contractor, Reese Llewellyn; cost, \$2,750.

1st payment, when basement columns are accepted, \$600; 2nd, when 1st story columns are accepted \$1,400; balance \$750, usual 35 days; signed, June 10th; filed, June 18th.

Market and Davis, additions. Owner, Mrs. M. Coleman; architects, Smith & Shea; contractor, Chas. H. Ackerson; cost, \$3,808.

Payments are made at the rate of 75 per cent as work progresses; balance, usual 35 days; signed June 28, 1888; filed June 29, 1888.

Market, bet. 16th and 17th, 1-story frame. Owner, Rothermel; contractor, O. E. White; cost, \$3,000.

Market, bet. 16th and 17th, 3-story frame. Owner and builder, W. Kahn; cost \$7,000.

Mission bet. 18th and 19th, 3-story frame. Owner, John Haman; architect, Wm. Schrof; contractor, George Gale and J. C. Mires; cost, \$6,330; limit, October 20th; signed, June 25th; filed, July 5th.

1st payment, when frame is up, rustic and roof boards on and chimneys built, \$1,630; 2d, when all window frames are set, the brown coat of mortar on and main portion of the outside finish and roof is on, \$1,535; 3d, when hard finish is on, the interior and exterior finish is all up, sashes hung and 1st coat of paint is on, \$1,535; 4th, balance 35 days after completion and acceptance; sureties, John Gale and A. Powell.

McAllister and Gough, alterations. Owner, Aaron Gorfinkel; architect, Salfeld & Kohlberg; contractor, Fuchs and Bucher; cost, \$3,238.

1st payment, when raised and studding set, \$800; 2d, when brown coat is on, \$838; 3d, when completed, \$800; 4th, 35 days after completion, \$800; limit, 65 days; signed, June 18th; filed, June 21st.

Natoma bet. 1st and 2nd, alterations. Owner, J. M. McElroy, Jr; architect, J. J. Clark; contractor, J. D. McDonald; cost, \$1,195.

1st payment, when building is raised and enclosed, \$250; 2d payment, when rough coat of mortar is on, \$250; 3d, when inside finish is on, \$250; balance, 35 days, \$445; limit, 30 days; signed, June 20th; filed, June 21st.

Nineteenth, nr Hartford, alterations to two buildings. Owner, Mrs. Ward; cost, \$1,500.

Pacific, bet. Buchanan and Webster, frame building. Owner, Henry Falkenstein and wife; architect, S. Newsom; contractor S. C. Buzelle; cost, \$7,300; signed, July 3d; filed July 5th; limit, 120 working days. 1st payment, when graded and foundation is in, \$600; 2d, when frame is up and chimneys built, \$800; 3d, when inside is ready for lathing and cornice and roof is on, \$1,200; 4th, when outside is finished and primed and brown mortar is on, \$1,000; 5th, when hard finished, \$900; 6th, when works are all done, \$975; 7th, 35 days after completion, \$1,825; sureties, S. C. Buzelle and J. E. Kennedy; amount of bond, \$2,000.

Post near Octavia, 2-story frame. Owner S. G. Mish and wife; architect, B. McDougall and son; contractor, J. R. McLean; cost \$5,755; signed, June 30th; filed, July 5th; limit, October, 15th.

1st when the grading is finished, brick walls for the house and area walls are laid and chimneys to top of them \$500; 2nd, frame up roof boarded and rustic on, \$800; 3rd, when roof is tinned, floor laid, gas and water pipe laid and window frames set and brown coat of mortar is on the walls and ceiling \$955; 4th, when hard finished, the door jamb set, sash glazed and hung, inside stairs up front fence wall built front steps up, outside mill work complete and the outside primed, \$1,000; 5th, when completed and accepted, \$1,000; 6th, 35 days after completion and acceptance, \$1,500; amount of bond, \$4,000; sureties, J. S. Doe and John T. Grant.

Prospect Ave., junction with Lundy's Lane, five 1-story frame. Contractor, Frichette; cost, \$6,000.

Prospect Ave., nr California Ave., 1-story frame. Cost, \$1,500.

