

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.

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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 Schulz & 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 L. Hippely; contractor R. Parker; cost \$2,330; security C. S. Holmes; filed May 26. Limit Aug. 25.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Payments; 75 per cent. as work progresses.

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

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

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

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

Mission nr Athony. Alterations \$500.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTRY BUILDING NEWS.

HAMMERING AWAY IN SAN JOSE.

New Buildings Now Going Up in Different Parts of Town.

(Special to the California Architect.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FRESNO IMPROVEMENTS.
(Special to the California Architect.)

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

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

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

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

A NEW JAIL FOR SANTA ROSA.

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

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

PUGET SOUND.

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

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

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

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

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

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

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

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

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

BUILDING PROGRESS IN LOS ANGELES.

(Special to the California Architect.)

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

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

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

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

BUSINESS BLOCKS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Norton Block corner Seventh and Bill; 5,000.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

—L. A. Hera d \$11,200,000

THE RAILROAD OFFICES.

Progress of Important Work at Fourth and Townsend Streets.

Information was imparted to a Call re-

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

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

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

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

NEW SCHOOL HOUSE AT RIVERSIDE.

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

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

NEW SCHOOL HOUSE AT PETALUMA.

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

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

MINTURN.

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

SAN BERNARDINO.

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

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

SEATTLE, W. T.

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

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

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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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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 carrower.....	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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330 PINE STREET, ROOMS 11 & 12.	
Ackerman, C. H.,	215 Kearny.
Adams, J. G.,	407 Broderick.
Bateman Bros.,	S. W. Post and Scott.
Binet, Jos. L.,	325 Fair Oaks.
Blake, John,	1138 17th.
Brennan Bros.,	618 Eddy.
Bruce, John,	2407 1/2 Howard.
Buckley, Frank,	1111 Devisadero.
Burpee & Hudson,	836 29th street, Oakland.
Burrell, A.,	22 California.
Chisholm, Chris,	330 Pine.
Chisholm, Dan,	110 Chattanooga.
Chrichton, P.,	109 Baker bet Page and Oak.
Christy, Chas.,	828 Kirkham, Oakland.
Classen, J. C.,	232 Francisco.
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.
Miller, Adam,	23d and Bryant, 516 Kearney.
Moffit, Thos.,	Victoria.
Moore Bros.,	252 Octavia and I Russ.
Norton, A.,	1331 Ellis.
Parker, R.,	527 Grove.
Plums, Wm.,	3109 Sacramento.
Quinn, Charles,	133 Oak.
Rebman, J.,	Los Angeles.
Riddell, Thos. C.,	16 Twelfth.
Robertson, John,	San Rafael.
Robling, Henry,	14 Collingwood.
Steinman, F. V.,	423 Bush.
Simpson, R. F.,	326 Telegraph Av., Oakland.
Smith, Robt.,	1125 E. Third Av. East Oakland.
Smith, James W.,	1220 Eddy.
Sullivan, Timothy,	20 Laskie.
Terrill, Chas. C.,	617 Seventeenth.
Thompson & Moar,	338 Golden Gate Av.
Waterbury, C. S.,	1322 Scott.
Wharf, Wm. H.,	Green and Laguna.
White, O. E.,	879 Seventeenth.
Wilcox, J. R.,	608 Willow Av.
Williams, F. A.,	545 Natoma.
Willis, A. A.,	30 Diamond.
Worden, S. G.,	1013 Valencia.
Zwierlein & Pavel,	421 Bush.

Practical Geometry.....	1 00
Cottage and Farm House, Woodward.....	1 50
Country Homes, Woodward	1 50
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.

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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, 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.

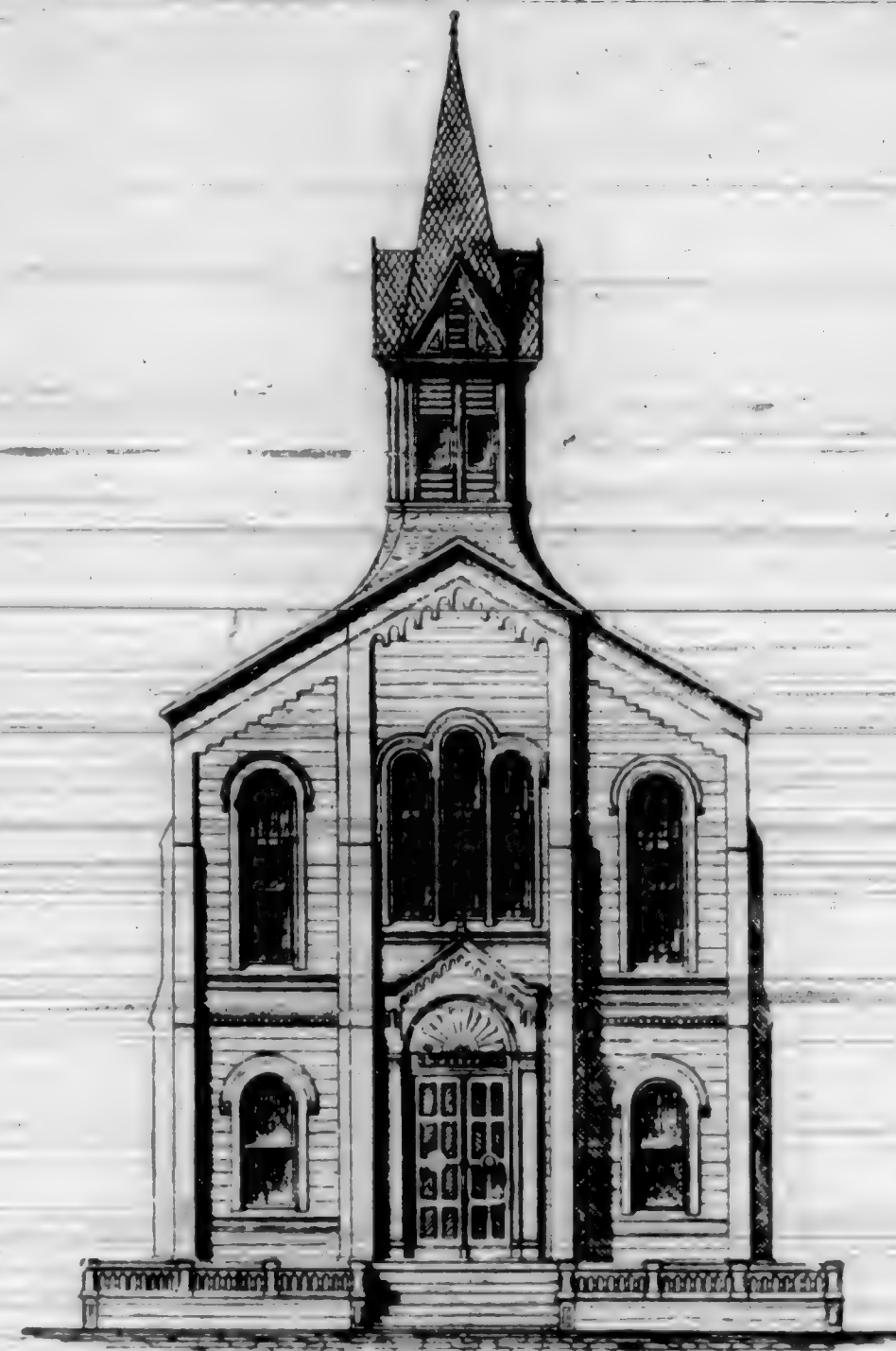
From acoustic considerations, then wood is preferable to all other materials as a wall lining, but its inflammable nature renders it undesirable in the construction of the auditorium of a theater. For the re-enforcement of sound, it stands foremost in other respects its presence adds materially to the 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.

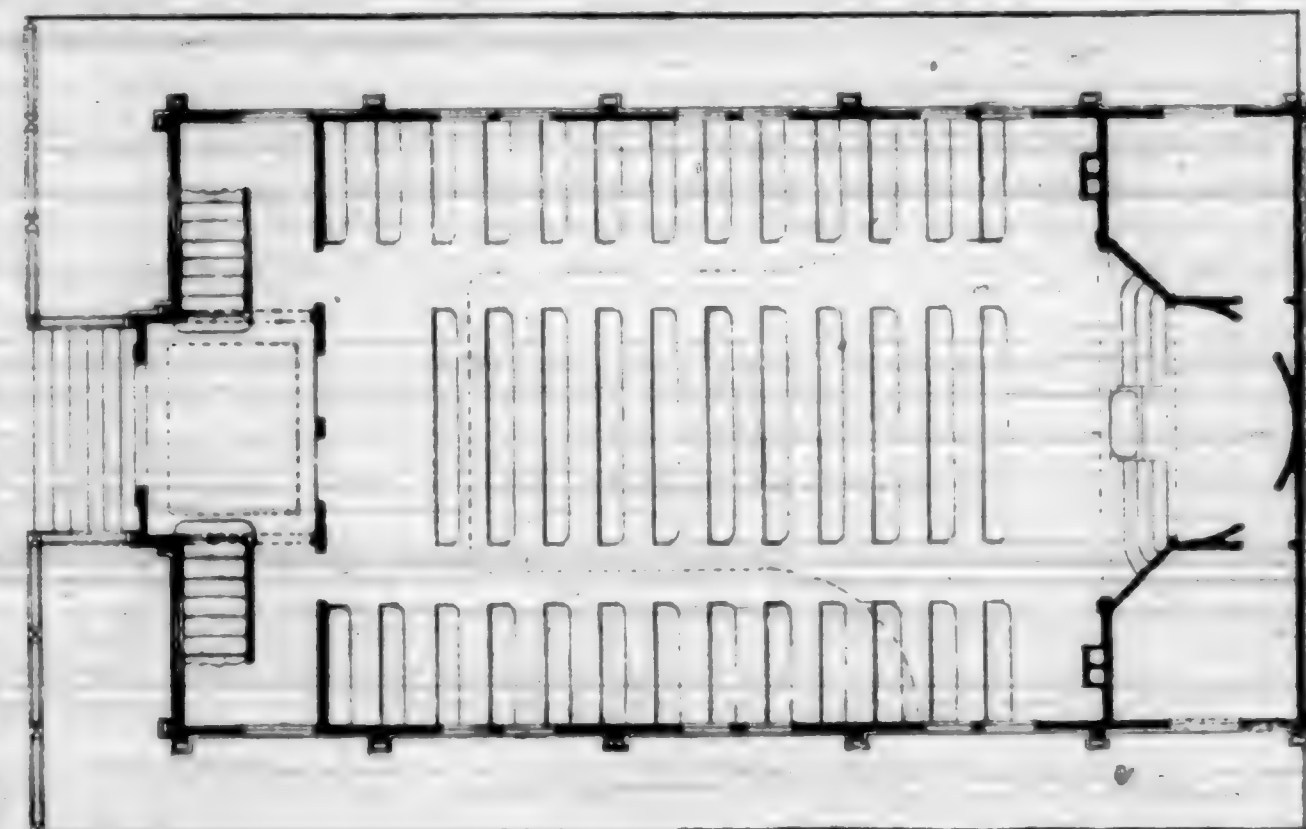
We have just received a large number of the above named books. A copy will be sent to any address upon receipt of ONE DOLLAR. It contains a full treatise on the Carpenter's Steel Square and the numerous uses to which it may be applied.

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, S. F. 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?"

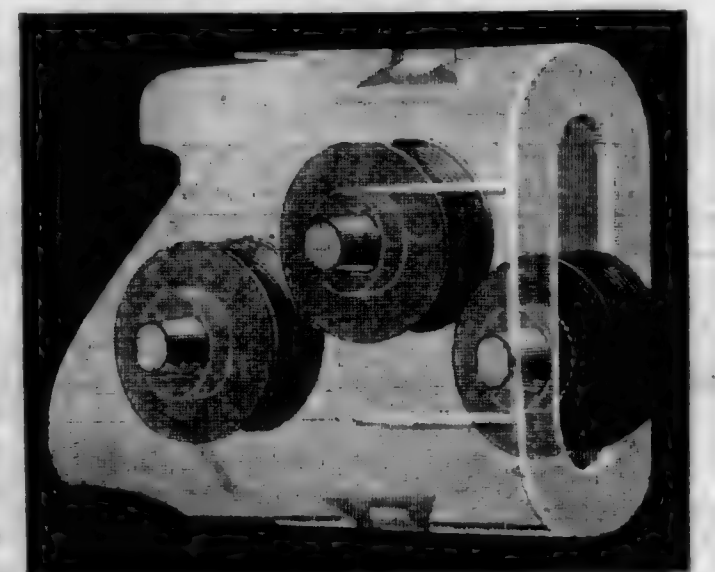
"Simply a common sense remedy. There is a good foreign as well as good domestic demand for lumber, and the mills must have logs to supply these markets. My idea would be

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
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SAN FRANCISCO,
CALIFORNIA.

A Suburban Home.

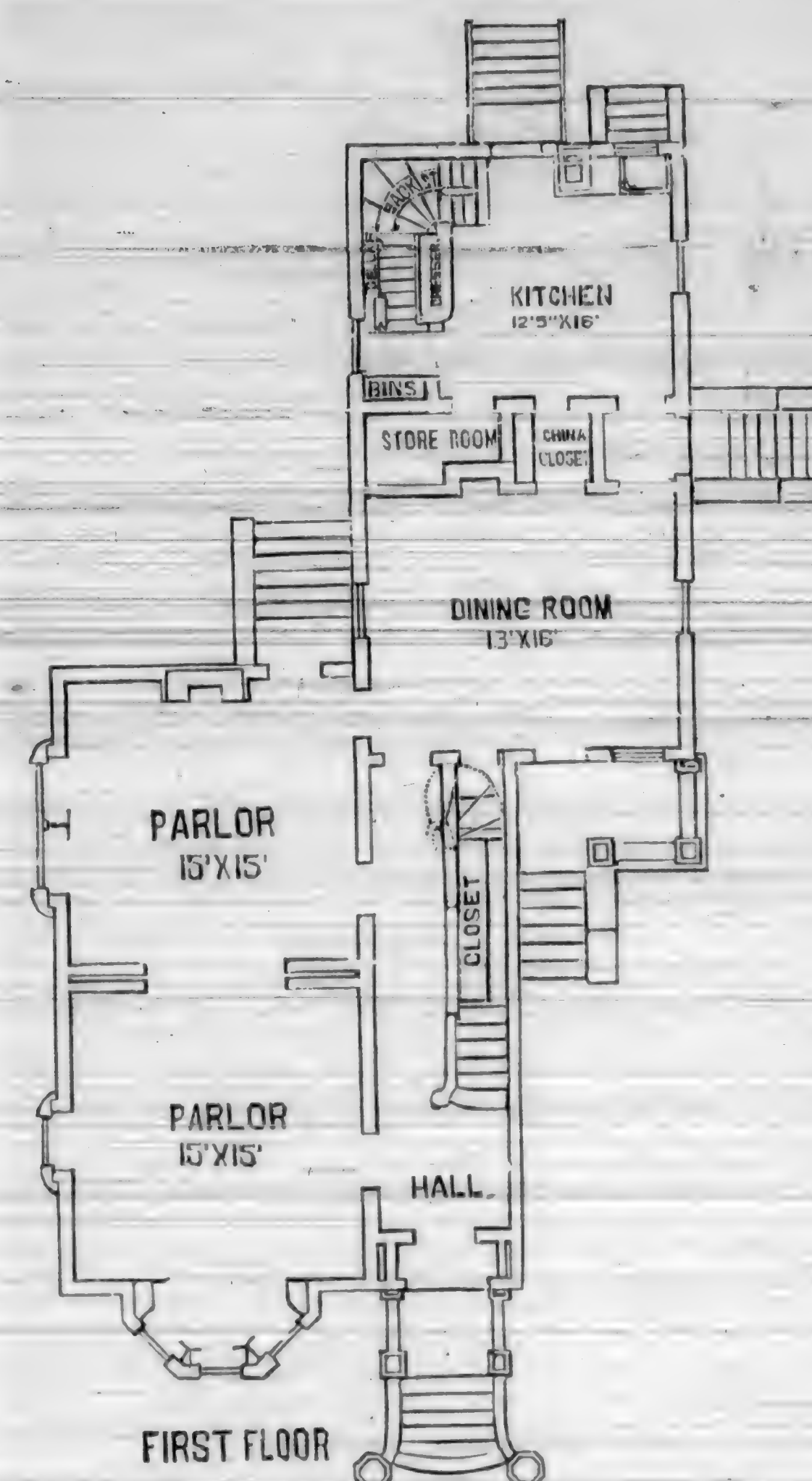
For real comfort the accompanying plans are just suited for those requiring a house containing commodious rooms with corresponding necessities. The first thing especially noticeable in the arrangement is the ease with which access can be obtained to every portion of the house. There are five entrances 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.

