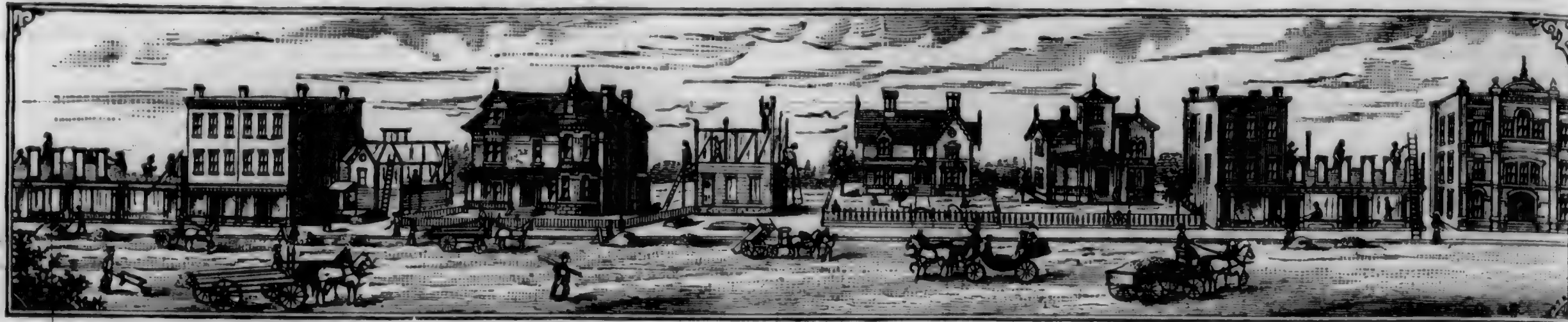




CITY BUILDING NEWS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1st, when Moore Bros. get their 1st payment, \$1,000; 2d, when Moore Bros. get their 2d 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 Goddard quarry.

SAN BERNARDINO.

I. R. Brunz will erect a brick building.

OAKLAND AND ALAMEDA.

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

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

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

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

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

ALAMEDA BUILDING.

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

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

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

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

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

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

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

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

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

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

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

RIVERSIDE.

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

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

VOLUME IX.

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

NUMBER 8

THE California Architect & Building News.

Established January, 1879.

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

Terms per annum, \$2.00 in advance

Published on the 15th of each Month.

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

OUR ADVERTISING RATES.

Front Cover, Outside, Each Insertion	Per Square \$ 2.50
Back Cover, Outside, Each Insertion	do. 2.00
Page Preceding Reading Matter	do. 1.75
Page Following Reading Matter	do. 1.50
Inside Pages	do. 1.00
Full Page Inside	One Insertion 40.00
Each Subsequent Insertion according to Agreement.	

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

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

No Others Received.

SAN FRANCISCO, 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.

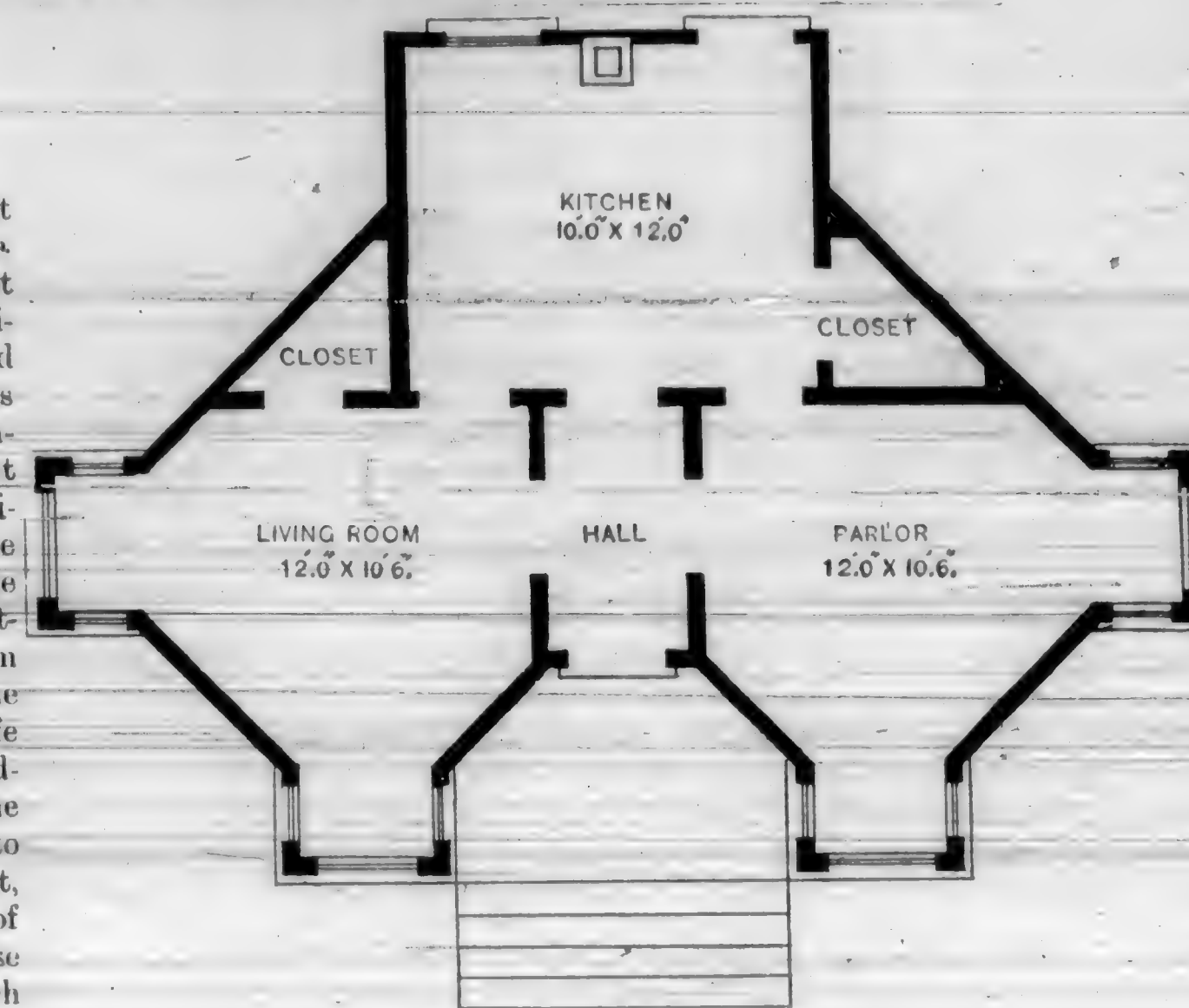
The Most Important Factor.