Sutter and Lyon, 2-story frame; Owner, Catharine Brady; architect, Schmidt & Shea; contractor, A. Norton; cost, \$3,551.

1st payment when building is enclosed, \$600; 2d, when brown coat is on, \$665; 3d, when white coat is on, \$665; 4th when accepted and completed \$730; 5th, usual 35 days, \$891.25; limit, 100 days; signed, June 20th; filed, June 23d.

Scott near Walla, frame building. Owner, H. H. W. Stroecker; architect, H. Geilfuss; contractor, Fraser & Foster; cost, \$4973.

1st payment, when frame is up, \$800; 2d, when floors are laid and partitions set, \$700; 3d, when rough or brown coat is on, \$800; 4th, when inside finish is on, \$728; 5th, when completed, \$700; 6th, usual 55 days, \$1,245; limit 1st October; signed, June 12th, filed, June 19th.

Second, cor Stevenson, 5-story brick. Owner, T. E. Cunningham; architects, Percy & Hamilton; contractor, J. R. Wilcox; brick, McGowan & Butler; cast iron, McCormick Bros.; concrete, E. L. Ransome; plumbing, Duffy Bros.; plastering, Fisher; total cost, \$100,000.

COUNTRY BUILDING NEWS.

LOS ANGELES.

Sacramento and Pierce, two 2-story frame building. Owner, C. J. Wingerter, architect, Schmidt and Shea; contractor, Wm. Plums; cost, \$12,720.

1st payment, when rough frame is up, \$2,320; 2d, when brown coated, \$2,400; 3d, when hard finished, \$2,400; 4th, when completed and accepted, \$2,400; 5th, 35 days after completion, \$3,200; signed July 6th; filed July 7th; limit, Oct. 20th; surety, B. Joost.

Seventeenth, nr Collinswood, additions. Owner, J. R. Drew; cost, \$1,500.

Seventeenth, nr Diamond, additions. Owner, G. Monroe; cost, \$2,500.

Seventeenth, nr Sanchez, 1-story and basement frame. Owner, Gilfoy; contractor, A. A. Willis; cost, \$3,900.

Twenty-Fifth, nr Treat Ave., 1-story frame. cost, \$1,800.

Turk, No. 116, alterations. Owner, R. Finking; contractor, A. Miller; cost, \$1,200.

Thirteenth bet Isis and Folsom, 2-story frame. Owner, Mrs. Mary T. Campbell; architect, M. J. Welsh; contractor, C. Coady; cost, \$2,650.

\$600 when frame is up; 2d, \$600 when 1st coat of mortar is on; 3d, \$600 when completed; 4th, usual 35 days; limit, 70 days; signed, June 20th; filed June 22nd.

Twentieth, bet Guerrero and Dolores, mill-work contract. Owner, J. A. Anderson; architects, Pierce & Kidd; contractors, Towle & Broadwell; cost, \$1,017.

1st payment, when exterior millwork is done and delivered on premises, \$381.00; 2d, when entire millwork is finished, completed and accepted, \$381.00; 3d, balance, 35 days after completion; signed May 5th; filed July 6th.

Turk, near Larkin, a frame building. Owner, Mrs. A. Baily; architect, F. J. Welsh; contractor, R. O. Davis; cost, \$4,134.

1st payment, when frame is up, \$1,000; 2d, when brown mortar is on, \$1,000; 3d, when finished and accepted, \$1,000; 4th, balance, 35 days after acceptance, \$1,134. Limit, 90 days; signed July 2d; filed July 7th; surety, W. C. Meeker; amount of bond, \$4,000.

Union and Leavenworth, Plumbing contract. Owner, G. Rocca; architect, Wm. Mooser; contractor, Samuel Ickleheimer and Bro. cost, \$1,625.

1st payment, 75 per cent. as work progresses; 2nd and balance, 35 days after completion; limit, 90 days; signed, June 5th; filed, June 20th.

Van Ness Ave. and Jackson St. owner, F. A. Frank; architect, C. Day; contractor, Jas. Kelly; cost, \$22,900.