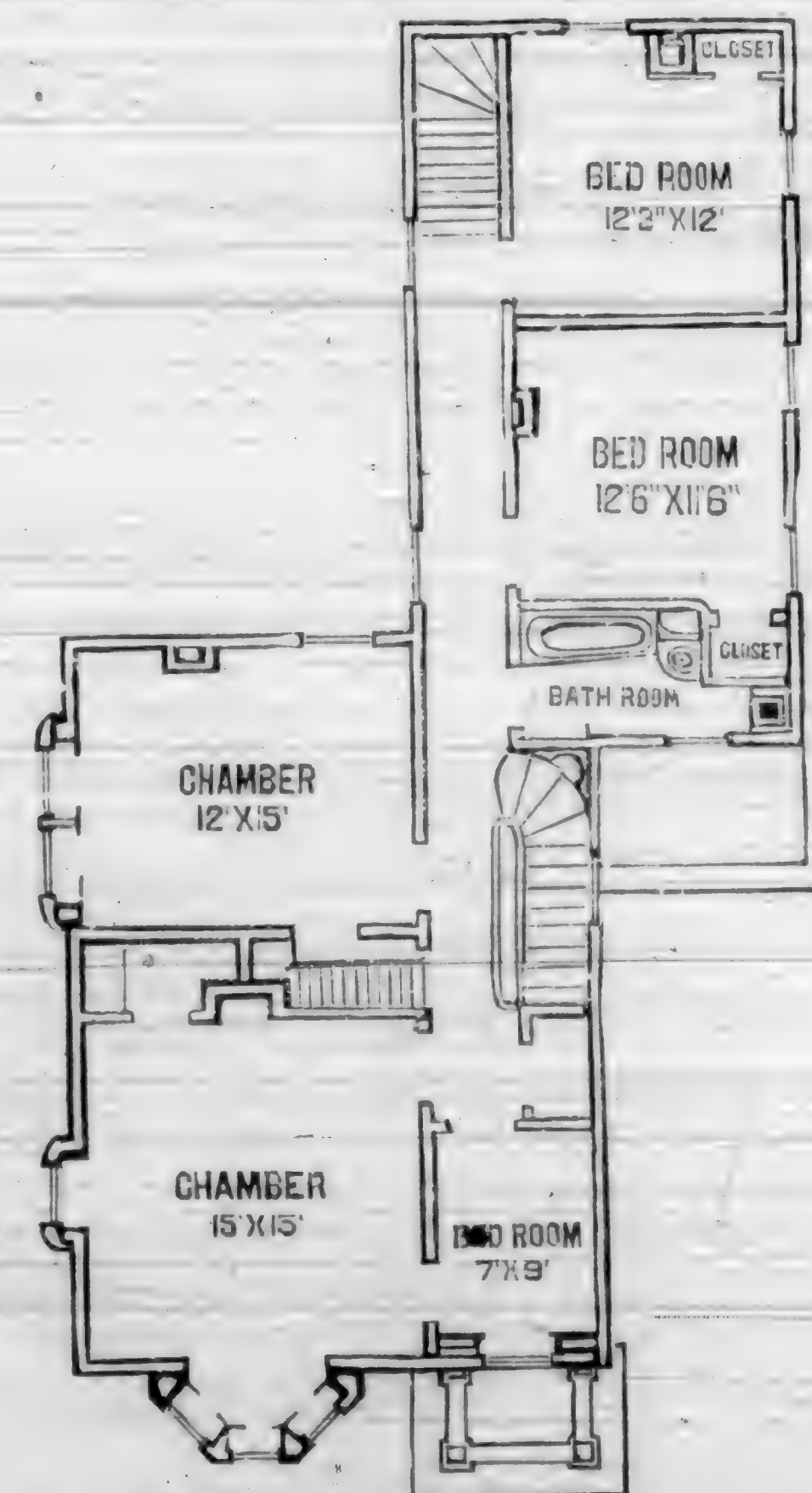
A PERFECTLY NEW BOOK, PRINTED IN 1888.

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.

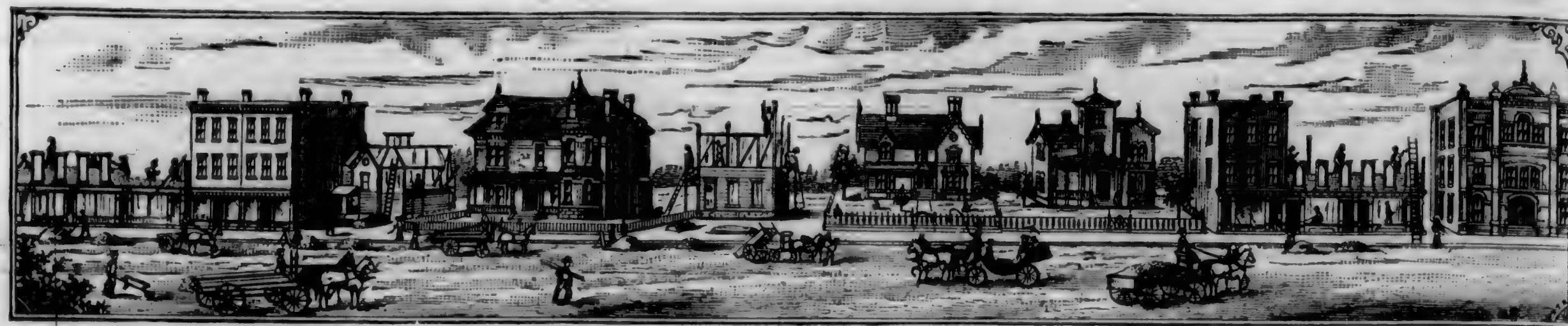
The experienced stair-builder will learn that this one-plane method of drawing all face-moulds—and also the manner of finding of angles with which to square wreath prices—is simple, uniform and rapid. The student or apprentice will find that the elementary study of hand railing in the practical and novel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

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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, 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 combined 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

gradually applied, until the building operations nearly ceased, and then down lumber would come. No thought is taken of the demand for this city. If, to-morrow, an unexpected demand should spring up from any outside section, no hesitancy would be used by the lumber manufacturers in restoring the price from which they were compelled to recede. Having caused building operations to almost cease in this city, they are merely willing to give owners a little breathing spell to get them to renew building, when, if the demand warrants, away goes up the price of lumber and a general dullness ensues. Surely our manufacturers are sagacious enough to know that our people will not always stand this battle-dore and shuttlecock way of fixing the value of lumber.

We merely look at facts. Owing to the extortionate prices charged for lumber, building engagements are very limited in number for this season of the year. For the first 6 months of the present year, compared with those of last year, there is a falling off in number of 75 improvements, and \$550,094 in values. And this in face of the fact that the city is steadily growing. Ask 100 property holders in regard to improving their property and 90 of them will say "Lumber is too high."

It is not alone that rough lumber is too high, but the price of surfaced lumber has been advanced in a 2 to 1 ratio compared with the production of each. And this fact has enabled the mill men to so raise their bids that a fair rate of interest was not returned on the money invested, to those building.

At present the general tendency of the market is downward. Two reductions have been made and the price may be set down as \$20 for rough lumber.

Several other items could be given in regard to an analysis of the "extract" but we have said enough to convince the many who take this Journal, that the position we have assumed all along in regard to the extortionate prices heretofore charged for lumber, is the correct one. We are pleased that our efforts have met with success and trust soon that the fair price to manufacturers and dealers and consumers of \$18 per M. will be recognized as the legitimate value to be placed on rough lumber.

Cheap Plans a Bad Investment.

HERE is a tale of two buildings in one city: A and B were shoe merchants, who bought lots about the same time in a growing section of their town, and erected thereon stores of about equal value for their own use. So far the course and experience of the two were alike. But A employed an architect of good standing and paid him \$500 for his services, while B hunted up an obliging builder who generously furnished the plans for nothing. At this stage of our narrative B was financially \$500 ahead of A, and took much satisfaction in contemplating his own superior shrewdness.

Fortunately for B, but quite as much by chance as cuteness, he fell into the hands of an honest and competent builder, who gave him as good a building as he knew how to construct. Each merchant moved into his new store, the two being but a few blocks apart, and set about working up trade. A's store while costing the same as B's, was unique in design, a well proportioned novelty, which attracted much notice when building, and was widely talked of. This talk advertised A's business as well as A himself. Then he had a handsome engraving made of his store and published it in the papers and printed it on his letterheads and envelopes. It attracted attention, and custom grew. This also enhanced in value adjacent real estate, and having built on only half his lot, A was able in a year to sell the other half for an advance of a \$1,000 on cost. This put him abreast of B and \$500 better.

Moreover, the purchaser employed the same architect and erected another taking front adjoining A's, and this also was talked of and drew trade, which drew other trade, and again property advanced in value. Then a fine store, to correspond with this improving locality, was erected opposite and shortly two more of the same sort. The locality became choice for business, and after a few years A sold outstore and business at a profit which amounted to a comfortable fortune.

B's complacency over the \$500 he had saved on his plans soon vanished as he compared his monotonous box-like front with the other store. No one talked about his store, there being absolutely nothing in it to talk about. In time other equally monotonous fronts were erected opposite and adjacent to his. The street has its character fixed as of inferior grade; no enterprising party who wants to erect a fine improvement thinks of going to that vicinity now though land continues cheap there. B does

about the same business every year, and considers his property worth about the same now as when he bought and built. He would gladly sell for a moderate advance, but the location not being popular, he has few offers and is still holding on waiting for better times.

The moral is that parsimonious economy may begin almost anywhere more safely than in the selection of an architect to draw one's plans.—*Inland Architect.*

The Reason Why.

THE life of California as a State is brilliant in a thousand ways, but far less so than it would have been, had more of those who have become millionaires and rich men through her prolific bounties and innumerable resources; and the opportunity so lavishly opened up to them on every hand by the inherent richness and wealth of the Golden State, from which they have amassed—in numerous instances—Colossal fortunes and individual prominence, many of whom being raised from humble life and conditions, to possessions and rank among the money honored of earth, been true and kind in return to the great benefactress to whom they are so largely indebted for what they possess and enjoy of this world's goods.

It may be claimed that genius, thrift etc. smartness has brought these fortunes to the favored ones, who within short periods of time—a generation or less have become rich. This in its way may be true, but all the smartness and genius possible, would fail in individual exploits after riches, if the field of operation was sterile and barren and the golden fountains dry. Men who get more than others, where the chances are equal and even to all, are to be accredited with superior money-making abilities, and entitled to pre-eminence as wealth gatherers. But that is not the direct point in present issue. The fact that most of those who have grown rich in California have reached that happy condition by reason of, and through the manifold easy and available opportunity special to this state should impose a moral obligation which to disregard is at least ingratitude toward the source from whence so much has been received. Yet this ingratitude is distinctly stamped upon the acts of every one—the hundreds who have gained the grand object and purpose of human existence and left the State which to them has been so generous and kind, to enjoy the luxuries, invest and spend in other cities and communities having no part nor lot in at least the preliminary accumulations of the wealth gained in California and which should be employed and utilized in weaving garments of prosperity to adorn and beautify the Golden Goddess that opened the doors and unlocked the vaults of hidden treasures for ages concealed from human eye and hand and scattered them so freely at the feet and in the path way of those who have so successfully participated in gathering in that flow of gold which has never ceased to pour forth from the secret recesses of California's store house of precious metals and her fields fruitful and prolific in all that is necessary for the wants and comforts of human life. Had only a portion of the millions of gold that have been carried from this State and invested elsewhere; been retained within her borders and used and employed in developing the possibilities of the Pacific Coast, a vastly different condition of things would exist at the present time and population number thousands where only hundreds are now to be counted.

Had enterprise and love of State more than selfish and personal ambitions for ease, notoriety, and the allurements of life in the older—great commercial and business centers of the U. S. been the controlling purpose of our California made rich men, instead of being as now, in bondage to a single inefficient R. R. the whistles of competing lines would be heard from San Diego to Washington Territory—thousands of acres now in grass would be yielding golden grain and luscious fruits, millions of tons of precious deposits as yet untouched would have seen the light and thousands of men, women, boys and girls would be earning bread in manufacturing and industrial pursuits and a greatly increased prosperity rule the hour. Hence the less grand position of California and her cities, towns and country places among the sister states and cities of the Union than might have been is more the fault of those, who the State by her resources have made rich, than any lack of natural available possibilities.

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.

BOTH SIDES OF THE QUESTION.

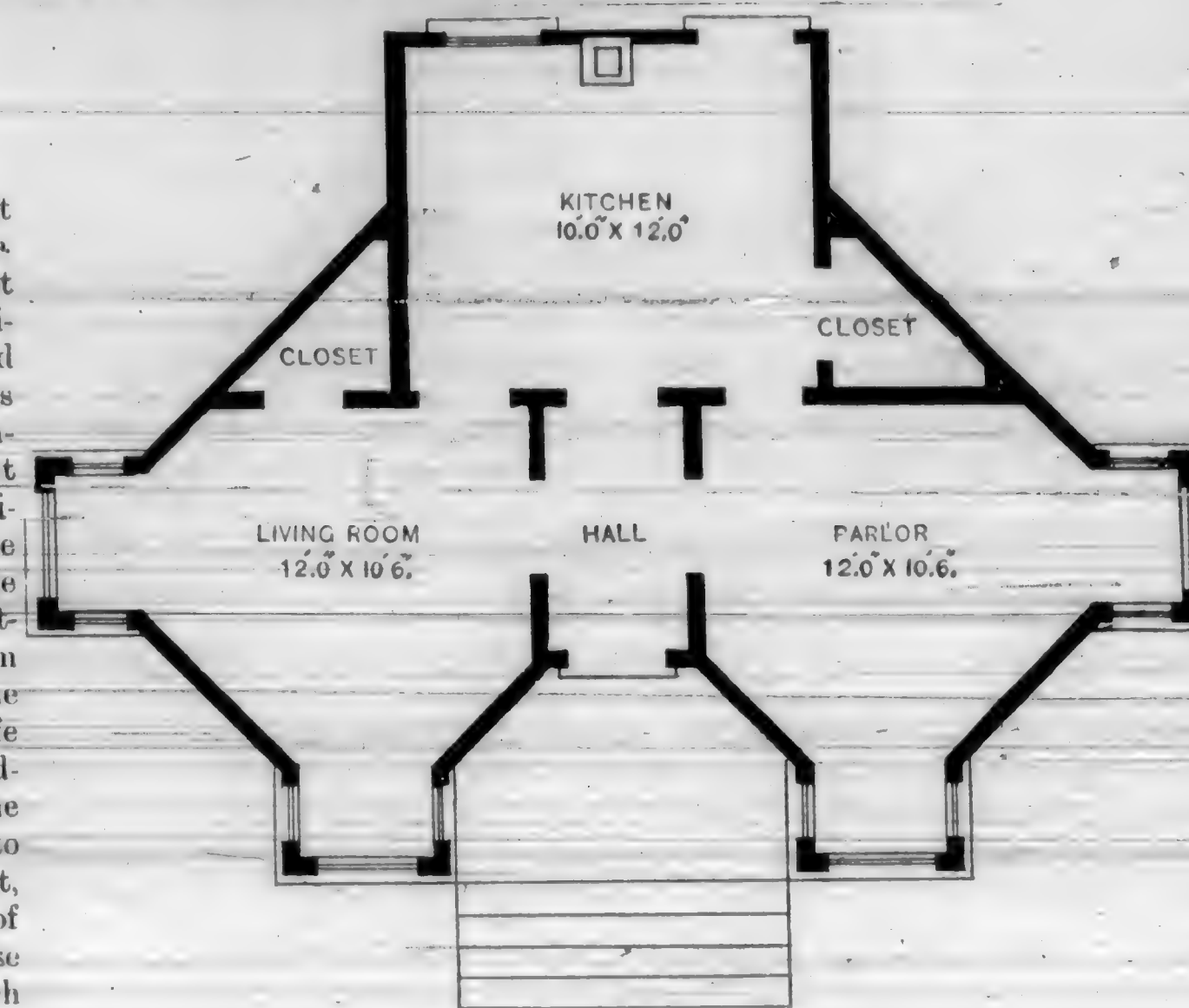
The Most Important Factor.