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.

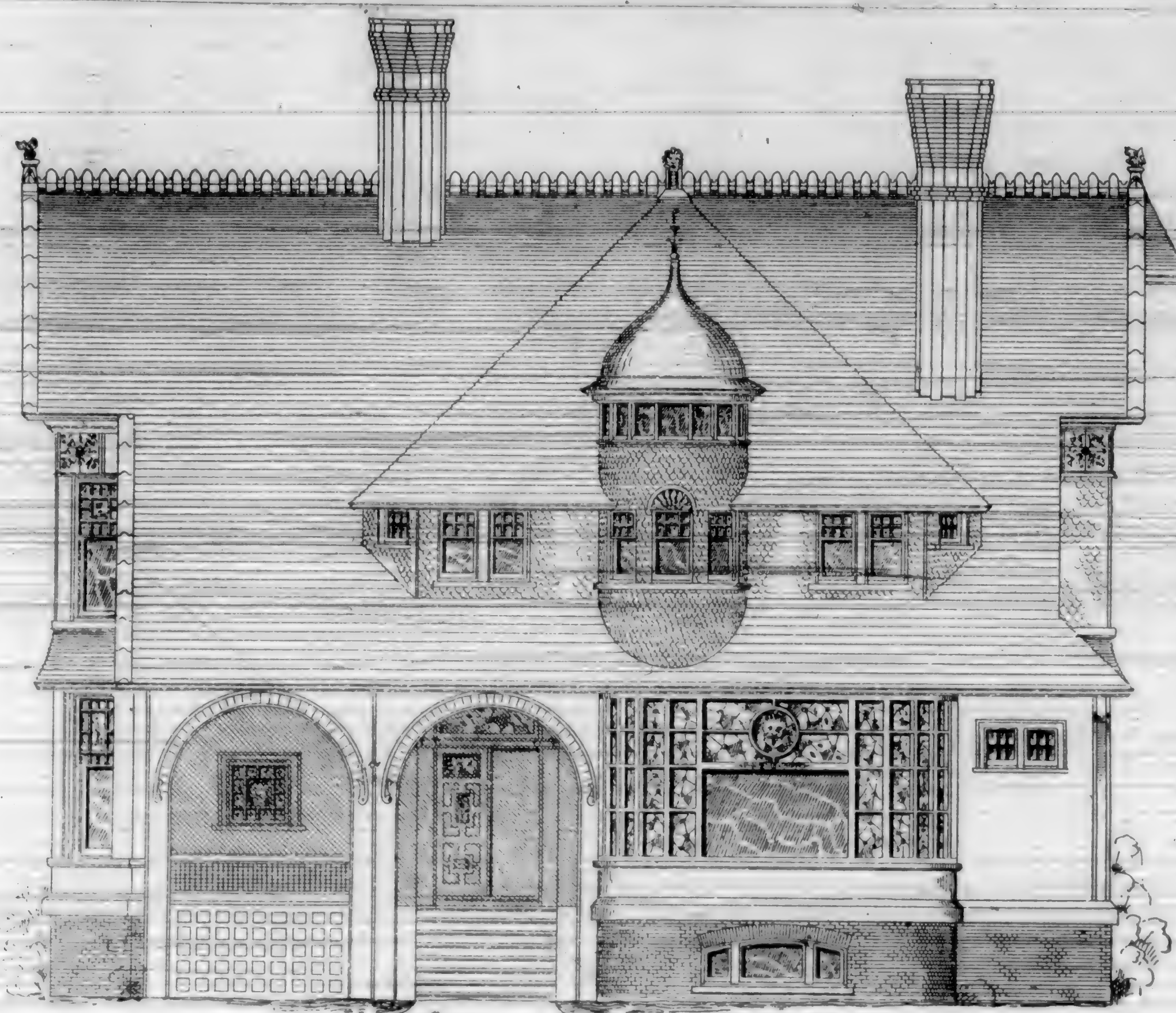
I have read in the History of Grease about some kind of a patent oil hole for loose pulleys. I have never seen any of them; in fact all that I have ever seen were straight holes—regular centrifugal pumps, throwing out all the oil that does not happen to soak into the joints before the wheels start.