1st payment, when frame is built, sheathed and roof ready for shingles, \$4,000; 2d, when chimneys built and brown coat of mortar is on all walls and ceilings, \$5,000; 3d, when hard finished, \$3,500; 4th, when the stairs are built and doors and windows hung, and inside ready for painters, \$4,675; balance usual 35 days after final completion; signed, June 20th; filed, July 9th; limit, Feb. 25, 1889.

Valencia, bet 25th and 26th, improvements. Cost, \$6,000.

Webster, bet Waller Hermann, 1-story and basement frame. Owner, Henry Smith; architect, John & Zimmerman; contractors, Rountree Bros; cost, \$1,950.

1st payment when framed, \$500; 2d payment, when rough coat of mortar is on, \$500; 3d, when completed, \$450; 4th, the usual 35 days, \$500; limit, September 8, 1888; signed June 25, 1888; filed June 30, 1888; surety, W. A. Meeker.

The erection of buildings in Los Angeles is still one of the things which attracts the visitor's notice when he takes a tour of the city, and there seems to be no cessation to the activity in this respect, which has been so marked during the past year. Scarcely a day goes past but workmen commence on new contracts. Excavating work has been begun on the site of Brodie's store, and a new edifice will go up thereon. This is another addition to a large list hitherto published. The demolition of the one-story brick, southeast corner of Fort and First, makes way for a three-story brick by Judge Reddick, which will be an ornament to that part of the city. The W. C. T. U. Temple, on the corner of Fort and Temple streets is beginning to show the people that the ladies are providing an ornament to our city. The terra-cotta finish is a distinctive feature of the edifice, and it speaks well for the taste of the architect.

The court house is going ahead more rapidly. It will have a main frontage on Fort street of 180 feet, with the same dimensions on New High. The Temple street front is 150 feet, and the south end, which comes to within a few feet of the jail, 140 feet also. The main entrance will be from Fort street, but access is had from Temple and New High also. The south end entrance will be for convenience of communication with the jail. The building is two stories and a 17-foot basement; the basement being all above the surface. The basement is to be of granite, quarried near Riverside. The upper stories will be of marble from a quarry near Victor station, San Bernardino county, trimmed with a reddish sandstone from Flagstaff, Arizona. The trimmings will be largely ornamented by the hand of skill.

The Crocker block, on Fort street, is going ahead rapidly, and will be ready for occupancy before the rain commences. The Y. M. C. A. building, on the opposite side of the street, is now being pushed forward rapidly.

The Simpson Tabernacle is progressing quite rapidly, and will be an ornament to the corner of Hope and Seventh streets. The site of the tabernacle is on Hope near Seventh, and the lot fronts 134 feet on Hope street and is 162 feet deep. Bricks to the number of 600,000 will be on the ground in the course of three weeks, and all other building material will soon be ready for pushing the splendid work forward to completion. The church will be furnished with a pipe-organ twice as large as any now in the city, and will cost about \$8,000. The total cost of the building and lot will be near \$70,000. Adjoining the church is to be a handsome brick parsonage.

LOS BERROS.

The following are some of the improvements: Mr. Eale, a fine residence, cost from \$1000 to \$1200; Mr. Persing's, another fine residence, cost from \$1200 to \$1500; Mr. Binkley's, a neat cottage, cost about \$1000; Mr. Barrol, a fine two-story building, intended for a hotel, cost \$1500; Mr. Waterman contractor; Mr. Strowbridge, a story and a half house, cost about \$408; Mr. Kenny, a two-story building for store and post office, costing from \$1500 to \$2000; Mr. Robinson has just laid the foundation of a house to cost about \$1200.—A. G. Herald.

SAN JOSE.

The Southern Pacific Company is building a second story to the central part of their main warehouse at the San Pedro street depot to be used as a general freight office. The new office will be directly over the old one, and will be a model of convenience and comfort.

Plans have also been prepared for an elegant depot at San Carlos, bet. Belmont and Redwood City, which is to be built from sand-stone from the Goddich quarry.

SAN BERNARDINO.

I. R. Brunz will erect a brick building.

OAKLAND AND ALAMEDA.