ONE of the most extraordinary statements we have lately met with is to be found in the current monthly number of a Chicago periodical. It asks the question "Who is the most important factor in the construction of modern edifices—the architect or the builder?" and says: "The *National Builder* is disposed to give due honor to both, as distinct professionals, each in his own line capable of performing good work but not necessarily intruding upon each other's especial domain. The intelligent builder as the actual constructor of buildings, if of long experience, holds a title in fee simple to public consideration, as one who ought to be able to design a building, as he is to start at the foundation and complete it. If he has superintended the erection of a large number of buildings, purchased material for them and studied their method of construction, he should soon become familiar with those principles which enter into good and safe construction and hence become capable, from a practical standpoint, to compute the strength of material, to understand the adaptability of certain parts one with the other, and in fact, to compete with his architectural brother. Such a man, no doubt, could, in many instances, undertake the professional duties of the architect with success and credit, and would, in the course of a general business, be able to meet the many questions which daily perplex the practicing architect."

How any one can pretend to promulgate the idea that a builder is a professional man is beyond ordinary comprehension. Why a man who pays mechanics and laborers their wages for laying brick and mortar, as shown in an architect's plans and specifications, should be dubbed an "architectural brother" would puzzle a Philadelphia lawyer. We do not believe that any reputable builder will appreciate such an attempt to put him in a false light. A good builder is one who sees that his workmen carry out the ideas of the "author" of the building, giving the quality and brand of materials specified by the architect, and endeavoring, by systematical control of the work to earn a fair per cent. of profit on the contract. An inferior builder is one who endeavors to cheat the owner by using cheap material and evading the strict letter of the specifications in order to save money on his work. But no builder wishes to answer the responsibility of the architect on whom lays the odium in case his structure will not carry the required load. The builder's responsibility is only to erect such a building as the plans call for, not to figure out the strains.

It is owing to such statements as those of the *National Builder* that architects are so little thought of by the unthinking public. In answer to the question we would therefore say, the prime "factor in the construction of modern edifices" is the architect. The builder is as the instrument in the hand of a skilled surgeon; if the knife should be blunt the operation would be bungled, and if a builder is incompetent or tricky the edifice designed by the architect will suffer in so far as his ideas have not been carried out. We have advocated the licensing of builders; and believe that they should understand thoroughly the practicable rules of mechanical construction, but the artistic education so absolutely necessary in the profession of architecture is not demanded by the builders' trade; but what is required is that thorough technical knowledge and skill in execution which enables him to comprehend the drawing furnished by the architect and to carry out the work in a manner to give credit to himself as a builder, realizing the conception of its author. In making this statement we do it with no feeling derogatory to the builders, believing that they, as we do, recognize the importance of a strong line being drawn between the architect in his profession and the builder in his trade. As it is inadvisable for the architect to usurp the position of a contractor, it is equally so for the builder to attempt to be his own architect.—*Building.*

An ingenious New York builder of down-town flats was struck recently by an idea which he has put into effect with great success in his latest building. He noticed that one of the first things his tenants did when they went into a house was to hang portieres in every available doorway. He has saved them some trouble and himself the expense of doors by putting a simple rod for the curtain instead of the door in each of the inner doorways in his latest flats. The idea was novel enough to catch the house-hunting mind, and he gets more rent from the flats than though they were fitted with doors, and has no lack of tenants.



A Cozy Home for a Family of Two

Oil Holes.

The early history of oil holes is clouded in mystery. Some historian states that Noah used oil holes in the machinery of the ark, while others claim that the hinges of the gate of the garden of Eden had holes in them, and that Adam went around every Monday morning with a tenpenny nail to clean them out. However that may be, since oil has been used on machinery oil holes have been in vogue.

For the benefit of those who do not know what an oil hole is, I will state that it is a small canal to conduct oil to the working surface of machinery. Sometimes it fails to conduct it, then a tenpenny nail is the thing to use.

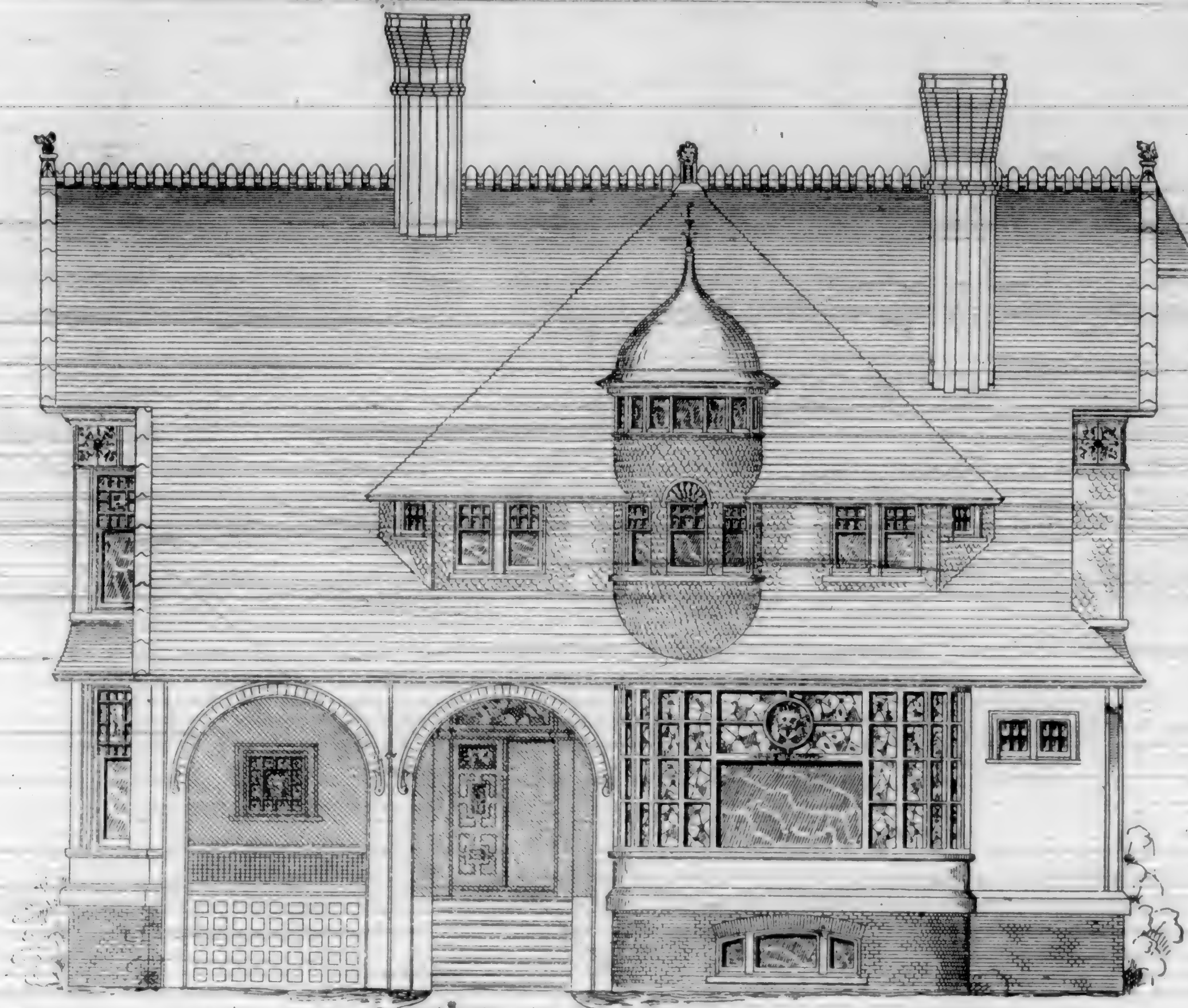
I have read in the History of Grease about some kind of a patent oil hole for loose pulleys. I have never seen any of them; in fact all that I have ever seen were straight holes—regular centrifugal pumps, throwing out all the oil that does not happen to soak into the joints before the wheels start.

When I oiled line shafts I used to carry a lot of pine plugs in my pocket, and when one was missing I replaced it with a new one, not because I was ambitious to do a good thing, but because I had to do it. A plug in the oil hole of a loose pulley is a good thing. How much machinery comes to us into which we can not get oil; if we are fortunate enough to find the place, we oil it once. You have a machine in the shop with oil holes for every stud and gear except one or two. When you put up the machine notice those places and resolve to keep them oiled, so you make a tin cave-spout to run oil into them, and hold in one hand and pour oil into it with the other. That is all right, but after a while you put a new hand on the machine who never saw that make before. He knows that some machines have hidden oil holes, thinks he will oil all the places he can see, and trust to Providence until he learns the machine better. He finds out at the end of two or three weeks that Providence is not in the oil hole business.

Farmers in general do not find the oil holes in their machinery. If I were making agricultural machinery, I think I would paint oil cans all over the machine; then they might take the hint if they did think that it meant that they were self-oiling. Do not counter-bore oil holes unless you do it on the other end, for it makes a bigger place to catch dirt and dust.

If you cannot get oil into machinery without a funnel, use a portable tin one. Messrs. Brown & Sharpe have a good dodge on oil holes. They stamp OIL HOLE around the hole, and if the machine is clean and the men can read he knows where to oil and does not oil the pin holes, and let the oil holes go.

In shops where they use axle grease, oil holes must be big enough to let it down. Whoever saw an oil hole stopped up because it was too big! When grooves are made in boxes they should be large. It is a good practice to counter-bore oil holes on the inside if it can be done, as in the case of half-boxes, oil holes through studs and the like.—*John Coffin, in Wood Worker.*



FRONT ELEVATION OF "SANTA ROSA" COUNTRY DWELLING.

Country Residence.—The "Santa Rosa."

WE present the full plans and elevations, and accompany the same with a general set of specifications for a very convenient and cozy country home to which we have given the name of "Santa Rosa." The plan was designed for a gentleman in the beautiful town of that name, and we are indebted to the architect, Mr. S. C. Newson, for the privilege of producing the same, and also for the general specifications.

For a country summer residence the plans will bear a careful scrutiny. You pass from a spacious verandah into a commodious hall, from which easy access is had to every part of the house. The usual doors leading to the parlor and dining room are done away with, their places being filled by large archways, designed for portieres. The parlor is quite large, being 14 feet 6 inches by 17 feet 6 inches, with ample windows on five sides of the room. A hallway 6 feet in width connects with the dining room, which is 17 feet six inches square. A commodious pantry is connected with this room, having close connection with the kitchen by the aid of a dumb waiter, made by the Ed. Storm Spring Co., of Poughkeepsie, N. Y. By this arrangement all small of cooking is confined to its proper place. A large butler's pantry is at the other end of the dining room, fitted up with a sink, etc., and connected by a stairway with the basement. On either side of the front door is a small closet, which will be found very handy for the repository of parasols, umbrellas, etc. In a summer resort the parasols used are as large as umbrellas, and hence we name these closets as a proper receptacle for same.

The library is not only large and well lighted, but due regard to beauty has also been exercised in the construction of the windows. There is also ample wall space for book cases and pictures.

Passing up an easy flight of stairs to the second story, we find 4 commodious bedrooms, and a large bathroom containing all the modern conveniences. Each room is provided with an ample number of windows, thus securing—during hot-weather—means for thorough ventilation.

The plans of the basement are well defined, with sizes of various rooms clearly shown.

The front and side elevations give an adequate representation of the building, and the various features presented will bear careful study.

COST.

The cost of the building, as per plans shown, with materials at prices at which they now are, will be between five and six thousand dollars. This amount can be greatly increased according to the finishes used, or can be lessened if the owner so determines.

We present a general set of specifications for the consideration of those who want to erect such a building, but we urge those who so intend to at once employ a competent architect, and not be misled by contractors furnishing plans for nothing. Select an architect in whom you have confidence, and be guided solely by his judgment.

SPECIFICATIONS.**For the Labor, Material and Mechanical Workmanship Required for the Erection and Completion of a "Santa Rosa Unique Dwelling."**

To be situated on the corner of Contract and Building streets in the town of Santa Rosa for Richard Heavypurse.

The drawings are to be considered with and are made a part of these specifications.

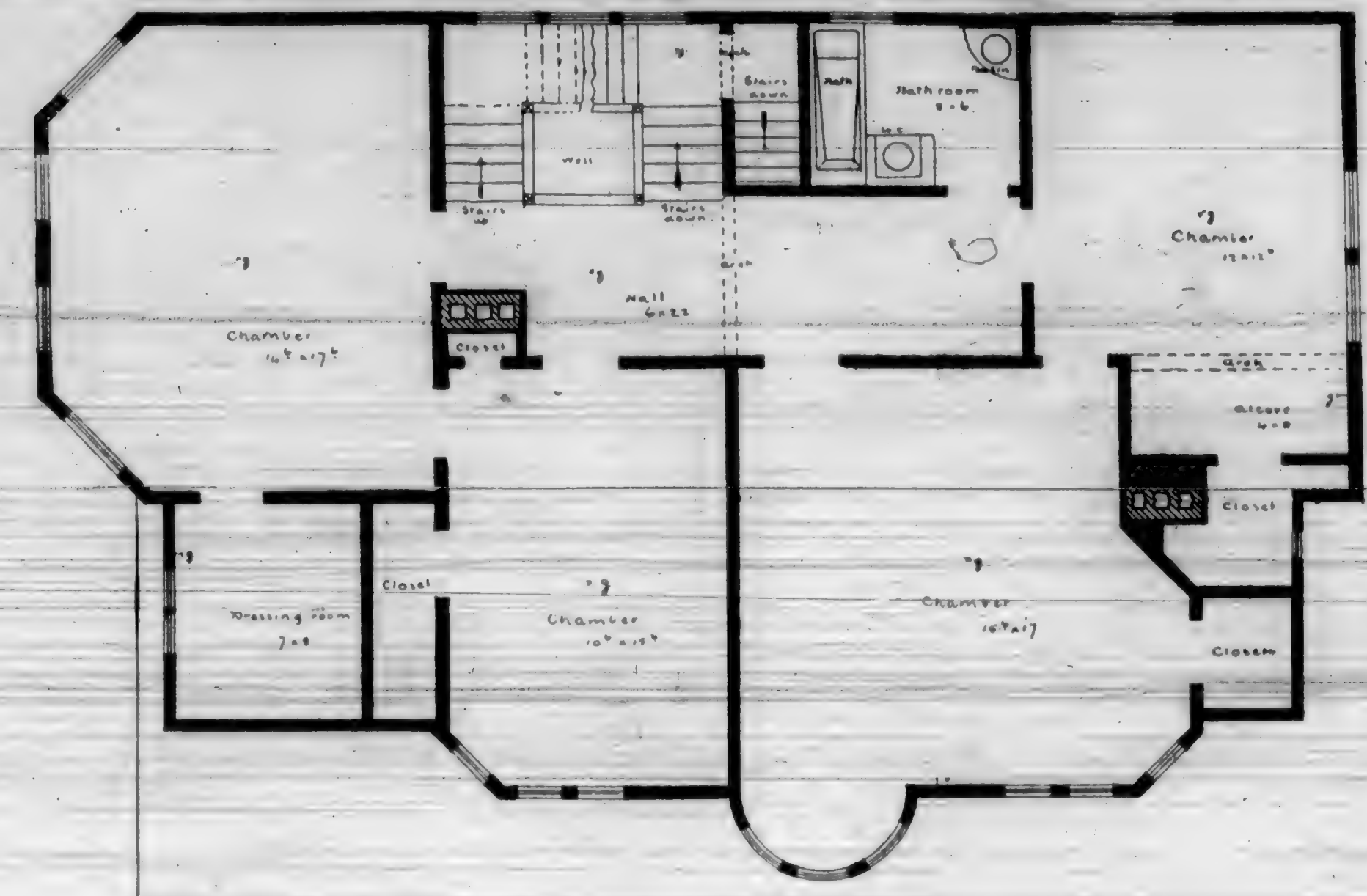
MATERIALS ETC.

All timber to be Oregon Pine (unless otherwise specified) and to be best quality.