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.

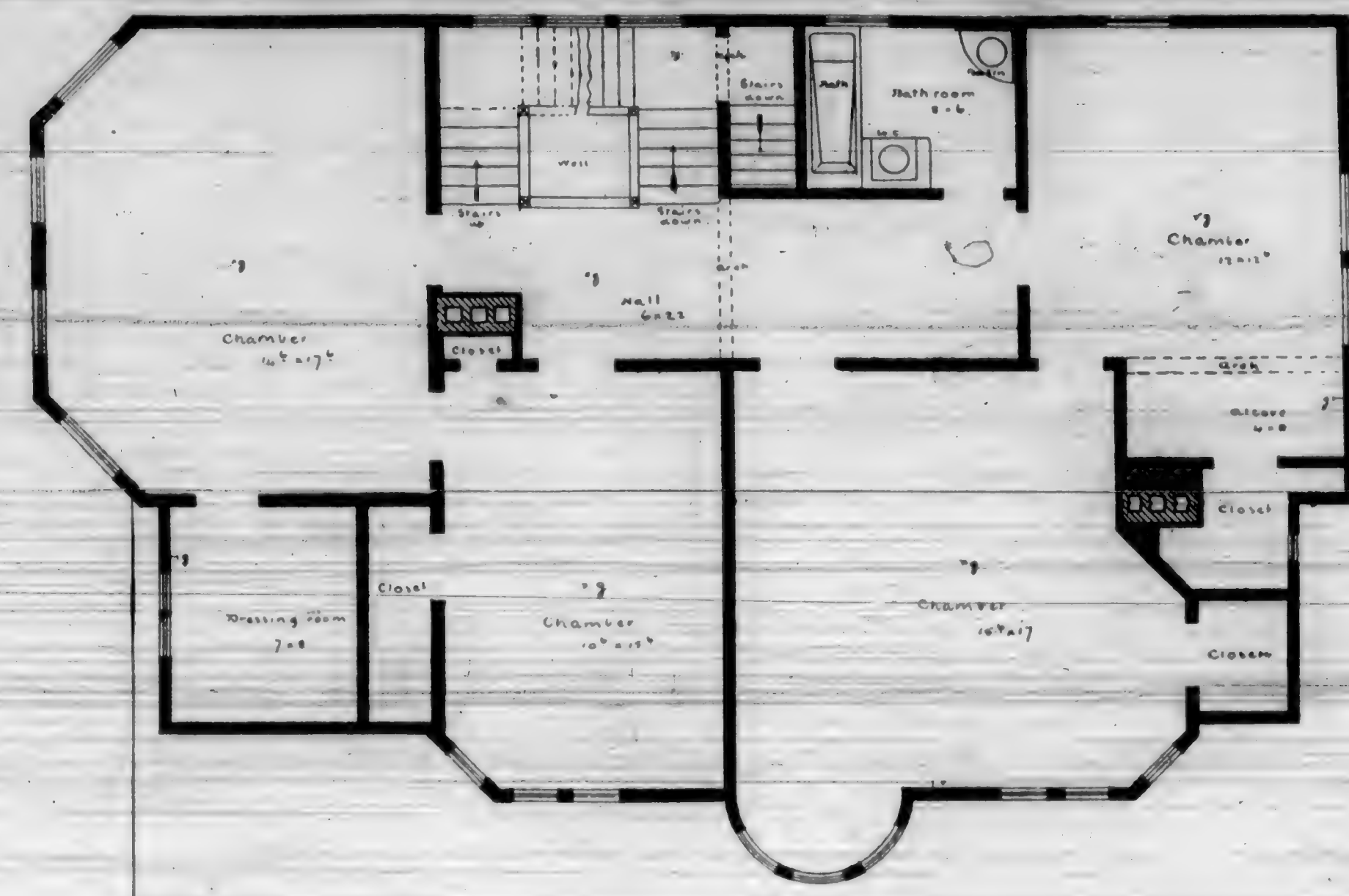
MATERIALS ETC.