G. M. Flick has contracted with M. A. Lent to build for the latter a residence on the south side of East Sixteenth street, 100 feet east of Eighth avenue, for \$4,000. It is to be two-story frame building. Payments are to be made in installments of \$1,000.

W. W. Wilkens is having a residence built in North Oakland. Nelson & Nickerson are the contractors. The cost will be \$2,860. The building is to be finished July 17th. W. Kirk is the architect.

A. W. Pattiani & Co. are building for E. C. Sessions a cottage on Twenty-fourth avenue, near East Twentieth street, in the Sessions tracts, East Oakland. The contract price was \$1040. The building is a modern Queen Anne cottage.

The Swedish church on West street, near Twelfth, has been completed.

Stephen Watts has just completed for his own use a very handsome cottage on Delger street, near San Pablo avenue. It cost \$4000.

ALAMEDA BUILDING.

G. Laver is building for C. Winter a one-story cottage on Pacific avenue, Alameda. The cost will be \$1230, and the building will be completed by August 1. A. R. Denke is the architect.

J. J. Denschl is building a frame house on Charles street, near Railroad avenue. The contract price is \$3250. The architects are F. X. Fisher and V. L. Fortin.

G. A. Flash, an artist of considerable fame, is building on Regent street, south of San Jose avenue. The building is being arranged so as to allow for a large studio and art gallery for the artistic owner.

On Madison and Ninth streets Walter Mathews is remodeling the residence of Col. L. L. Bronwell, and putting \$8,000 worth of new work into an already handsome house. This work is nearly completed.

The residence of Everett Grimes on East Fourteenth street near Sixth avenue, has been completed, at a cost of \$12,000.

Plans have been drawn for a residence for F. W. Henshaw, on the corner of Fifth avenue and East Twentieth street, to cost the same amount of money. The contract will be let very soon.

Mr. Gale's residence at the corner of Central avenue and Regent street, Alameda, is about completed.

Pattiani & Co. have begun for M. E. and E. Schieffeln two frame cottages on Alameda avenue and Lafayette avenue, Alameda. The cost will be about \$1300 each. They will be very pretty, comfortable little buildings.

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

It is proposed to build a school-house, to cost about \$15,000, at Golden Gate, otherwise known as Klinknerville. William Kirke is the architect.

W. H. Wellbye will build for N. J. Ashton a handsome two-story frame residence on Magnolia street, near Fourteenth street, Oakland. The house will be Queen Anne style in architecture, and will cost \$2,200. A stable will be built in the rear, and when completed this will be one of the finest residences in the neighborhood.

RIVERSIDE.

F. W. Haskell is building a two-story residence on Ninth street in White's addition. It will have ten rooms, is built of good brick and will cost \$2000.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOLUME IX.

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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 40.00
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, AUG. 15, 1888.

LUMBER TAKES A TUMBLE.

A Reduction of \$2 Per M All Along the Line.

The lumber firms in Sacramento have reduced the price of lumber on an average about \$2 per thousand feet. This will be good news to all desiring to build houses, as there is no doubt but that the great increase in the prices of lumber retarded materially the building boom in this city. The reduction is mainly in Oregon pine and redwood, and when Frederick Knox of Richards & Knox was interrogated to-day by a Bee reporter in reference to the reduction he said that the decline in prices was due solely and wholly to a reduction of freights. He did not believe the reduction an unmixed blessing, so far as this portion of the State is concerned, and stated that the price of Oregon pine and redwood had created a demand for California mountain lumber which had set all the mills going to their utmost capacity. Furthermore, he said, when lumber was cheap carpenters' wages were about \$2 per day, whereas they are now \$3 and \$3.50.

Mr. Knox scouted the idea that there had been any "trust" broken, or anything of that kind. The decline was in accordance with the rules of trade—nothing more.

It is understood that the only loss to dealers in this city will be on the stock on hand—amounting to from \$24,000 to \$30,000.

Notwithstanding all this, it is well known that the high price of lumber has deterred many from building in this city, and cheap lumber would mean hundreds of additional happy homes in Sacramento.—Sacramento Bee, Aug. 2nd.