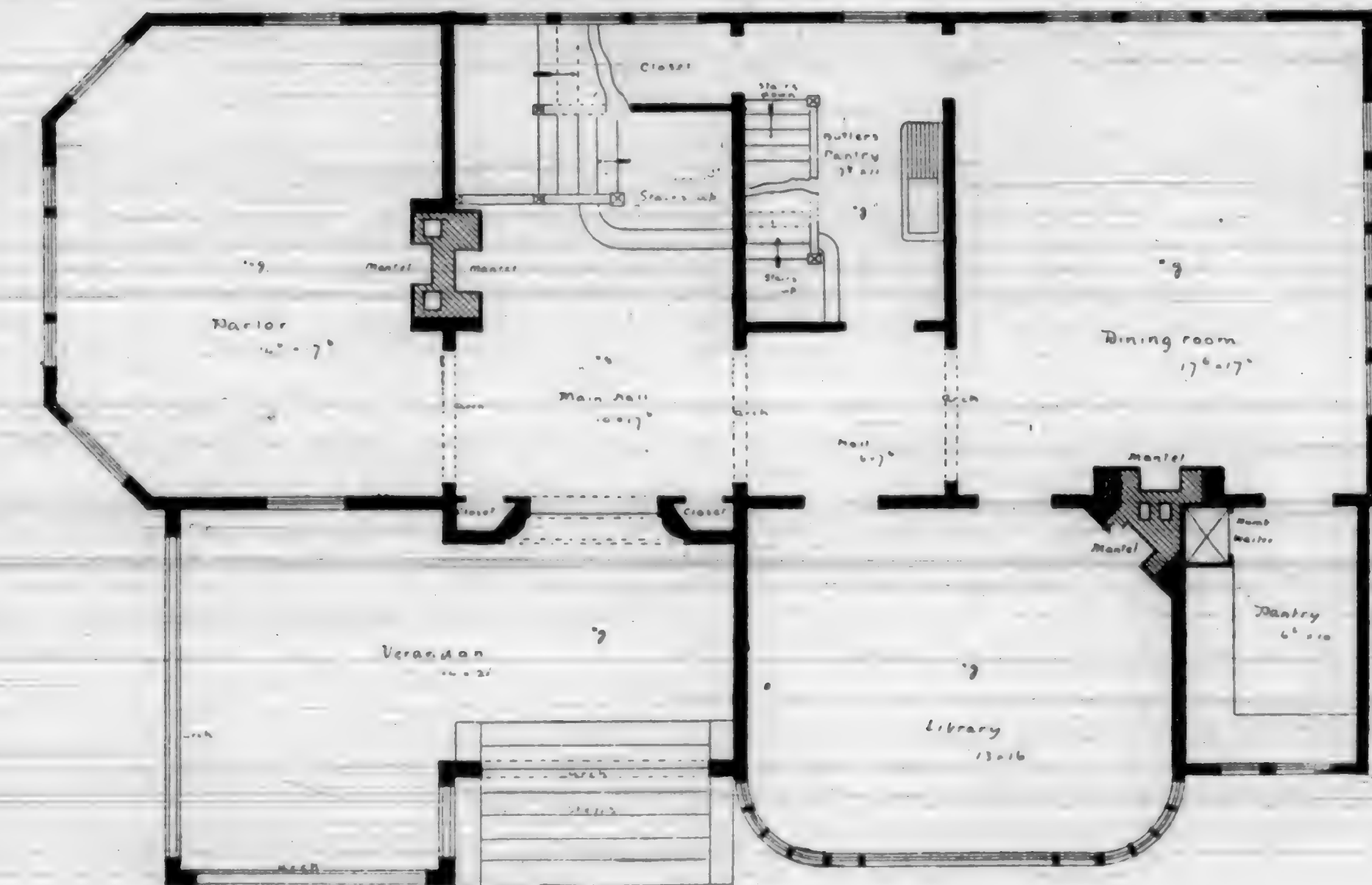
All lumber to be Red Wood (unless otherwise specified) and to be well seasoned.

All Doors and Sash to be of Sugar Pine, thoroughly seasoned, made in best manner.

All materials to be of the best quality; the work to be done in the most thorough and workmanlike manner, in accordance with the plan and these specifications.



Second Floor Plan



First Floor Plan

FLOOR PLANS.—"SANTA ROSA" COUNTRY DWELLING.

CHIMNEYS

Buildings to be thoroughly cleaned and swept out, and the premises cleared of rubbish. Windows to be cleaned after building is cleared.

All material to be as specified; otherwise they will not be accepted.

No part of the work to be sublet unless by the consent of the architect and owner.

DRAINS.

To be iron stone, 6 inches diameter; branches 5 inches; joints to be well cemented with best Portland cement; not less than 1/4 inch to the foot fall; to connect with the sewer or a cess pool according to circumstances.

EXCAVATIONS.

All necessary dirt or rock to be cleared away from intended site; excavations for footings (as for drainings) down to firm ground. Dig bank well away from walls and leave the same open until the walls are dry. After walls are dry, bank the earth against them. The ground to be sloped away from the building—all around—and all surplus earth to be removed.

INSIDE FINISH.

Door jambs of Oregon Pine: 1 1/2 inches thick and to be of proper width to receive lath and brown mortar.

SASH STOPS

Or beads, inside at the sides of all the windows, to be fastened with raised head silver-headed screws.



SIDE ELEVATION. "SANTA ROSA."

FLOORS

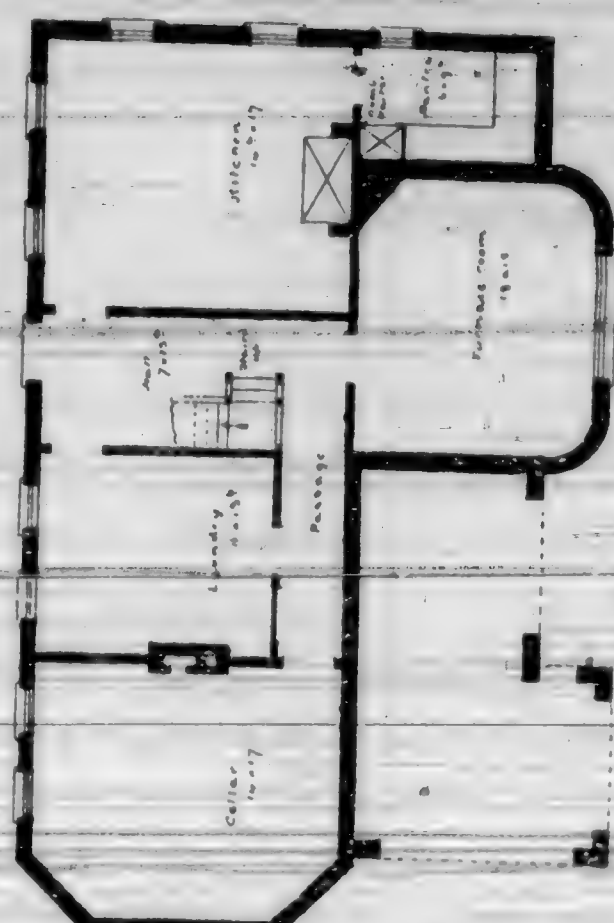
Will be laid of first quality T. & G. Oregon pine, 1x4 inches; to be stacked on premises at same time as rustic; joints to be smoothed off after nailing; one blind nail and one through nail in each course at each nailing; nails to be well set; no floors to be laid until roof is on.

SASH, ETC.

To be made of best clear sapless, dry sugar pine with acorn mold sash bar and weather-lipped meeting rails; to be hung with best Silver Lake braided cord and iron weights; sash 1 1/2 inches thick. Single sash in basement to be hung with butts, and to have necessary fixtures to securely lock same.

DOORS, ETC.

All doors, unless otherwise provided for, to be made of clear, dry sugar pine, free from sap; raised panels and raised mouldings on each side, and must be made in strict accordance with the drawings.



BASEMENT PLAN. "SANTA ROSA."

STEP LADDER.

Of Oregon Pine, neatly made, dressed, and painted to be placed where directed—to be used for access to roof.

FRONT STEPS.

To be substantially and neatly built; risers of inch red-wood; treads of 1 1/2 inch Oregon Pine, to have a pitch of not less than 1/2 inch, to carry off water.

ANGLE BEADS.

Of white pine for all fire-places and chimney corners and all other corners similarly exposed.

FACE CASINGS.

To be 6 inches wide, rosewood, 1 1/2 inches thick; plinths and corner blocks as per details.

BASE.

In all rooms and halls; 10 inches wide, with 2 1/2 inch moulding on top of same. Follow details.

NOTICE.

No inside finish to be put on until the plastering is entirely completed.

All interior wood work to be finished up perfectly clean to be hand smoothed and sand-papered, and at completion, to be properly cleaned, and all stains and finger marks removed or such work as may require finishing in a natural manner.

WASH BASINS.

Will be enclosed underneath with inch I and G redwood, no piece over 2 1/2 inches wide; to have a neat panel door, hung and trimmed with fastenings etc., to correspond to other hardware.

WAINSCOTING.

Dining room and library to be wainscoted to a height of 3 feet; panelled as per details; kitchen to be wainscoted to a height of 3 ft. all around, T. and G. beaded redwood; capped with nosing and scotia. Butlers pantry same as kitchen, Bath room same 5 ft. high. All wainscoting 3 1/2 inches wide.

Sink in Butler's pantry to be neatly enclosed, properly capped, fluted drain board. Door underneath, well hung and to have proper fastenings.

CLOSETS.

All closets to be fitted up with shelves and hooks complete as directed by the architect.

STAIRS, ETC.

To be built as shown by the plans, in the most substantial manner, to be properly supported and rough bracketed. Risers of Red wood, 1 1/2 inch Oregon Pine treads, tongued and grooved together and both housed into wall string. Treads to have nosings, with fillet and cave under; the finish work of stairs to be put up after the plastering is thoroughly finished and dry; wall strings 1 1/2 inch, top edge moulded to correspond to base. Front string and landing facias to be finished with Oregon Pine and Red wood, worded and moulded as per drawings.

Newels to be of Black Walnut—thoroughly seasoned—and to be of pattern as per details. Hand rail of walnut, closely bolted at the joints, add to all ports, newells etc.; Newells 8x8 inches. Rear stairs as shown, with hand rail hung to wall.

All doors to be hung with loose joint butts of sufficient size to clear the architraves. To be of enameled iron or bronze as owners may select.

Every window—where necessary—to be hung with Ives' Patent Sash Lock. All doors to have same make door bolts.

All necessary hardware to be selected by the architect; to be paid for by the contractor as part of his contract.

BRICK WORK.

Use good, hard burned brick throughout, which are to be well wet before being laid. Best Santa Cruz lime and clean sharp sand to be used in making mortar. All brick walls to be made perfectly level and straight to the proper and exact height and to a true line from one end to the other.

Piers to be built as per drawings. Turn trimmer arches for the support of all hearths at the time chimneys are to be built.

Underpin all sills with suitable mortar after the walls are up.

HEIGHT OF STORIES.

Basement	8 feet 0 inches
First Story	12 " 0 "
Second "	as per plans.

SIZE OF TIMBERS ETC.

Wall Caps	2 inches x 8 inches	Redwood
Main Sills and Trimmers	6 " x 6 "	Pine.
Plates	2 " x 4 "	"
Underpinning	4 " x 4 "	Redwood
Corner Posts	4 " x 6 "	"
Joists—basement floors	2 " x 6 "	"
Joists—first inches	2 inches x 10 inches	Pine
"—second "	2 " x 12 "	"
Ceiling Joists	2 " x 6 "	"
Rafters	2 " x 6 "	"
Studs	2 " x 4 "	"
" (corners, door and windows)	doubled	"
Bridging	2 " x 4 "	"
Studs and joists	16 inches between centres	"
Rafters	32 " —	"

Main sills and trimmers to be halved together; the main sills to run across the building as well as lengthwise.

The entire frame to be thoroughly braced and strongly nailed. Joists around stairs, fire places, chimneys, etc., to be doubled and framed together in the best manner. Both tiers of joists to have two rows of herring bone bridging well nailed. All partitions to be well braced. Double headers to all doors and windows. All corners to be studded or furred solid before lathing.

ROOF.

To have gutters arranged to carry off the water as per directions of the architect. Roof sheathing 1x6 Oregon pine, well nailed into each rafter. Use best sawed red-wood shingles laid 4 inches to weather. FANCY SHINGLES—Where and as shown.

RUSTIC.

Enclose the outside with 1/2x8 inches red-wood and rustic. Same to be hauled to the ground when building is commenced, and properly stacked; laps to be painted before rustic is put on; very butt joint to be painted, and behind each place a strip of 3x11 inches.

MANTLES.

To be of wood, L. & E. Emmanuel's best make, in accordance with the details. To cost \$100 each.

BATH ROOM.

To be wainscoted all around to a height of 5 feet. The tub to be neatly capped with walnut and the front to be panelled. Water closet is to have seat and flap, hinged, all the work to be put together with screws. Wash basins to have door underneath. Shelves and hooks to be placed where directed.

WASH TUBS.

To be placed in laundry. They are to be made of sugar pine, 2 inch thick for bottom, side and ends, and 1 1/2 inches thick for division 3 divisions, each one having a separate lid hung with brass hinges. To be put together with white lead. Hot and cold water in each division.

LATHING.

Lath to be put on 1/2 of an inch apart; joints broken every 12 inches, and each lath to have 4 nails; no lath to be put on vertically to finish out to corners and angles; no lath must run through angles and behind studding from one room to another. Carpenter is to personally attend to all the angles and corners and see they are solid before lath are put on.

PLASTERING.

All walls, partitions ceilings, throughout the building to be plastered with one coat of brown mortar, and one coat of hard finish. Brown mortar to be made of pure, unslacked lime, and clean, sharp sand free from loam. A bountiful supply of best cattle hair to be used and thoroughly mixed in; to be made at least 8 days before being used. Brown coat to be floated and true.

CENTRES.

Owner to select all centres and brackets. \$40 will be allowed to cover the cost of those selected; which amount is to be included in Contractors Contract.

PAINTING ETC.

All materials to be the best of their respective kinds. All wood work to be puttied where necessary after priming coat is on. The exterior to have 3 coats of best lead and linseed oil in colors, selected by the owner.

All doors to be painted 3 coats and grained in imitation of black walnut.

Roof to be painted 2 coats Prince's Metallic.

All tin work and leaders same as roof.

Stair Rail, balusters and newells to be filled with Wheeler's Wood Filler and to be finished with 2 coats of shellac and rubbed down with pumice and oil to an even surface.

All wood work must be perfectly clean before filling; care must be taken that the nail holes and other defects, are filled with putty, colored to match the finish of woods where used. Before the second coat is applied on finish work inside, the primed work is to be thoroughly sand papered.

All grained work to be finished with a heavy coat of best varnish.

GAS FITTING.

Gas pipes are to be run in every room as marked on plans. They are to be placed in accordance with the rules and regulations of the Gas Company. The certificate from the Gas Inspector is to be furnished the owner.

PLUMBING.

Water pipes to be 3/4 inch, nothing less about the building. To be of galvanized iron. All fittings to be of same material. 4 hose cocks to be placed on outside of building where directed by owner.

TANKS to be of 80 gallon capacity, copper made, to have a cover, secured with clasps and staples; 8 inch copper ball, 3/4 inch cock; 1 1/2 inch standing overflow and plug, and all necessary pipes and connections.

BOILER to be of copper—50 gallon capacity—on an iron stand; sediment cock and all necessary connections.

SINKS to be of galvanized steel; 2 inch waste pipe with Garland Trap under sink; 3 1/2 inch brass strainer; hot and cold water supply, with 3/4 inch compression cocks. Sinks to be lined up at back of same with zinc, nailed with brass nails.

Two slop hoppers to be placed where directed.

Wash trays to have Garland trap underneath.

Wash Basin—16 inch diameter; 1 1/2 inch waste and overflow;

marble top and backs, molded on edge, 1 1/2 inches thick. All the furniture for hot and cold water to be nickel plated.

BATH Tub to be copper lined; 1 1/2 inch waste and overflow, Garland trap; hot and cold water fixtures complete, nickel fixtures.

SACK'S WATER-CLOSET.

To be put in complete according to instructions accompanying each closet.

SAFES.

Of sheet lead under sink, bat-tub, wash-basins, water-closets, etc., turned up two inches and well tacked to wood-work all around. To have each 1/4 inch waste pipes discharging outside. Same under tank.

WASTE PIPES.

The soil pipe to connect direct with sewer. This pipe is to extend up and through the roof. All other wastes are to connect with an open hopper. All wastes to wash basins etc. are to extend up and through the roof. All pipes are to be properly fastened to the walls of ceilings. All joints to be wiped.

TINNING.

All valleys to be tinned, same running up not less than 10 inches under shingles. Tin work in valleys to be rosin soldered.

Put up where marked on detail plan the necessary number of galvanized iron conductors with all necessary curves, bends, etc. to convey the water from the roof to the open hoppers. Conductors to be firmly secured to building with galvanized iron fastenings. Screens over openings in gutters.

Size of conductors, 2 1/2 inches.

Window caps, scuttle etc., to be tinned.

Proper flashings in chimneys.

Where tin work of roof comes against the building, the tin must run up at least 6 inches behind the rustic. All tin flashings to have two coats of paint on under side before being used; also to be painted on top on such portions as wood work or roof covering will lap on; this painting to be done by tinner with metallic roof paint.