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

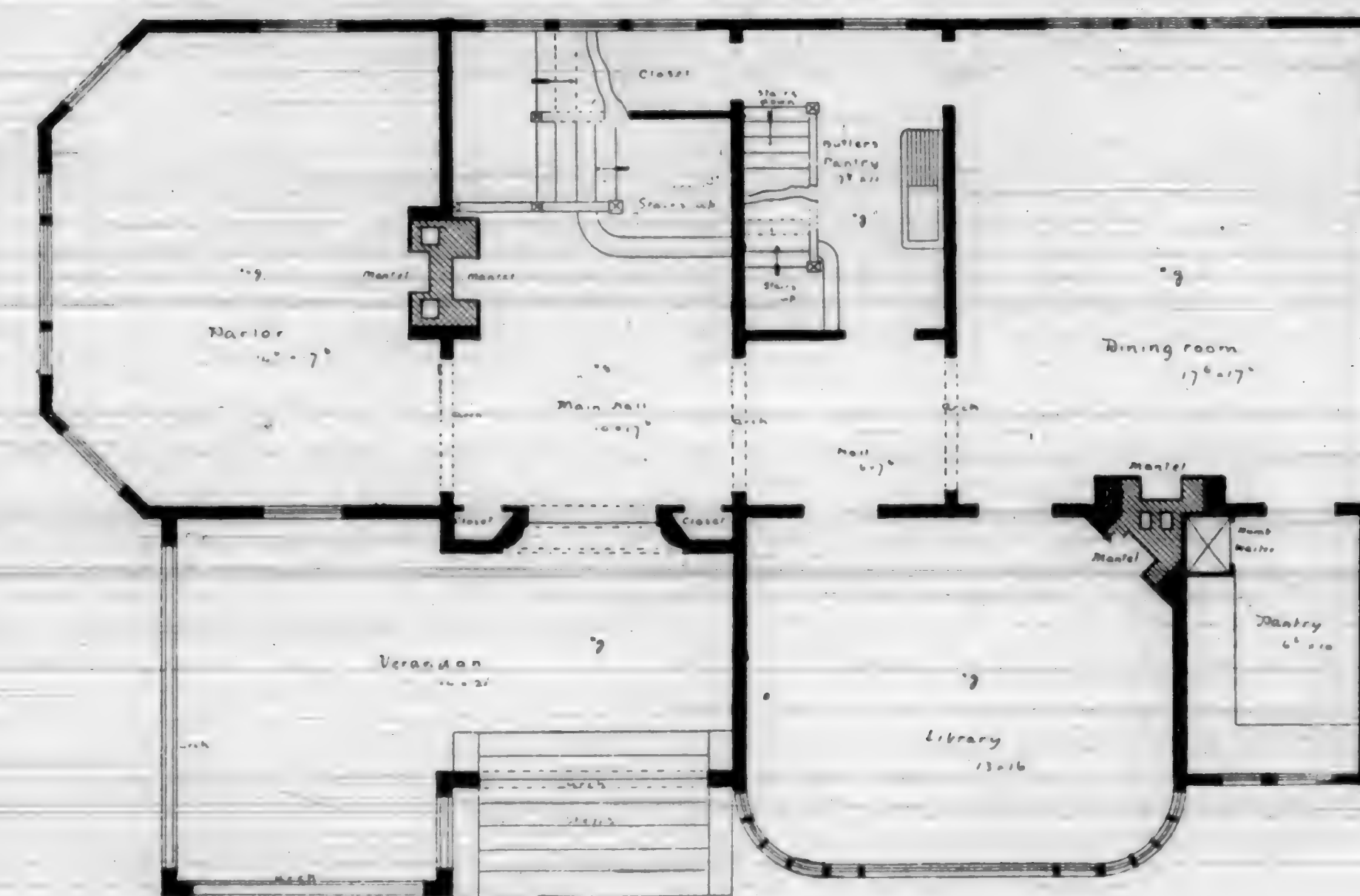
All lumber to be Red Wood (unless otherwise specified) and to be well seasoned.

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.

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.

CHIMNEYS

To be built to correspond with drainings. All flues to be 8x8. Partitions in chimneys to be not more than 4 inches in thickness. Top out above roofings using hard burned picked brick, laid in white mortar, in accordance with the design and detail drainings.

Ash pit dump grates of iron where ash pits are provided for. Furnish an iron frame, properly walled in place to each ash pit. There to have iron doors hung and secured in appropriate manner as directed.

Thimbles in chimney where required; also provide the necessary bricks, mortar etc., for setting mantels and grates.