Bids are wanted for the erection of a brick building in the town of Newman. Inquire either at Cahen & Son, Hill's Ferry, or of James E. Wolfe, architect, 240 Montgomery St., this city.

Our Stand on the Lumber Question.

Several of our contemporaries have taken this Journal to task for the stand we have taken in regard to the high schedule of rates for lumber adopted by the Manufacturers' Association. This Journal has now been established nearly TEN YEARS, and during that period we have steadfastly proclaimed for fair prices for building materials. Our friend on California street has the following in a late issue:

"There seems to be a combination among certain newspapers of both high and low degree, in this city, that has decided to ruin if possible the lumber trade of the Coast. They don't hesitate to misstate facts, misrepresent the position of affairs, and brand as greedy cormorants all engaged in the manufacture of lumber. They have kept up their howls until the retail trade has been seriously affected, and people are beginning to believe that they are paying an exorbitant price for their lumber. This persecution—and we can call it by no other name—injures not only this section but the whole Coast, retards its development, prevents honest labor from being utilized, and will set our whole Coast back several years. We cannot see the object of it. The cost of manufacturing lumber is well known, the cost of transportation is known, and it is well known that there is not a large profit in the business. Because at one time when there was a controversy between certain millmen lumber was sold far below even the cost of manufacturing, and when the first engaged in the controversy lost thousands and thousands of dollars, that is no reason why the manufacturers now should not have a reasonable profit, and that is all they ask."

In looking over the advertising pages of the Journal referred to we find a goodly portion of its patronage comes from those it would seek to help, viz., the lumber dealers, and naturally its editorials would not be against those who give it such a generous support. We are sorry, however, to have Friend Everett make so many naughty statements in such a short space.

In another article in the same issue from which above is taken he says, "there is no Trust on this Coast. The Pine Association is composed of several of the large mills etc." That is, there is no "Trust," only the large mills have an "Association."

It will be noticed that "we have kept up our howl until the retail trade has been seriously affected." Of course this is from the standpoint of the lumbermen. The TRUTH however, is simply this. During the existence of this City as a city, whenever the chance offered, the lumber manufacturers have raised the price of lumber until building operations have almost stopped, and only when forced, by the absolute dearth of orders, have they reduced the price.

Look at the year 1883. A combination of 12 of the largest firms compacted together to squeeze those intending to build. A "BONE YARD" was established in the Southern part of the city. Small mills outside of the ring sent lumber then—as well as at the present time—to the city. The cargo was immediately bought by the "Ring" and transferred to the "Bone Yard." Millions of feet of lumber were piled up, until the load became too great. Shipments were made to Sandwich Islands, Central America etc., merely to relieve the strain. The price in the city remained at the same exorbitant figures, but people living a thousand miles away could get lumber almost at their own figures.

Still the lumber to be bought by the "Boners" came into market. Some of our bright contractors conceived the happy plan of also buying by the cargo. A large scow was handily moored, and a scow cargo taken on. Rates for this kind of a cargo were lessened. It was the beginning of the end. Scow cargoes could soon be had by any one. Lumber took a tumble and in a short time could be had for \$13 per M. At that time—as records will prove—we complained the rates were too low, arguing that \$18 was a fair price and manufacturers should endeavor to maintain that figure.

Gradually a recovery was had and another combination formed. This time those composing the same were required to put up the cash, which was to be forfeited on certain conditions. This in turn gave way to the present corner, Trust, Combination, or whatever term you choose to apply.

The great demand for the Southern Counties opened the way. The money holders of the Trust discovered a nice plan. They bought or controlled nine-tenth of the lumber carrying ships. Freights began to advance, and as they did, of course, lumber also advanced. It was given out that owing to the great advance in freights, say \$2 per M, that amount must be added to the price of lumber. It was the old "Contract and Finance Committee" over again. To ship 5,000,000 feet a month from one company was nothing unusual, but the extra freight on same was just \$10,000, which amount went in the pocket of the "greedy cormorants," as brother E—expresses. It has always been so in this city. Lumber would be placed at too cheap a figure. Buildings would start up in every direction. The screws would be