SPEAKING TUBES.

One from each pantry off dining room connecting with kitchen. One from upper hall connecting with kitchen.

ELECTRIC BELLS.

One from front door to connect with annunciator in kitchen; one in dining room, main hall on each floor, parlor and two large bed rooms on second floor. Annunciator in kitchen properly secured to wall.

"No adequate idea can be conveyed of the impressions received by a 'tenderfoot' in the center of a forest where such gigantic trees stand in solid phalanx" says a tourist who recently examined some of the redwood trees of northern California. "I was impressed with a sense of fear, loneliness and littleness. Three trees, selected at random in different parts of the forest, measured respectively 80, 76 and 74 feet in circumference, 6 feet above roots, and the first branches to be at least 150 feet above ground, to which point there is no apparent diminution in size. A comparison of those standing with others of equal size and height that had been felled proved to be more than 350 feet to the topmost leaf. To see an isolated tree of such proportions is an interesting spectacle, but to be in a narrow path where they are in such proximity to each other as to momentarily change one's course is a novel experience, yet a strangely pleasurable one."

Filling Contracts.

Fill your contract. If you make a contract, fill it if it "takes a leg." If you get caught in a trap, bleed if it need be, but don't squeal. Bought wit comes high sometimes, but most men must have it. If you sell what you have not got and don't know where to get it, hustle until you find it. The man you sold to sold to another man, and he has got to have it; there's no let up with him, he has got to have what he bought; and if he don't get it from the man who sold it to him, there will be a squeezing of the lemon until the oil runs out of the rind. If you are fool enough to make a foolish contract, stand by it like a man, it will save you from doing such a foolish thing in your future transaction. The laws of business demand that each man shall do just as he agrees.—Chicago Lumber Trade Journal.

The task of Uncovering the Sphinx.

The last occasion on which the great Sphinx was cleared down to the level on which the paws rest was in honor of the opening of the Suez Canal, in 1864. The over-shifting sands had, however, reburied it almost to the throat when Professor Maspero during his last year of office at Boulak, began again the work of disinterment. This work has now been going on somewhat intermittently for more than twelve months, and is at the present time in active progress under the direction of Professor Maspero's successor M. Grebaut, and is, according to the London *Times* conducted in the following manner: A tramway has been laid down from the Sphinx to the edge of the pyramid plateau, passing close under the west face of the granite building popularly, though incorrectly, called the Temple of Sphinx. Under the tramway light trucks convey the sand to the point of which their contents are discharged, the trucks being loaded by Arabs of both sexes and all ages, who carry the sand upon their heads in large flat baskets, ascending and descending all day long from the excavations below to the tramway above, and vice versa. The means look curiously inadequate, but the results are astonishing. Already the entire forepart of the great stone monster is laid bare, and already the huge chest, the paws, the space between the paws, the altar in front of them, and the platform upon which they rest, are once more open to the light of day. Nor is this all. Between the Sphinx and the edge of the pyramid plateau a vast space has also been cleared, thus bringing to view a fine flight of steps, some forty feet in width. These steps, which are described by Pliny, were uncovered by Caviglia in 1817, but have been entirely lost to sight for nearly seventy years. A second flight of steps and the remains of two Roman buildings were also found by Caviglia, and will again be brought to light if M. Grebaut continues to work in this direction.

THE RIGHT OF THE SPHINX.

That is to say the direction of the granite temple, to the southward—a further excavation is in progress, the result of which will probably confirm the surmises of those who believe the Sphinx to stand in a huge artificial amphitheatre hewn out of the solid rock. This gigantic work would, of course, be contemporaneous with the Sphinx itself, which Mariette attributed to the mythic ages before the advent of Mena, the first King of the first dynasty, and which Maspero considers to be, if not actually prehistoric, at all events the oldest monument in Egypt.

From the level of the area below the great flight of steps (which lead down and not up to the Sphinx) one now measures the whole height of the huge human-headed monster, whose battered countenance stands out against the cloudless sky one hundred feet above. The space between the paws is thirty-five feet long and ten feet wide. This space was anciently converted into a small sanctuary lined with votive tablets, only one of which—the famous stela of Thothmes IV—yet remains in sight. This stela records how the king, when upon one of his hunting expeditions, lay down to rest at mid-day in the shadow of the Sphinx. He there fell asleep and dreamed a dream in which the venerable image conjured him to clear away the sand in which it was nearly buried. Then the Prince awoke and "made silence in his heart," and vowed to do that which the god had commanded.

THE PAWS OF THE SPHINX.

As they now appear, are a restoration of Roman date, being cased in comparatively small slabs, and to some extent hollow underneath. The breast of the Sphinx has likewise been faced with slabs, apparently in Roman times, and these slabs have again been repaired by cutting away the weathered surface and inserting a fresh facing. Like the legs of the Colossi of the plain and those of the great statue of Abou Simbel, the paws of the Sphinx are covered with the Greek scrawls of early travelers; but these graffiti are mostly of a late period, and so slightly scratched that few are legible. Such as they are, however, Professor Maspero has, it is understood, devoted himself to the ungrateful and difficult task of translating them.

M. Grebaut's elevations are not limited to the clearing of the Sphinx only. Various interesting tombs have lately been discovered in the vicinity of the great Pyramid, and to the westward the face of the Libyan cliff has been reached, where it forms the natural boundary of the Pyramid plateau. Some good early rock-cut tombs, with built-for-courts, have been found in the face of this cliff in two of which the walled-up recesses or secret chambers, called "serdab," which were constructed for the safe-keeping of funerary portrait statues, are yet intact with their contents.

No two men do work exactly alike; every good workman has ideas of his own, and when he attempts to follow out ideas given by the foreman or some one else, he is pretty sure to make a "botch" of it. General principles are the same, but the details should invariably be left to the workman himself, otherwise he not only loses confidence in himself, but becomes a mere machine which requires constant watching.

STEEL SQUARE AND ITS USES.

We have just received a large number of the above named book. 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.

Fireproof Building Material.

The *Real Estate Record* says that fire ruins show that porous terra cotta bricks and blocks best resist fire, water and frost. Next to these in the order of fire resisting qualities come concretes and burned clay work. In the best work done the iron work is encased in porous terra cotta, tile, or brick work in roof, floor and tile construction. The hollow tiles are faced with vitreous tile slate, or any good weatherproof coating, or with a single thickness of brick. Iron and steel framework incased in fireproof materials gives the best possible results. There is a growing preference for light porous walls of hollow material protecting and iron or wooden framework. Massive and heavy walls of brick or stone will do for architecture, but they are not as much of a mechanical necessity as they were regarded a few years ago.

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The McClelland Anti-Siphon Trap Vent.

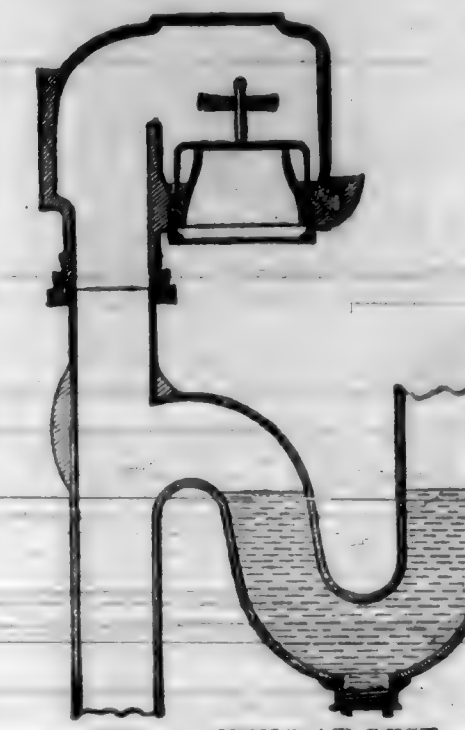


FIG. 1.—VENT AT REST.

This cup is very light, so that it is lifted out of the mercury and suspended by the inflowing air whenever a partial vacuum occurs in the pipe, as shown in figure 2; but drops back into the mercury the instant the demand for air ceases. The deep seal thus formed, by the mercury around the edge of the cup, furnishes absolute security any outflow of sewer air.

Practical experience has demonstrated that each trap must be so vented as to receive on its sewer side an instant supply of air sufficient to meet every demand, without disturbing its seal.



FIG. 2.—VENT ADMITTING AIR.

ITS ADVANTAGES ARE:

That it affords absolute security against siphonage, in all proper situations; while the same security is not furnished by any other means.

That it simplifies the drainage system by discarding long lines of vent pipes, reduces the amount of material and the number of joints to a minimum, and correspondingly reduces the danger of leaks.

That since the vent is in plain view, it can be inspected with convenience and certainty; vent pipes, on the contrary, are usually concealed in the walls and cannot be readily inspected.

That it combines the greatest simplicity, and is easily applied either in new work or repairs; while vent pipes are complex, costly and unreliable, and their introduction is especially annoying and destructive to finished walls.

The Vent should be connected with the crown of the trap, by a short piece of pipe, extending upward to a convenient fastening place as nearly level with the top of the fixture as possible. It is sometimes found convenient to carry the Vent above the fixture, and this is recommended to be done when practicable. It should be put up level and securely fastened.

Manufactured by the DuBois Manufacturing Co., 245 Ninth Avenue, New York City.

Architects Interviewed.

"Interviewing" is all well enough in its way, when truthfully reported, but it is all wrong when the "interviewer" gives to the public, statements of his own concoction, accredited to the "interviewed" who has not been seen at all, and who in fact has said nothing.

An illustration in this connection is found in the reporters interview of several architects and others published in the *Examiner* of July 6th, in regard to the concrete foundation of the Larkin street wing, of the New City Hall, which among others named as "interviewed," James E. Wolfe, architect. This was a decided error on the part of the "interviewer," as Mr. Wolfe was not seen, and did not make any statement whatever upon the question in issue.

Self Lubricating or Norris Anti-friction Pulley.



Any of the Norris Pulleys made Self Lubricating or Norris Anti-friction when so ordered.

We particularly desire to call the attention of Architects and Builders to the illustration of the Norris Anti-friction or Self Lubricating Pulley. With this Pulley, Messrs. Norris & Co. have overcome a great difficulty hitherto existing with Sash Pulleys. It is well known when two metals are working together without any lubricant that they become dry and commence to wear. Especially so is this the case with Sash Pulleys; as it is almost impossible to reach them with oil, they soon rattle and become so noisy, that it is disagreeable and unpleasant to raise the windows.

Many attempts have been made to overcome this, some by having pins to revolve around the main pin or axle of the pulley, and various other ways; but none of them give satisfaction, as in a very few years they make more than those having the simple pin or axle.

By examining the illustration, you will see that Norris & Co. have overcome all noise and wear by keeping the Pin or Axle always Lubricated.

All Pulleys near on top of the pin as all the weight is downward. Norris & Co. use a very large size Steel or Gun Metal Pin and on top of pin where the wheel bears on it, they cut a chamber and in that chamber they place a lubricating substance which does not run out or evaporate, thus making it impossible for the wheel or pin ever to wear away or have any friction.

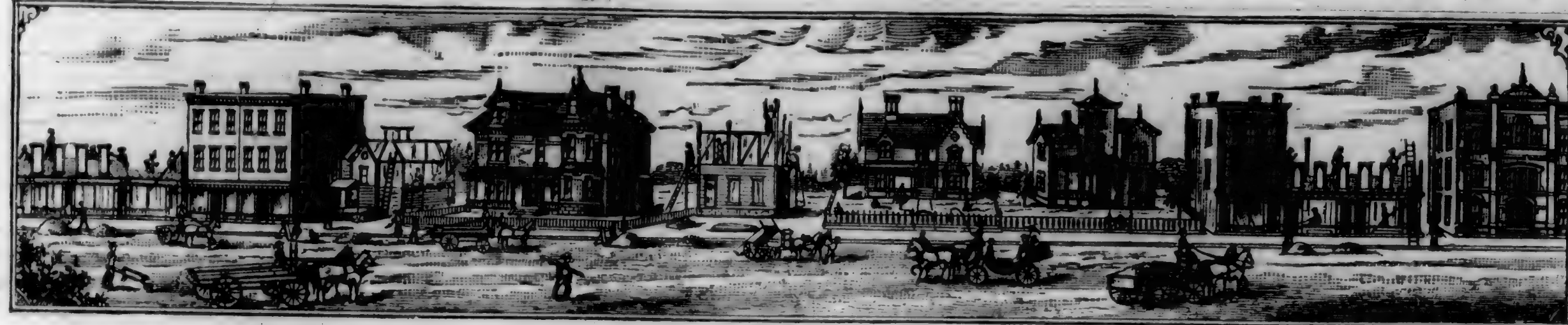
Where there is no wear or friction, you have NO RATTLE OR NOISE. Norris & Co. guarantee all their Self Lubricating Pulleys to be perfectly noiseless; they will on application send samples to any Architects, Builders, or Mill Men FREE OF CHARGE.

We have been in Messrs. Norris & Co's warehouse and know they make the largest assortment of Pulleys of any house in the World.

They make over 1600 different qualities, varying in price from 20 cents to \$36.00 per dozen. For further particulars, address C. Sidney Norris and Co., Baltimore, Md.

Steel Square and its Uses.

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CITY BUILDING NEWS.

Army, near Dolores, three one-story frame. Owner and builder, J. C. Weir; cost, \$6,000.

Bush, cor Montgomery, alterations; cost, \$2,500.

Bush and Sansome, six-story stone and brick bank. Owner, First National Bank; architect, Wright and Saunders; contractor, F. E. Knowles & Co.; cost, \$47,680; signed July 11, 1888; filed July 30, 1888; limit Feb. 11, 1889.

Payments to be made at the rate of 75 per cent as work progresses on the 1st of each month; balance usual 35 days.

Bush and Sansome, iron contract. Owner, First National Bank; architects, Wright & Saunders; contractors, Bigelow & Little; cost, \$10,133; signed, July 11, 1888; filed July 27, 1888; limit, Nov. 1, 1888.

Payments.—Full payments to be made for steel beams and iron girders, when in; 75 per cent as rest of work progresses on 1st of each month; balance, 35 days.

Bluxome bet. 4th and 5th. Alterations. Owner, Mrs. M. F. S. Searles; architects, Schultz and Meeker; contractor, Thos. Day; cost, \$1,086; limit, Aug. 15, 1888; signed, July 7, 1888; filed, July 13, 1888; sureties, B. Joost and W. Thyarks; amt. of bond \$350.

1st payment \$841 when completed. Balance usual 35 days \$275.

Buchanan bet. Turk and Eddy. Alterations. Owner, Thos. Robinett; architect, G. V. Capeletti; contractor, G. B. Ferrari; cost, \$1,250; limit, 40; signed, June 21, 1888; filed July 3, 1888; sureties Blyth & Trotter; amount of bond \$1,250.

1st payment when frame is up, \$300; 2d when completed, \$300; 3d, usual 35; days, \$650.

Bank nr. Lincoln. Cottage; owner, Lizzie Keller; contractor, B. Piarrar; cost, \$800; signed, July 12, 1888; filed, July 23d, 1888.

1st payment, when shingled, \$400; 2d, when brown coated, doors, etc., in, \$200; 3d, 200 in \$10 monthly installments with 8 per cent. interest.

Bush and Sansome. Carpenter work. Owner, 1st National Bank; architect, Wright and Sanders; contractor, I. H. Day; limit, May 29, 1889; 75 per cent. to be paid on 1st of each month as work progresses. Balance 35 days; filed, Aug. 4, signed, July 25.

Clay and Laguna. 2-story residence. Owner, Jno. A. Hooper; contractor, Burbee & Judson; architect, J. C. Mathews & Son; cost \$18,280; limit, 155 days; signed, June 25, 1888; filed, July 9, 1888.

Payments, 75 per cent. as work progresses; balance usual 35 days.

Chiff House. 6 stores and tenements. Owner A. Sutor; architect Wm. F. Smith; contractor S. H. Kent; cost \$11,000; Security F. P. Latson; limit 90 days; signed July 11, filed July 13.

Payments, four payments of \$2,000 each, balance 35 days.

Clay and Buchanan. 2-story dwelling; owner, Mrs. E. B. Hopkins; architects, J. C. Matthews & Son; contractors, Knight & Littlefield; cost, \$15,995; limit, 6 months; signed July 2, 1888; filed July 21, 1888.

1st payment, 75 per cent. as work progresses; 2d, balance usual 35 days.

Clay and Jones. 3 frame buildings. Owner, Magdalen & Co.; architects, Macy & Jordan; contractors, Bateman Bros.; cost, \$14,850; limit, 90 days; signed, July 17, 1888; filed, July 20, 1888; sureties, Moore & Hansen; amount of bond, \$8,000.