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

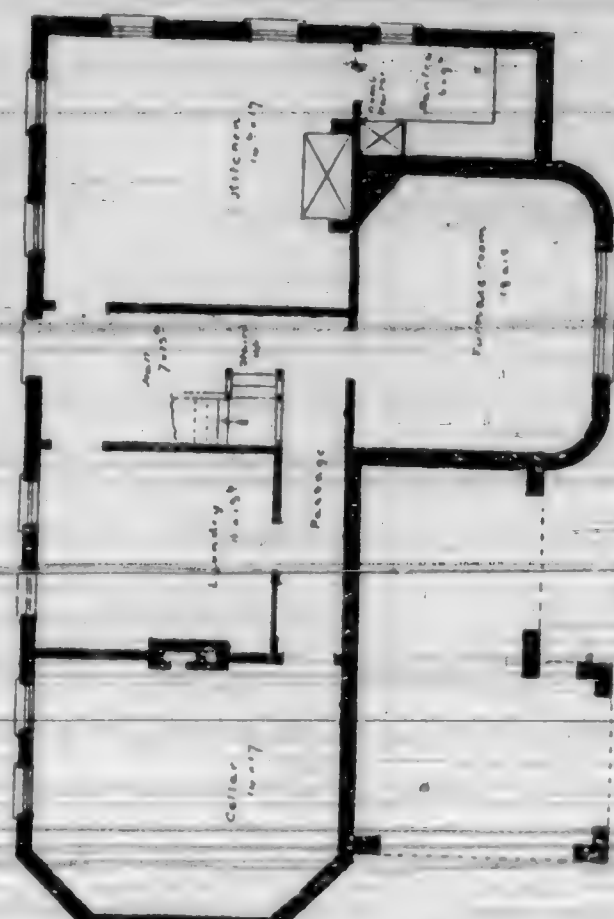
Will be laid of first quality T. & G. Oregon pine, 1x4 inches; to be stacked on premises at same time as rustic; joints to be smoothed off after nailing; one blind nail and one through nail in each course at each nailing; nails to be well set; no floors to be laid until roof is on.

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.

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 Cavignia 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 Cavignia, 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.

ESTABLISHED MARCH 17 1868

WALCHENEY & CO.

DIRECT IMPORTERS OF
RELIABLE
FURNITURE & CARPETERIES
MANUFACTURERS OF
ART DRAPERIES FINE BEDDING
ETC.

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

Rural Homes, Wheeler.	150
Old Homes Made New.	50
The Suburban Cottage.	150
Homes for the People.	200
Leffel's House Plans.	200
Water Closets.	100
Sewer Gas.	125
Steam Engine Catechism.	100
Builder's Guide.	200
Cozy Homes.	25
How to Paint.	100
Cutting Tools.	150
Universal Assistant.	250
Rural Architecture.	150
Wonders of Art.	125
Grimshaw on Saws.	400
Dwellings, Reed.	300
Plumbing, Appliances.	150

The McClelland Anti-Siphon Trap Vent.

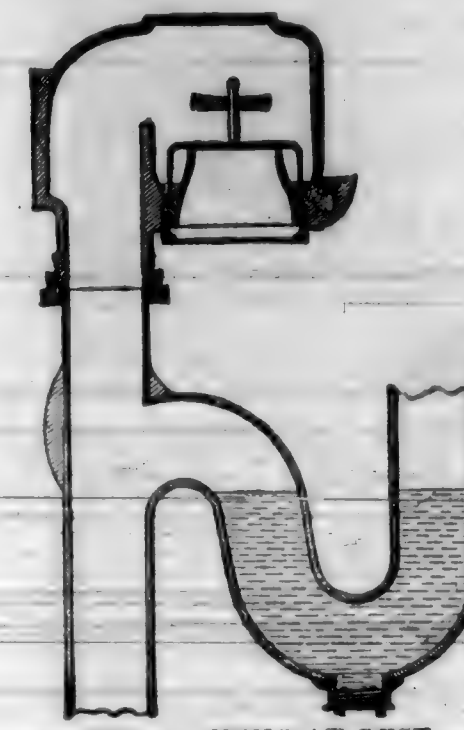


FIG. 1.—VENT AT REST.

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.