1st payment, when roofed, \$2,500; 2d, when floors are laid, \$2,000; 3d, when brown coated, \$2,500; 4th, when white coated, and fronts finished \$2,000; 5th, when ready to paint; 6th, balance, usual 35 days, \$3,850.

Clay bet. Scott and Devisadero. 2 residences. Owner, Geo. C. Brooke; architect, J. M. Curtis; contractor, A. H. Plummer; cost, \$4215; limit, Oct. 1st, 1888; signed July 5, 1888; filed July 11, 1888; sureties, F. Kalfleisch, Blyth and Trotter.

1st payment when ready to plaster \$1053.75; 2d payment when painted \$1053.75; 3d payment when completed \$1053.75; 4th usual 35 days \$1053.75.

Ellis bet. Polk and Van Ness. 3 story frame. Owner, Wm. John; architects, John & Zimmermann; contractor, F. W. Kern; cost \$7050; limit, Oct. 15, 1888; signed, July 7, 1888; filed, July 12, 1888; sureties, B. Joost and O. W. Nordwell; amount of bond \$7000.

1st payment when frame is up \$1000; 2d payment when partitions are set \$1500; 3d, when outside is done \$1000; 4th inside ready to paint \$1800; 5th 35 days or releases given, \$1750.

Fell and Webster. 2-story frame; owner, G. Trautner; architect, H. Geilfus; contractor, J. F. Logan; cost, \$2,669; limit, Oct. 15 1888; signed, July 18, 1888; filed, July 20, 1888.

1st payment when frame is up, \$550; 2d, when floors are laid; 3d, when rough coated, \$550; 4th, when hard finish and inside finish on, \$550; 5th, when completed, \$589; 6th, usual 35 days, \$919.

Ford bet. Sanchez and Noe. Alterations. Owner P. Hurue; architect, Hurue & Everett; contractor, F. Buckley; cost \$1,825; signed, July 9, 1888; filed, July 10, 1888.

1st payment additions completed \$912.50; 2d repairs completed \$456.25. Balance usual 35 days \$456.25.

Franklin and Ellis, plumbing. Owner, Academy of Sacred Heart; architect, C. J. I. Devlin; contractors, Sweeney & Kearns; cost, \$4,645.

1st payment, when sewers are set and heating pipes to first floor, \$750; 2d, when all pipes are in, \$1,500; 3d, when completed, \$1,230; 4th and balance, 35 days, \$1,165; limit, Oct. 15; signed June 22, 1888; filed June 22; sureties, Hurlbut & Rossland; amount of bond, \$4,000.

Fair Oaks, near 22d, two-story frame and additions in rear. Owner, Lawton; cost, \$5,000.

Fifth, near Bluxome, additional story to frame building; cost \$900.

Fifth, nr Brannan, two-story frame; cost, \$2,200.

Fremont between Market and Mission. Carpenter work to brick building, owners, Huntington, Hopkins & Co; architect Wright & Sanders; contractor C. C. Terwill; cost \$25,000; time 6 months; signed June 30; filed Aug. 1.

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

Fourth, between Bryant and Harrison. 3 story frame. Owner Cutter & Casar; architect M. J. Welsh; contractor, Taubman & Armstrong; cost \$8,645; limit for carpenter work 90 days; signed July 3d, '88; filed July 9th, '88; sureties Geo. W. Watson and R. L. Taylor; amount of bond \$8,645.

1st payment when frame is up \$1,729; 2d, when brown coat of mortar is on \$1,729; 3d, when exterior is completed \$1,729; 4th, when building is entirely completed \$1,729; 5th, usual 35 days \$1,729.

25 and 627 Front street. 1 story brick and basement. Owner C. Harris; architect P. J. O'Connor; contractor C. B. L. Jones; cost \$2,675; limit Aug. 10, '88; signed June 23, '88; filed July 18, '88.

1st payment when west wall is underpinned and first floor joist on \$1,200; 2d, payment when completed and all claims paid \$1,475.

Filbert, bet Mason and Taylor, additional story and improvements; contractor, Battiste; cost, \$2,500.

Green, nr Dupont, repairs; cost \$500.

Green, bet Kearny and Dupont, repairs; cost, \$500.

Geary and Mason, three-story frame. Owner, M. Meyerhoff; architects, Schmidt & Son; contractor, M. C. Lynch; cost, \$7,822; signed, July 24, 1888; filed July 25, 1888; limit, 83 days; sureties, P. Swift and Jno. Lewis.

1st payment, when frame is up, \$1,427; 2d payment, when outside finish is on; \$1,465; 3d payment, when hard finished, \$1,465; 4th payment, when completed, \$1,465; 5th payment, balance, usual 35 days, \$2,000.

AUGUST 15, 1888.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

107.

Green nr Laguna, 2 story frame. Owner, W. J. Smith; architect, John & Zimmermann; contractor, Schultz & Kreeker; cost \$3,555; limit Oct. 15, '88; signed July 14, '88; filed July 17, '88; sureties C. W. Gercke & F. C. Jensen; amount of bond \$3,500.

1st payment when building is framed \$700; 2d payment when floors are laid \$500; 3d, rough mortared and outside finish on \$700; 4th, inside ready to paint \$755; 5th, when all bills are paid or 35 days \$900.

Golden Gate Ave. and Steiner. Grading. Owner, J. W. Riordan; architect, C. J. J. Devlin; contractor, McHugh & Kenny; cost \$5,559; signed, July 20, 1888; filed, July 23, 1888; limit, Dec. 18, 1888; sureties, Degan P. and Jas. Mahaley; amt. of bond, \$5,000.

Payments, 75 per cent. as work progresses, on the first of month; balance, 35 days, as usual.

782 Geary. Alterations; owner, S. Wood; contractor, Wm. Little; cost, \$1,950; signed, July 7, 1888; filed, July 19, 1888.

Payments, 75 per cent. as work progresses; balance usual 25 days; no payment less than \$400.

Geary and Devisadero addition; owner, D. Hartnett; architect, F. J. Welsh; contractors, Baldeman Bros.; cost, \$2,750; signed July 23, 1888; filed July 30, 1888; limit 60 days.

1st payment, when framed, \$687; 2d, brown coated, \$687; 3d, when completed, \$687; 4th, usual 35 days, \$689.

Hayes, cor Laguna, additional story; owner, Little; contractor, A. Newbert; cost, \$5,000.

Hayes, nr Lott, two additional stories; owner, C. L. Ayers; architect, M. J. Welsh; cost, \$3,500.

Hayes, cor Baker, 1½-story stable; cost, \$1,800.

Hayes, nr Octavia, additional story; cost, \$2,500.

Lombard, bet Stockton and Dupont, 1-story frame; owner, Bellet; contractor, McCracken; cost, \$3,000.

Lombard and Kearney. 2-story frame; owner, Jno. McGrath; architect, Jno. T. Kidd; contractor, Wm. Commary; cost \$2,452; limit, 70 days; signed, July 20, 1888; filed, July 21, 1888; surety, F. P. Latson.

1st payment, when framed, and flooring on hand, \$500; 2d, when partitions are set, \$600; 3rd, brown coated and front up, \$300; 4th, when completed, \$439; 5th, \$600 35 days.

Mission and 12th, additional story. Owner, Jas. Palmer; architect, Chas. Havens; contractor, D. Chisholm; cost, \$6,020; signed July 28, 1888; filed July 30, 1888; limit 30 days; sureties, Frank P. Latson and J. McKinnon.

1st payment, when partitions are set, \$1,000; 2d payment, when outside finish is on, \$1,000; 3d payment, standing finish is on, \$1,250; 4th payment, completed, \$1,250; 5th payment, usual 35 days, \$1,520.

Market and Ecker. Alterations; owner D. N. & E. Water; architect, Schultz & Meeker; contractor, Mahoney Bros; cost \$43,000.

1st payment 75 per cent. as work progresses on, first of month from Sept. 1st; balance usual 35 days.

Mission and 12th, plumbing; owner, Jas. Palmer; architect, Chas. I. Havens; contractors, Fritz & Kean; cost, \$1,000; signed July 28, 1888; filed July 28, 1888.

1st payment, when rough pipes are in, \$500; 2d payment, when completed, \$500.

Masonic Cemetery. Moseleum. Owner, E. J. Baldwin; architect Pissis & Moore; contractor A. McClellan; cost, \$6,976; limit 1 year; signed July 17, '88; filed July 18, '88.

1st payment 75 per cent. Feb. 1st, '89 or upon completion; balance usual 35 days.

Mission, No. 548; improvements; cost, \$800.

Mission, near 1st, repairs; cost, \$2,500.

Montgomery Av., cor Broadway, 1-story brick; cost, \$1,000.

Natoma and 7th, three-story frame. Owner, Daniel Sullivan; architect, A. J. Barnett; contractor, Brennan Bros.; cost, \$5,194; signed July 16, 1888; filed July 28, 1888; surety, Frank P. Latson; amount of bond \$2,500.

1st payment, when roof is on, \$1,200; 2d payment, when brown coated, \$800; 3d payment, white coated, \$600; 4th payment, when completed, \$1,294; 5th payment, usual 35 days, \$1,300.

New City Hall, contract let for fifteen cast iron columns and two tiers rolled iron joists. Contractors, Risdon Iron Works; cost, \$50,000.

Nebraska bet Sonoma and Yolo. 2 story frame. Owner, J. Kenry; architect, M. J. Welsh; contractor, H. I. Bray; cost, \$4,500; sureties J. F. Kennedy, P. Donohue; limit, 80 days; signed July 12; filed, Aug. 1.

Payments, framed \$900; brown mortar on \$900; outside finish on \$900; completed \$900; balance \$900—35 days.

Oak and Cole, one-story frame. Owner, Jno. F. Schroeder; contractor, R. Sinnott; cost, \$2,480; signed July 19; filed July 24, 1888; limit, Oct. 1; sureties, R. Warren and B. Joost; amount of bond, \$2,000.

1st payment, when building is shingled, \$612; 2d, when brown coated and drop frames set, \$612; 3d, completed, \$612; 4th, balance, 35 days, \$614.

Pierce and Oak, two-story frame. Owner and builder, A. H. Bailey; cost, \$4,500.

Page, nr Pierce, two two-story frame. Owner and builder, H. Keenan; cost, \$6,500.

Post and Lyon, 3 frame buildings; owner J. H. Seeba; architect Wm. Mosser; contractor, R. P. Sanchez; cost \$2,350; limit 105 days; signed, July 18, '88; filed July 19, '88; surety, F. P. Latson; amount of bond, \$8,000.

1st payment 75 per cent. as work progresses, and balance, 35 days.

Ridley and Elgin Park, three-story frame. Owner, C. F. Scheele; architect, W. Winterhatter; contractor, A. McElroy; cost, \$6,445; signed, July 18, 1888; filed July 24, 1888; limit, 80 days; sureties, F. Joost & W. Shyarks; amount of bond, \$4,000.

1st payment, when building is roofed, \$1,250; 2d payment, when building is brown coated, \$1,250; 3d payment when hard finished, \$1,250; 4th payment, when building is completed, \$1,250; 5th payment, balance, usual 35 days, \$1,445.

Ridley bet Scott and Devisadero. Double tenement. Owner Jos. Alex; architect H. I. Bestor; contractor G. A. Nagle; cost \$2,970; securities Lewis & Swift, \$1,500; limit 65 days; filed July 16, signed 14th. Payments, when framed \$500; brown mortar on \$600; plastering finished and outside work done \$520; balance \$750, 35 days.

Shotwell, nr Twenty-Fourth, -story cottage. Owner, P. Donahue. Architects Townsend & Wyneken; contractors, Thompson & Moore; cost, \$2,800; limit, Oct. 1, 1888; signed, July 10, 1888; filed, July 13, 1888; surety, E. Joost; amount of bond, \$2,000.

1st payment when roof is stripped, \$700; 2d, when brown-coated and outside finish is on \$700; 3d when hard finished and sash hung \$700; 4th payment usual 35 days \$700.

Sutter bet Franklin and Gough. Alterations. Owner, M. Haller; architect Schmidt & Shea; contractor, James Irwin; cost, \$2,540; limit, 70 days; signed, July 10, 1888, filed July 13, 1888; O. J. Preston and J. J. McKinnon, sureties.

1st payment partitions set \$600; 2d payment \$600 when brown-coated and outside finish on; 3d payment when completed \$700; 4th usual 35 days \$640.

Shotwell No. 506 Alterations. Owner, Kate Conville; architect, M. J. Welsh; contractors, Donovan & Williams; cost, \$1,650; securities J. J. Green, H. M. Wrede, \$1,625; limit, 50 days; filed Aug. 1, signed July 28.

Payments, framed \$400; brown mortar on \$400; completed \$400; balance 450—35 days.

Second nr. Howard. Residence. Owner, W. J. Bryan; architect, J. J. Clark; contractors, R. O. Chandler; cost, \$6,600; limit, 60 days; signed, July 3, 1888; filed, July 3, 1888; sureties, B. Joost & F. M. Stevens; amount of bond, \$5,000.

1st payment, when frame is up and brick work done, \$1,850; 2d payment when partitions are set, \$1,550; 3rd, when inside is finished, \$1,550; 4th, the usual 35 days, \$1,650.

Stevenson nr. Ridley. Additions. Owner, Martin Doyle; architect, P. Lynch; contractor, P. Lynch; cost, \$2,869.

1st payment, when frame is up, \$800; 2d, when brown coat of mortar is on, \$670; 3d, when hard finished \$681; 4th, 35 days after completion, \$718.35; limit Sept. 14; signed June 26, 1888; filed, July 2, 1888.

Sixth and Jessie. 4-story frame. Owner T. L. Barker; architect, Clinton Day; contractor J. T. Grant; cost \$63,666; limit 8 months; signed June 23, '88; filed July 18, '88.

1st payment when 1st floor joists are in \$5,000; 2d, when masonry of 1st floor is built \$9,000; 3d, when 3d and 4th story joists are set and second and third masonry done \$10,000; 4th payment, when roofed and brown coated \$10,000; 5th, when doors and windows are hung and inside ready to paint \$10,000; 6th payment, balance and 35 days after completion.

Sacramento, nr Webster, (in rear) additional story; cost, \$1,500.

Webster, nr Sutter, additions; cost \$600.

Treat Av., near 23d, 1-story frame. Owner, J. Granville; contractor, F. Nelson; cost, \$1,750.

Twenty-seventh, near Guerrero, 1 story frame; owner, F. Donahue; contractor, M. Loftus; cost, \$1,700.

Third, bet Brannan and Townsend, stable and alterations. Owner, Max Popper; architect, A. J. Barnett; contractor, McCann & Riddell; cost 2,500. Limit, 28 days; signed July 2, 1888; filed, July 2, 1888.

1st payment, when completed, \$1,538 50; 2d and balance, usual 35 days, \$572 50.

133 Twelfth. Alterations. Owner, Catharine Gersing; architect, Geo. E. Voelkel; contractor, F. C. Adams. Cost \$2,390; signed, July 19, 1888; filed, July 23, 1888; limit, 72 days.

1st payment, foundation in studding up, etc., \$200; 2d, brown coated, \$200; 3d, when plastered, \$200; 4th, when ready to paint, \$390; 5th, when accepted, \$800; 6th, when accepted, \$800; 7th, usual 35 days, \$600.

Treat ave nr 25th. Frame building. Owner Jos. Granville; architect F. Nelson; contractor F. Nelson; cost \$1,600; limit Sept 3d; signed July 5, '88; filed July 5th.

1st payment when enclosed \$400; 2d, when brown coated \$400; 3d when completed \$400; 4th usual 35 days \$400.

Third nr Brannan. Excavations. Owner, Kohler and Von Barren; architect, H. Geiffuss; contractor, G. Raisch; cost \$1,100; limit, Sept. 1st. When complete \$825; balance \$275—35 days.

Union and Leavenworth. Plastering five buildings; owner, G. Rocca; architect, Wm. Mosser; contractor, Alex Mennie; cost \$1,900; signed, July 3, 1888; filed, July 21, 1888.

1st payment, when brown coated, \$700; 2d, when completed, \$700; 3d, according last payment, main contract \$500.

Van Ness Ave. and Jackson. Residence. Owner, F. A. Frank; architect, Clinton Day; contractor, Jas. M. Kelly; cost, \$22,900; limit, Feb. 25, 1889; signed, June 30, 1888; filed, July 9, 1888.