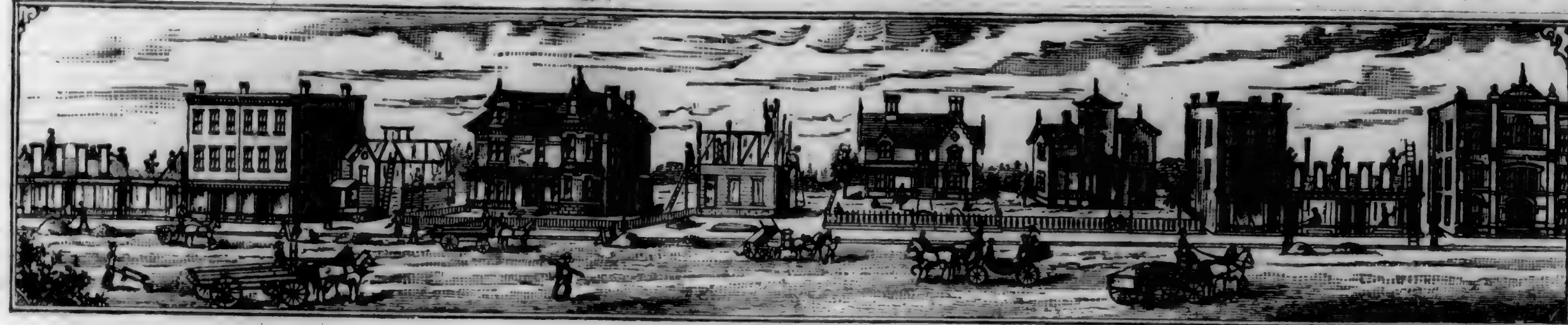
Where there is no wear or friction, you have NO RATTLE OR NOISE. Norris & Co. guarantee all their Self Lubricating Pulleys to be perfectly noiseless; they will on application send samples to any Architects, Builders, or Mill Men FREE OF CHARGE.

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.

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.



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, \$3,669; 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, Sweeny & 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
Shavings and Saw Dust.....	5 50
Linear Drawing.....	50
Practical Draughting.....	1 00
Drawing for Cabinet Makers.....	1 50
Science of Carpentry.....	5 00
Mechanic's Geometry.....	5 00
Artisan.....	5 00

McCLELLAN

Anti-Siphon Trap Vent.

SAFEST and MOST-ECONOMICAL



Device for Venting Sewer Gas. Traps.

Can be attached to any Trap at Less than

Half the Cost of back-air pipes.

Approved by

ARCHITECTS, MASTER PLUMBERS AND HEALTH AUTHORITIES.

Manufactured By the

DU BOIS MAN'G CO.

Manufactures of

The Celebrated Du Bois Lead Trap:

For Sale by all Jobbers in Plumbers' Supplies, of whom Circulars may be obtained

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,

Commissioner.

I. M. W. COMICO,

President.

B. D. WOOD,

Director General.

THOS. WOODWARD,

Chairman Committee on Awards

SAN DIEGO, CAL., FEBRUARY 18, 1888.

T. W. PETERSEN & CO.

DEAR SIR:

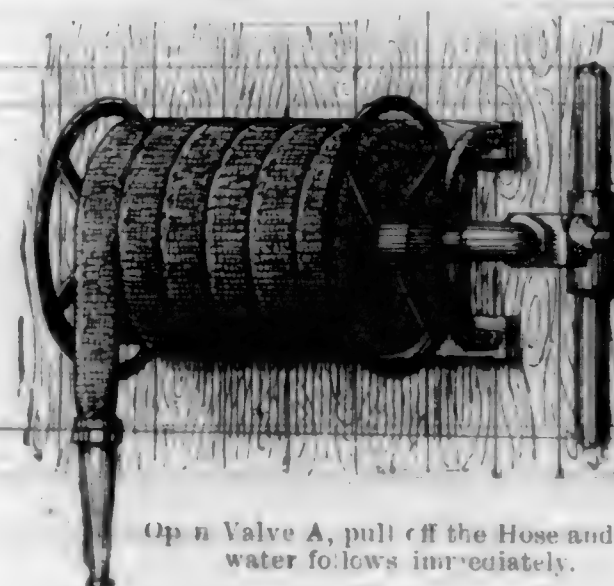
I send you by mail, Diploma awarded you, by the North, Central and South American Exposition, for your display under my charge. Kindly acknowledge receipt in enclosed envelope.

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 at a time 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.



W. T. Y. SCHENCK

MANUFACTURER OF

SCHENCK'S PATENT

"Paragon" Hose Reel,

And is the Agent for Pacific Coast for the celebrated "Eureka" Hose Reel, 10 ft. to 100 ft. Rubber-Lined

FIRE HOSE

Open Valve A, pull off the Hose and water follows immediately.

For Mills, Factories, Hotels and Public Buildings, and General Inside Fire Protection.

Also "Eureka," "Paragon," and "Red Cross" brands of Cotton Fire and Garden Hose, Linen Hose, Rubber Hose, Fire Department Supplies, &c., &c.

Manufacturer of Hose Carts, H. & L. Trucks, and "Red Cord" Square Flax Packing for Elevators, Etc.

222 & 224 MARKET ST., SAN FRANCISCO.

List of Members of the Builders' Association of California

330 PINE STREET, ROOMS 11 & 12.

Ackerman, C. H.,	215 Kerny.
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.
Brice, John,	2407 1/2 Howard.
Buckley, Frank,	1111 Devisadero.
Burpee & Hudson,	836 29th street Oakland.
Barrell, A.,	22 California.
Chisholm, Chris	330 Pine.
Chisholm, Dan,	110 Chattanooga.
Chrichton, P.,	109 Baker, bet Page Oak.
Christy, Chas.,	828 Kirkham Oakland.
Classen, J. C.,	232 Francisco.
Commary, Wm. T.,	804 Hayes.
Courad, H. A.,	625 California.
Chandler, R. O.,	1210 Pierce.
Day, J. G.,	San Diego.
Day, Thos. H.,	1012 Devisadero.
Dryer, Bernard,	4 Collingwood.
Dunshee, C. E.,	417 Ridley.
Ellis, B. F.,	999 Chestnut.
Farrell & Bell,	828 Union.
Fish, J. W.,	836 Valley.
Fitzpatrick, A. G.,	411 Twenty-second.
Fletcher, W. M.,	Los Angeles.
Geary, James,	2324 Sutter.
Gillespie, G. G.,	1503 Devisadero.
Gonyeau, J. B.,	33 Hardy.
Grant, John T.,	22 Turk.
Gray & Stover,	1310 21st.
Greene, E. B.,	34 Hawthorne.
Greene, S. T.,	San Diego.
Griffin, P.,	20 Russ.
Hoffmann, Victor Jr.,	315 1/2 4th.
Hatch, H. E.,	1717 Chaate, Oakland.
Hurlbut, R. P.,	115 California avenue.
Irwin, James,	908 16th.
Ingerson & Gore,	971 Broadway, Oakland.
Jackson, A.,	12 Middle.
Keenan, Hugh,	219 Scott.
Kent, S. H.,	711 Leavenworth.
Kern, F. W.,	118 Fair Oaks.
Kincaid & Thompson,	730 Seventeenth.
Klahn, Aug.,	5 Cheney.
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.
Lungstaff, 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.,	hurch, 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.
Rehman, 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

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

NUMBER 9

California Architect & Building News.

Established January, 1879.

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

Terms per annum, \$2.00 in advance

Published on the 15th of each Month.

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

OUR ADVERTISING RATES.

Front Cover, Outside, Each Insertion	Per Square \$ 2.50
Back Cover, Outside, Each Insertion	do. 2.00
Page Preceding Reading Matter	do. 1.75
Page Following Reading Matter	do. 1.50
Inside Pages	do. 1.00
Full Page Inside	One Insertion 40.00
Each Subsequent Insertion according to Agreement.	

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

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

No Others Received.

SAN FRANCISCO, 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.

SUBSCRIBE NOW!

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

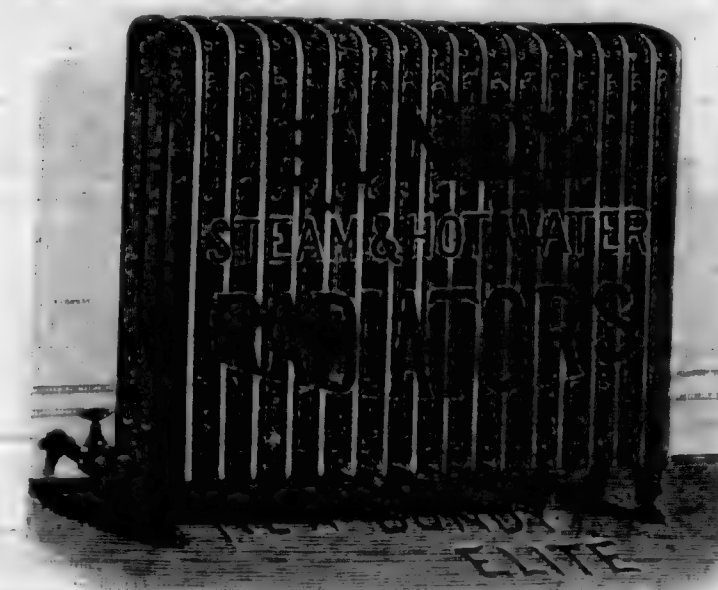
HEATING AND VENTILATION

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.