1st payment, when roof is ready to shingle, 4,000; 2d, when brown mortared, \$5,000; 3d, exterior ready to paint; 4th, inside ready to paint, \$4,075; balance, usual 35 days.

Van Ness avenue and McAllister. Additions to 3 buildings; owner, J. Du W. Allen; architect G. E. Voelkel; contractor W. H. Elliot; cost \$10,837; limit 90 days; signed July 19, filed Aug. 1.

Payments, when brick foundations are in \$800; frames up and chimneys built \$1,000 ready to plaster \$1,200; outside finishes done \$1,500; ready for painting \$2,000; completed \$1,752; balance \$2,585, 35 days.

OAKLAND.

Stephen Watts has contracted to build for S. H. Smith a handsome frame cottage on Seventh avenue, to cost \$2,280.

B. Spencer has secured the contract for the building of the new residence for Judge W. F. Henshaw, in East Oakland. The contract price was \$6,247.

W. K. Weilbye is building for Mary Howard a two-story frame house on Brush street near Seventeenth street, to cost \$8,000. It is to be completed by October 25th, and will be paid for in three installments of \$2,650 each.

H. Sackville is building for A. J. E. Furbish a two-story frame cottage, to cost \$3,500.

The frame work for the second story of the Canning block is up and the building will be completed by September 15th.

W. G. Reese has in course of construction a frame cottage for J. Marchi, an Cypress street, near West Twelfth street. The cost will be \$4,363. Pissis & Moore are the architects.

H. E. Hatch is building for M. S. Baker a frame cottage on East Twenty-first street, near Twenty-ninth avenue. The cost will be \$2,200.

McLeod & Herbst are building for M. Noonan a store and barn for \$3,190.

The Hambleton stables, which were destroyed by fire some weeks ago, are being rebuilt.

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 \$1,040. The building is a modern Queen Anne cottage.

W. W. Wilkins is having a residence built in North Oakland. Nelson & Nickerson are the contractors. The cost will be \$2,860.

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 a two-story frame building. Payments are to be made in installments of \$1,000.

Burpee & Judson have contracted with the Seventh avenue Congregational Church to erect a church edifice on the northeast corner of Eighth avenue and East Fifteenth street to cost \$10,180.

ALAMEDA.

A considerable amount of building is in progress in Alameda at present, though work has been quiet during the early part of the spring. This is attributed to the high price of lumber. The prices are now beginning to fall, owing to the decreased demand in the south. The activity of the city in improving its streets and sidewalks, constructing sewers and supplying electric lights has attracted the attention of those who wish quiet homes, and the city will undoubtedly increase its population.

The largest house that is now in the course of construction is that of Mrs. Clara A. Bissell wife of the passenger agent of the Atlantic and Pacific railroad, at the corner of Alameda avenue and Union street. When completed it will be a magnificent residence, and one of the largest and most costly that has been erected in Alameda for several years. The foundation has already been laid. It will be two stories in height, with a large basement and attic, and will contain fifteen rooms. It will be elegantly fitted up and furnished throughout with all modern improvements. Its style of architecture is of a high order. The cost will be \$10,000.

Miss E. Wingate, a music teacher in San Francisco, is building a very handsome cottage on Paru street near Encinal avenue. It will contain six large rooms, and will cost in the neighborhood of \$2,000.

B. S. Hill, who is at present residing at 2916 Santa Clara avenue, is building a two-story dwelling, containing ten rooms, at the corner of Morton street and Encinal avenue. It is being built by day work, and the estimated cost is \$3,000.

G. Laver is building for C. Winter a one-story cottage on Pacific avenue. The cost

will be \$1,230, and the building will be completed by August 1st. A. R. Denke is the architect.

J. J. Denschl is building a frame house on Charles street, near Railroad avenue. The contract price is \$3,250. 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. The building is being arranged so as to allow for a large studio and art gallery for the artistic owner.

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

Pattiani & Co. have begun for M. E. & E. Schieffelin two frame cottages on Alameda avenue and Lafayette avenue, Alameda. The cost will be about \$1,300 each. They will be very pretty, comfortable little buildings.

RIVERSIDE.

P. Munroe is building a ten-room house on Hall's addition. When completed it will cost about \$4,000.

Work on the new school building is progressing finely. The contractors, Down & Alquire, have a large force of brick masons at work and are pushing the work vigorously. It will require in the construction of the building 1,200,000 bricks.

A. McCrary & Son have just taken a large contract for flume work for Fudickar & Howes, upon which they have already commenced. They are also busy putting in the culverts for the motor road.

IMPROVEMENT CONTEMPLATED IN SANTA ROSA.

The buildings are being removed from the property on the corner of Fourth and A streets, known as the Dr. R. P. Smith residence, and it is the plan of the owners to have a large business block erected upon it. Guy E. Grosse, B. M. Spencer and C. A. Wright purchased the property last fall. There has been a proposition made to erect a two-story wooden building upon the lot, but the owners are desirous of using only brick material. Although nothing definite has been determined, Mr. Spencer says it is the intention to mark the spot by a large business building.

LIVERMORE.

J. Gayetti is building a story-and-a-half side addition to his residence on Junction avenue.

The plans and elevation for Philip Ans-pacher's proposed new cottage, at the corner of L street and College avenue, are completed, and the contract will soon be let.

A NEW CHURCH.

Over \$7,000 have been raised by subscriptions for the building fund of Christ (Episcopal) Church. It is the intention of the vestry to build a church edifice costing in the neighborhood of \$18,000, on their recently acquired lot, corner of Santa Clara avenue and Grand street, Alameda, and it is possible that work will be commenced upon it within sixty days. The vestry have not yet positively decided what they will do with the present church building.

BUILDING OPERATIONS IN SEATTLE.

The Seattle Gas Light Company has let a contract to Otto Ranke for the construction of a new gas house, adjoining the old one, which, when completed, will cost in the neighborhood of \$30,000. The structure will be of the same width as the present house and 140 feet long. It will have a stone foundation, and will be built of brick and cement, and will be two stories high. The foundation has already been laid, and Mr. Ranke expects to begin laying brick on the superstructure next week. He has one kiln of brick ready for use, and another ready to be burned. When this building is completed the gas company will have the necessary facilities for more than doubling its present supply of gas.

"Work is coming in faster than we can get away with it," said Mr. Steinman, the architect, Saturday. I have just opened bids for Mrs. H. A. Atkins' three-story building, to be erected on Columbia street, between Third and Fourth streets. J. Sogmeister was the lowest bidder, and will undoubtedly get the contract. The bids were as follows: J. Sogmeister, \$6,700; W. M. Morse, \$7,308; L. Hartwig, \$7,960; Hamilton & Rickson, \$8,000; F. G. Mitchell, \$8,256; Wilson & Nixon, \$8,256; McEachen & Co., \$8,815.

The building will be of wood, three stories and a basement. The three upper floors will contain 11 rooms each, and the basement will have the dining-room, kitchen, laundry, boiler-room, etc. It will be heated with steam and hot air combined throughout.

"What are you working on?"

"We have just completed the plans for a large double house for Mr. L. Kline, the contractor for which will be let next week. The building will be 40x52 feet in size, two stories high, with an attic. It will be located on the corner of Third and University streets, contain all the modern conveniences, and cost about \$5,500.

TWO DOUBLE RESIDENCES.

The plans have also been furnished for two double houses two be erected on the corner of Fifth and Pike streets by Bailey Gatzert. Each house will contain six rooms and a bath-room. The main building will be 38x48 feet in size.

Here also are the plans for a neat residence to be built by Mr. Harper, of the electric light works, in Kinnear's addition. It will cost \$3,000.

Mr. McDonald, of the firm of Fisher & McDonald, intends soon to build a neat two-story residence on Tenth and Spring streets. It will cost about \$5,000. Here is a letter just received from the board of school directors at Chehalis, announcing the acceptance of my plans for their new school house. The building will cost \$7,500. By the middle of next week we will have a lot more work ready for the contractors to figure on.

Bids were opened Thursday in the office of H. Steinman, for the construction of a brick building for Mr. Himrich of the Bay View brewery, to be used as a brew house, engine house and boiler room adjoining the brewery. The structure is to be of brick, with a stone foundation. Mr. Lohse was awarded the contract for the brick work, and Mr. Redwood for the carpenter work. The building will cost \$8,000.

LIVERMORE.

Bids for the construction of the Chapin block on Second street, 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.

C. C. Wilder has moved into his recently completed cottage, corner of Fourth and H streets.

H. W. Farmer is building a stable on his premises, corner of Chestnut and K streets. Mrs. Hart has completed a very neat addition to her L street cottage and repainted the edifice.

THE BUILDING ROOM IN SAN JOSE.

Contracts filed for Important Improvements. The following builders' contracts have been filed in the Recorder's office:

L. H. Lewis and Henry Lux for a carriage house and tank with brick foundation in East San Jose, to cost \$3,017.

M. Kenny and Owen Leddy with the Fredericksburg Brewing Company, for a three story brick brew-house, at the corner of the Alameda and Cinnabar street, to cost \$4,500.

Daniel J. Byron and E. McLaughlin for a brick basement at the northwest corner of Seventh and Reed streets, cost \$1,287.

M. D. Green and Henry Lux, for a two story dwelling, brick basement, on the Alum Rock road, cost \$9,800.

M. Kenny and Owen Leddy with the Fredericksburg Brewing Company for brick improvements to the Brewery for \$5,500.

L. H. Lewis with Henry Lux for a carriage and tank house on the Alum Rock road for \$3,017.

M. D. Green with Henry Lux for a two story frame house on Alum Rock road for \$9,800.

D. J. Byron and E. McLaughlin for a brick basement on the corner of Seventh and Reed streets. \$1,287.

E. Barre with R. Summers, for a cottage on Orchard Street for \$1,170.

A three story brick building to cost \$60,000 will, it is rumored, be erected on the Porter property on the northeast corner of Santa Clara and Second streets; the frontage on the former street is 137 1/2 feet.

MISCELLANEOUS BUILDING NOTES.

C. R. Lord is the contractor for the new Paralta Park hotel. The price is \$18,000. It is proposed to build a schoolhouse, to cost about \$15,000, at Golden Gate, otherwise known as Klinknerville. William Kirke is the architect.

J. G. Pierce has the contract for the new building for W. T. Barnett, on Ashby avenue near Shattuck avenue. The contract price is \$1,989. W. W. Goodrich is the architect.

Ingerson & Gore of this city have contracted to build a \$9,000 stable for James Adams on Fifth street, between Bryant and Harrison streets. San Francisco. J. J. and T. D. Newsom are the architects.

R. W. Gorrill of Oakland of the Pacific Bridge Company is preparing to open a quarry and go into the business of macadamizing streets.

M. S. Jordan has returned from Auburn, and will stay in Oakland a little while.

William B. Kreger is building a brick wine cellar on the Rancho del Agua de Caliente (Warm Springs), owned by Josiah Stan-

ford. The cost will be \$15,900. The building is 100x200 feet, and has outbuildings for various processes in making wine.

At Irvington Charles C. Melver, the well known vineyardist, is building a new brick wine cellar 15x100 feet. The improvement is a substantial one.

A. J. Salazar is having plans drawn for a brick wine cellar to hold 100,000 gallons, to be erected on his Mission San Jose rancho.

Ed. G. Hedges is building a fine barn for Dreese Bros., on western Avenue, Petaluma.

J. D. Stephens will erect a nice cottage at Highland Springs for a resort during the heated portion of the year. W. H. Carson is the architect, Messrs. Stephens and Bean draughtsmen.

REDDING.

The Board of Supervisors adopted plans of A. Cook, of Sacramento for a \$40,000 Court House.

Manual of Industrial Drawing	
Carpenters.....	\$2 00
Illustrated Drawing Book.....	1 00
Mathematical Drawing Instruments.....	1 50
Drawing for Carpenters.....	75
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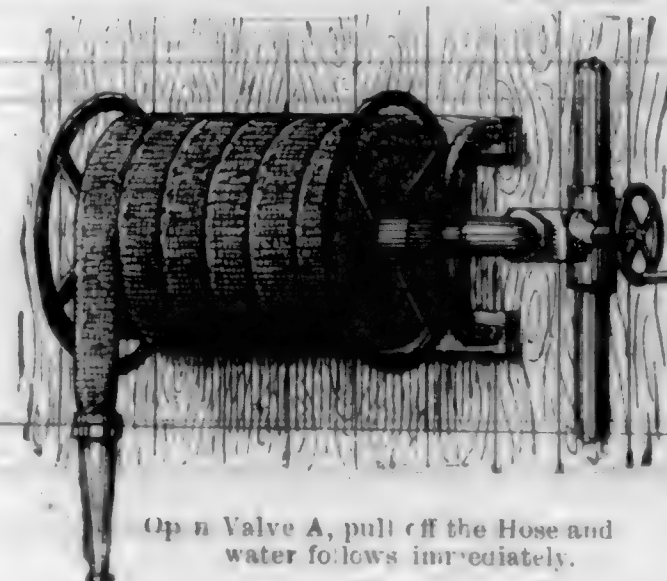
I send you by mail, Diploma awarded you, by the North, Central and South American Exposition, for your display under my charge. Kindly acknowledge receipt in enclosed envelope.

Very Respectfully

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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 St., Oakland.
Leonard, Jos. A.,	Alameda.
Langstaff, Wm.,	617 Jessie.
Mahony Bros.,	307 Van Ness.
Maher, J. W.,	105 Precita avenue.
MacDonald, Allen,	1303 Buchanan.
Martin & Maguire,	133 Gough.
McCann, Richard,	217 Waller.
McElroy, A.,	373 Jessie.
McInerney, James,	Hancock and Noe.
McKay, Jas. H.,	124 Main.
Mead, W. H.,	246 Minna.
Meeredy Bros.,	Church, bet 17th and 18th.
Miller, Adam,	23d and Bryant, 516 Kearney.
Moffit, Thos.,	Victoria.
Moore Bros.,	252 Octavia and 1 Russ.
Norton, A.,	1331 Ellis.
Parker, R.,	527 Grove.
Plums, Wm.,	3109 Sacramento.
Quinn, Charles,	133 Oak.
Rebman, J.,	Los Angeles.
Riddell, Thos. C.,	16 Twelfth.
Robertson, John,	San Rafael.
Rohling, Henry,	14 Collingwood.
Steinman, F. V.,	423 Bush.
Simpson, R. F.,	326 Telegraph Av., Oakland.
Smilie, Robt.,	1125 E. Third Av. East Oakland.
Smith, James W.,	1220 Eddy.
Sullivan, Timothy,	20 Laskie.
Terrill, Chas. C.,	617 Seventeenth.
Thompson & Moar,	338 Golden Gate Av.
Waterbury, C. S.,	1322 Scott.
Wharf, Wm. H.,	Green and Laguna.
White, O. E.,	879 Seventeenth.
Wilcox, J. R.,	608 Willow Av.
Williams, F. A.,	545 Natoma.
Willis, A. A.,	30 Diamond.
Worden, S. G.,	1013 Valencia.
Zwierlein & Pavel,	421 Bush.

Practical Geometry..... 1 00

Cottage and Farm House,

Woodward..... 1 50

THE CALIFORNIA ARCHITECT AND BUILDING NEWS

VOLUME IX

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

No Others Received.

SAN FRANCISCO, SEPT. 15, 1888.

FOUR EXTRA PAGES!

WE have been compelled to add **FOUR EXTRA PAGES**. It has been evident to any one reading this Journal, that for some time past its columns have been overcrowded. Last issue "ads" were refused, as our arrangements had not been perfected to increase the number of pages, and we would not draw on our reading matter for room. In a measure we have relieved the pressure and with this number we present a Journal that will compare favorably with any printed in the United States.

BUILDING NEWS.

There is no other Journal in this city, that compares with this in the reliability of its Building News.

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TERMS: Two Dollars per Annum.

The Price of Lumber Question.

DURING the current year, the price of lumber in California has been a prominent issue as between owners contemplating building improvements, and the manufacturers of building materials. Our worthy contemporary, *Wood and Iron*, speaking from the lumberman's stand point, in very kindly terms, says in a late issue, that this journal "still continues off in its views of the price of lumber," etc. We do not think so, and until convinced of error, we shall remain off.

We admit the argument, "that the price of lumber in a building, cuts but a small figure in its total cost." This fact we have times without number, urged when discussing the question personally with owners. There is more apparent than real objection upon this point, as a building requiring 50,000 feet of lumber and costing ten or fifty thousand dollars is increased in total cost but fifty dollars with a rise of one dollar per thousand feet, and no more than two hundred and fifty dollars, with five dollars per 1,000 added to what our lumbermen consider a too low price.

But the difficulty is, that consumers are not convinced that the higher rates prevailing until recently, were a commercial equity or necessity. Owners generally understand that lumber has been sold at rates far below those attained by the increased schedule of prices, and they do not trouble themselves to learn the reason why. Those who have in times past bought at twelve, thirteen and fourteen dollars per 1,000, are thereby led to the conclusion that the very intelligent class of men who handle and produce the great building commodity—lumber, are the parties to know just what lumber is worth in the market; and it being a staple, which should be as steady as a clock dial, owners understand abatements however low, when fixed by those controlling the interest, as the true indication of value. They do not look for, nor care anything about the causes of depressed markets, nor whether such depression is the result of dealers slaughtering each other, waging a war of competition among themselves or otherwise. The consumer does not ask why it is so, but accepts the advantages of low prices as a fact possible, and unwillingly submits to a rise, when neither flood, famine, nor any recognized sufficient or feasible event has transpired to make it reasonably clear that advance is legitimate. And to make this view of the case stronger, it must not be overlooked, that when three or four years ago, lumber was sold for ten dollars per thousand less than the figures reached by the high price schedule of recent date, a very large number of buildings were erected, and the demand fully equal, and sometimes in excess of supply, not because lumber was cheap, but from the fact that so many considered it wise policy to build, from a remunerative, paying point of view. There was a steady demand for more buildings of almost any class, and as many would have been erected those years, had the lumber market not been broken all to pieces by the deliberate acts of the lumber interest men in waging a war of business extermination among themselves. Had fair, steady, reasonable prices prevailed, consumers would have been satisfied and accepted the condition as a proper thing. But when those in interest found that the producers of their own will and caprice drove home the steel gad of unwise competition, and toppled prices down to the verge of business ruin—and which did bring financial ruin to some—they accepted the advantage thus offered, and recent clamor about high prices resulted more from the course pursued by the manufacturers than any other.

It is always easier to maintain fair values than to regain and stimulate them after demoralization. And it is right here where the growl comes in. The lumbermen having provided and dished out, at former times and often, rich repasts in cheap lumber, owners have accepted the hospitalities set before them, and naturally feel sore when the door is either by degrees and quietly closed or slammed in their faces, and their fears aggravated by an extra charge for admission.

There was no "flagrant error" in our statement, that the decline in building was attributable to the cost of lumber. We should not have so stated, had we not been fully convinced that it was true. People often "cut off their noses to spite their faces," even in a building sense, but many will submit to almost any amount of loss, rather than consent to what they deem an

over-exaction. It is certainly not extra-wise in owners to allow well located real estate to lie unimproved year after year, because one or two per cent of total cost stands in the way. It seems to us "penny wise and pound foolish" for an owner to in cur months or years of loss in rentals and income, simply because to improve may cost an extra sum less than the amount of taxes which must be paid each year on the unimproved property. But still this is the disposition of many, and even wealthy men been heard to say, "I will not improve at present rates of building materials, but wait for another break in prices"—not because the intrinsic value thereof may not be equal to the price demanded, but because there have been breaks, and breaks being possible at any time, they prefer to wait for them, as generous dispensations from the hands of those who have, and alone can inaugurate them. The force of argument comes in this line of thought, and if material producers would make their bullwarks firm against these irregularities, the public would in time accept the conditions as inevitable, and pay fair prices right along. "Supply and demand regulates," is all very well as a theory, but singular as it may appear, it is none the less true, that the price of lumber has at times been raised at periods when a decline in demand was unmistakably evident, and but little work preparing in architects' offices. Demand present, or prospective, in such cases has been anything else but justifying, and if the rule applied always, the natural tendency of prices would be downward and not accumulative.

The "stoppage of mills," "using up forests, etc." are all questions of serious import, but the true cause of outcry is found in the statements contained in this article.

The New City Hall Tower.

THIS important feature of San Francisco—"New City Hall," is and has for months or longer time, been a bone of contention among those directly—officially—concerned in determining its height, style, proportions—and naturally if not necessarily—involving every specialty connected with its design and construction, from foundation to the final upon its loftiest apex.

The main question in issue, and in reference to which there are diversities of views and opinions, both in the Board of Commissioners, and the mind of the generous public who will be required in due time to furnish the necessary funds, is that of altitude; whether the mythical God—Mercury—with his outstretched wand surmounting the uppermost height of the construction, shall be permitted to stand upon a base 400 feet or more above the heads of the living masses below, or be limited to a standing point 250 feet more or less above the base of the construction.

Beyond such individual consultation and advice, as each may have sought, the gentlemen constituting the City Hall Commission, have—until recently handled the questions arising within their official circle—yet neither claiming any special qualifications as scientific, architectural or mechanical experts, to render judgment, or decide the, in fact, most momentous, material and important issues and involvements, essential or contingent, attaching to the construction of the tower that is to be; the consummation of which must and will stand for generations if not for centuries, as a monument to the good and wise, or the mistaken judgment of the men into whose hands as a committee, and upon whom must rest for all times, the responsibility of fixing the height, approving the style and authorizing its construction.

It would be ungenerous to surmise that either of the honorable gentlemen, composing the Commission, have been or are influenced or controlled in their action, by any other motive than the public welfare. While his Honor Mayor Pond, Auditor Strother and Attorney Flournoy may each—as is his personal right and privilege—have preferences as to the parties who shall perform the various required services, especially in the all important matter of preparing the plans and determining principles and qualities of beauty, height, practical construction, and the many features and delineations which are never fully understood until practically executed, it would be terrible indeed, if true, if such individual preferences were allowed for one moment to intervene in a matter so gigantic as the erection of a tower to stand for all time as the city's most conspicuous monument.

An evidence that the Commissioners are both willing and anxious to arrive at the wisest and best conclusion, is exemplified by the fact that they have so far waived their official rights and prerogatives, and the exercise of arbitrary determination of all

questions under their control, by inviting the leading civil engineers of the city, and S. F. Chapter of Architects, of the A. I. A., to examine and express judgment as to the various features of the new tower, from a professional, scientific and practical standpoint—all of which, however, is beyond question a very great annoyance to Mr. Laver, the City Hall architect, whose responsibilities unhampered by any extraneous interruption are great, and much more so when fettered by checks and interferences, which prevent the free exercise of his best judgment. Whether the report of the Committee of Architects will remove existing difficulties, remains to be seen.

AN IMPORTANT MEETING.

San Francisco Chapter American Institute of Architects.

THE regular monthly meeting of the Chapter was held in the rooms of the Art Association on September 7th, G. H. Sanders, President, in the chair.

The following members were present: G. H. Sanders, John Wright, J. J. Clark, J. E. Wolfe, W. J. Cuthbertson, O. Everett, H. T. Bestor, J. Gash, J. D. Cebrian, B. E. Henriksen, J. M. Curtis, W. P. Moore, A. Pissis and G. H. Wolfe. Several students were also in attendance.

Edward Kollofrath was unanimously elected a member as FELLOW.

Propositions for membership were received from Wm. Patton, G. W. Percy and John Newson. Referred to Committees.

It being the annual meeting, the election of officers next took place for the ensuing term. The result was as follows:

President, (re-elected) G. H. Sanders.

Vice President, (re-elected) W. P. Moore.

Treasurer, J. M. Curtis.

Secretary, (sixth term) G. H. Wolfe.

TRUSTEES.

A. Laver,

A. Pissis,

J. E. Wolfe.

J. Wright,

B. E. Henriksen.

Secretary presented plans of New City Hall Tower to the Chapter. A general discussion ensued in which every member present took part. The prevailing opinion was that the matter was placed before the Chapter by those in authority, viz, the Board of New City Hall Commissioners, and therefore should be taken hold of in a scientific manner. That in order to do so, certain data and drawings should be in possession of the Chapter. This could best be done by a committee. A motion was made that a committee of five be appointed to take charge of the whole subject matter. After considerable debate, the motion was carried, and the President appointed the following FELLOWS as such committee: Albert Pissis, James E. Wolfe, B. E. Henriksen, W. J. Cuthbertson, John Wright.

Meeting adjourned subject to the call of the President.

The Redwood Belt.

THE redwood is limited to a strip of country averaging twenty miles in width, extending from the bay of Monterey to the Klamath river, a distance of 350 miles.

Redwood lumber is in great demand, and already vast forests of these stately trees have been swept away. The redwood, however, does not grow in poor soil, and in many places where the trees have been cut, young redwood forests are again springing up. Those who imagine that there is any immediate danger of the redwood becoming extinct are certainly drawing upon the very remote future for ills. The tree is of comparative slow growth, but half a century will give to the young growth quite the appearance of a native forest.

TWENTY-THIRD INDUSTRIAL EXPOSITION OF THE MECHANICS' INSTITUTE.

THE Twenty-third Exhibition of the Mechanics' Institute is over, and we may safely say in its general arrangements and the studious efforts made by the Directors to please the public generally, a grand success has been scored for the Institute.

We can simply call attention to those articles directly connected with the building interests. First and foremost in the consideration of architects are the subjects of

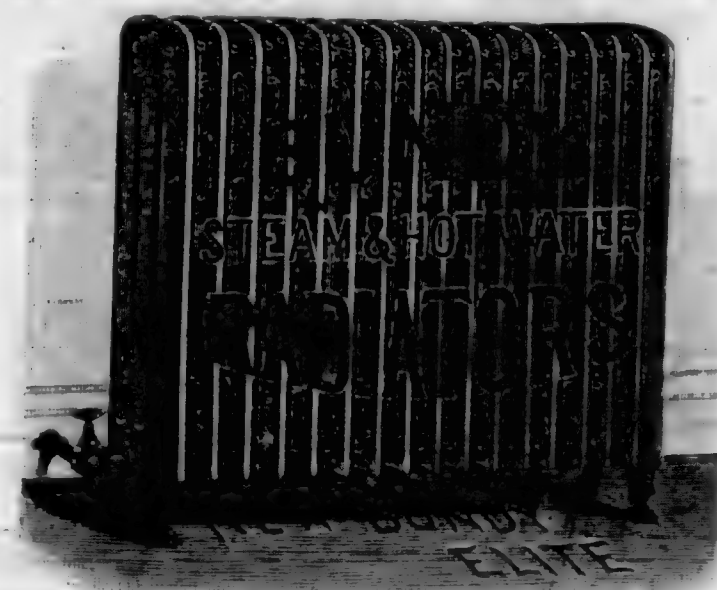
HEATING AND VENTILATION

Scientific men have given much of their time to the consideration of these subjects. The progress made during the past year has been wonderful, and deserves more than a passing notice.

HEATING

A glance at the back numbers of this journal will show to any one the vast improvement made in HEATING APPARATUS for buildings. For years the HARVEY RADIATOR was illustrated in these columns. Hundreds of houses were supplied with them. They were good *then*, they are good *now*; and Mr. Harvey's countenance o'erspreads with a smile when he says, "they are not so pretty as those now in use, but the heat gets there all the same." The system now used by Mr. Harvey is far superior to that of a few years ago.

Mr. Harvey has recently assumed the agency of the celebrated



This method of artificial heating is recognized as being far superior to grates or hot air furnaces from every point of view. A uniform and spring-like temperature can be maintained throughout the house with but slight attention.

In the exhibit will be found Harvey hot water radiators and boilers, and Bundy's direct steam or hot-water radiators, Bundy's Triumph, for steam or hot water, the Bundy Elite, for hot water or steam, and the Bundy corner direct, column direct, circular direct, angle indirect, horizontal indirect, and Climax indirect radiators. Also, the Bundy hot-closet, dining room radiator, the latter a most useful and highly ornamental contrivance for disseminating warmth throughout the dining room, while at the same time affording a very convenient mode of securing an equal degree of heat for meats, vegetables and other food which may be placed within it. The collection of radiators on exhibition illustrates that decorative art in dwellings is not confined to the adornment of walls, floors, ceilings, or wood work, but is carried into the more utilitarian adjuncts of a wisely ordered household. These radiators are of ornamental design and beautifully decorated in blue and gold, blue and silver, bronze, or bronze and silver, antique bronze, silver embossed, and can be thus decorated to suit the taste of the purchaser. Thus the heating appliances of a room can be made to harmonize in color and design with its wainscottings, panelings and other decorations, and become part and parcel of artistic ensemble. A splendid Bundy Vertical Tube Direct Radiator Screen in highly ornamental antique brass (the first yet imported to this coast) occupies a conspicuous place in the center of Mr. Harvey's exhibit, and it is a thing of beauty. These screens, or covers, are made to fit any size or size of radiators. Mr. Harvey is a thoroughly scientific artisan, and a very close yet comprehensive study of the laws of heat and ventilation, united with a practical experience in constructive work, extending over many years, renders him the best qualified man in our midst for the intelligent direction of this most important sanitary work. He offers hundreds of references from those who have had his valuable services on this coast. Mr. Bundy publishes references to well-known people in every State and Territory east of the Rocky Mountains.

By a happy co-incidence, the exhibit of

ABRAHAMSON'S VENTILATORS

is almost directly over that of the Harvey & Bundy Heaters, showing that these two subjects are inseparably connected. Mr. Abrahamson devotes all his time and attention to his perfect ventilators, and he is fully prepared to explain his system satisfactorily to any one.

The advantages of a perfect system of ventilation, which at the same time obviates a draught, are too palpable to admit of any adverse opinion. Peter Abrahamson has mastered a difficult problem in this direction through a patented invention that meets every requirement and commands the approval of numerous prominent citizens, among whom are Professor J. W. Anderson, Superintendent Public Schools; Peter A. Smith, Superintendent California Sugar Refinery; Harvey Platt, Superintendent Pioneer Woolen Mills; Alfred W. Perry, M. D., Charles F. Crocker, California cor. Jones; Palace Hotel; Mr. Reed, Berkeley; Dr. Gonzales, Fresno, and many others. By this ingenious system a constant circulation of air is secured, which, admitting pure air from out of doors, also expels the heated and poisoned atmosphere from the rooms where it is used. We give Mr. Smith's testimonial, as follows:

Peter Abrahamson, Esq.—DEAR SIR: The ventilators you put in my bedroom work to perfection; they keep the air fresh and cool. I would not be without them for double the cost. I can recommend them as the best and most perfect I have ever seen. Any information will be cheerfully given by calling at 504 Ninth street, San Francisco. Respectfully yours,

PETER A. SMITH,
Supt. Cal. Sugar Refinery.

In addition to the above, by consulting the advertising pages of this Journal you will find a long list of those who have adopted Mr. Abrahamson's system. Many of the Architects heartily endorse his views and the general adoption of the Ventilators is but a question of a short time.

FINE ART IN STAINED GLASS.

One of the most attractive displays at the Mechanics' Fair is the exhibition of stained glass from the Pacific Glass Cutting Works of John Mallon, 19 Fremont street. The exhibit is fitted up as a room-interior, one wall of which is covered by an immense plate-mirror and the other three by numerous examples of glass windows and panels through which the light enters the apartments, showing in all their detail the brilliancy and fineness of the coloring and delicacy of the workmanship. The two kinds of glass work—the open mosaic and the painting in oil—are represented by many examples. A memorial window designed for the Presbyterian Church of San Diego is an especially handsome production, and a beautiful window of Moresque pattern composed of 2,500 pieces of brilliantly colored glass, as well as a Longfellow window with a finely painted head of the poet as a center piece, deserve all the admiration that can be bestowed upon them. Fine screens in mosaic abound, which reflect the scintillating light in all the colors of the rainbow. The exhibit is a credit to the industrial interests of the State, and the establishment it represents has almost a monopoly of the home market in its line.

REDWOOD VENEERS

Of all the elegant booths at the Fair few make a more superb appearance than that of Hurlbut Bros., the leading veneer dealers. The redwood veneer work which is used in the ornamentation of their quarters is by far the finest ever seen on the coast. All who see it express the greatest admiration, and it is generally conceded to be as handsome wood as earth can produce.

"ELASTICA"

Keefe & Fraser have on exhibition what is perhaps the finest display of California redwood ever seen anywhere. It is hard to imagine anything more beautiful in the way of wood than are many of the specimens of curly and buhl wood of California's great staple. The specimens are beautifully finished with "elastica"—a new preparation intended to supersede varnishes for such purposes—and colored with stains which are the exclusive property of this firm.

FINE LUMBER, HARRIS & JONES

Starting in a small way, this firm has gradually advanced to the front rank. Their display of lumber is very fine. One board is shown without a check or crack. It is 12 feet long, 44 inches wide and 4 inches thick. They also have beautiful examples of Oregon pine and maple, red and white cedar, spruce, sugar pines, etc. Bryant street, corner Oak Grove avenue is their office.

(Continued on Page 117.)