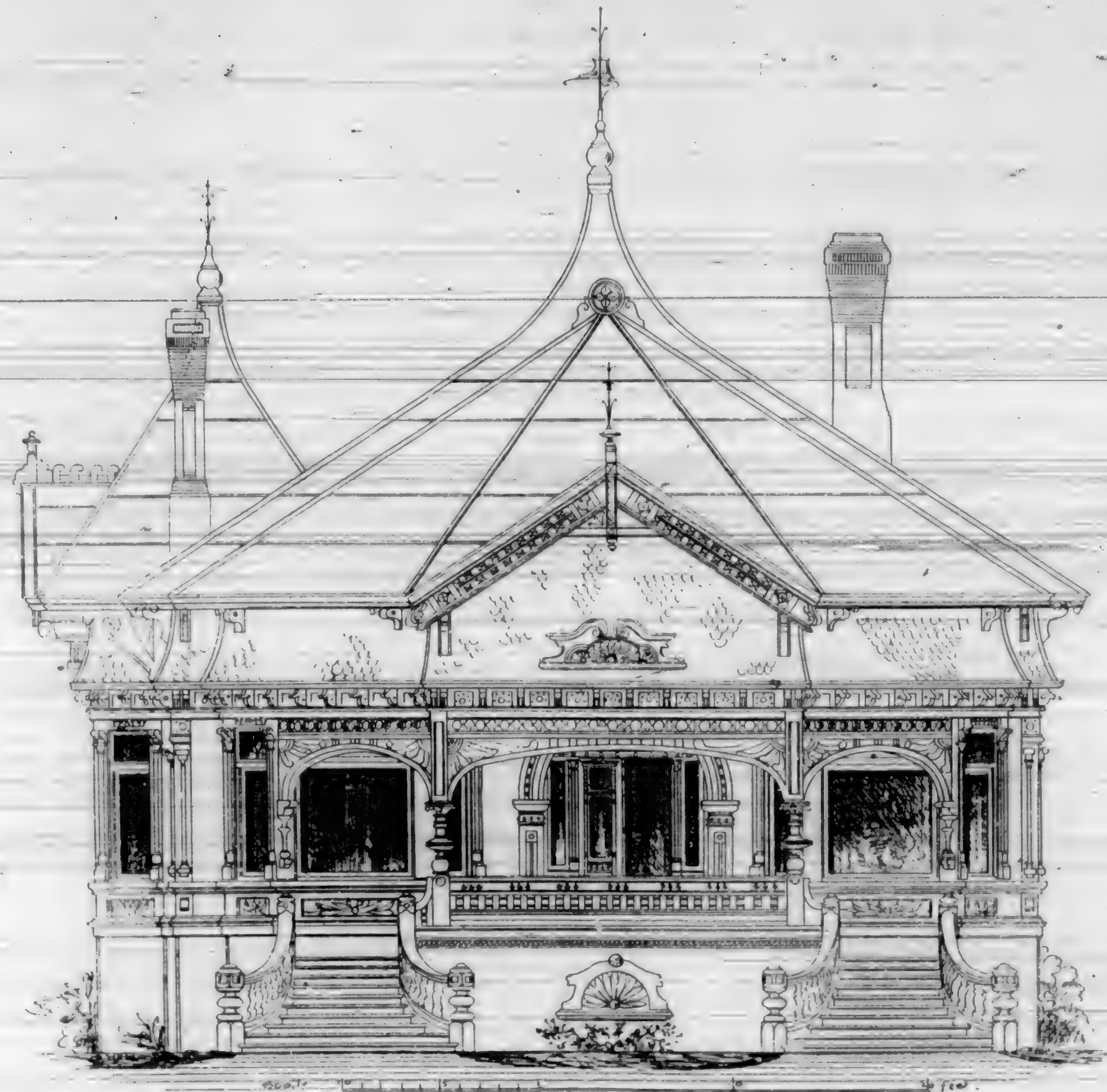
"ELASTICA"

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.)



"SONOMA"—A BEAUTIFUL COUNTRY HOME—COST \$5,500.

The plans illustrating a country home in Sonoma County, Cal., were kindly furnished to us by Mr. Sam'l Newsom. Sizes of the rooms are plainly marked. The various apartments are roomy and every modern convenience has been introduced. As shown, the building can be erected at present price of materials, for the sum named.

PLASTER.

FEW people have any idea what a valuable material plaster of Paris is, and how it enters into the things of every day life about us, from the hard finish on the wall to the lamp collar which is fastened with it.

It is found in raw state in almost every land, and is made of gypsum rock, (a sulphate of lime.) It is quarried, calcined, ground to various degrees of fineness and then recalcined or boiled in huge caldrons, and is then fit for use. The best is made mostly in New York, from rock quarried in Nova Scotia, and is the kind used by dentists for all sorts of fine castings. We get another grade from Michigan, sometimes called by the trade blue plaster, on account of a blue cast in it. This kind is used mostly for hard finishing of walls. Another grade, coarser plaster, comes from Iowa, which has been used extensively for what is called "stucco plastering," in which a mortar is made of one part of plaster to two of sand and enough glue size to keep it from settling too quick. It makes one of the hardest kind of walls, but can be attempted only by the most skilled mechanic.

Plaster in setting can be retarded or accelerated by the use of various ingredients. Glue size is best for retarding, as it makes it materially harder after it is dry. Sugar, molasses and cream of tartar can be used for the same purpose. Cream of tartar is dangerous to use, as a little too much will kill the plaster from setting entirely. Two of the best things to use in making plaster set thick are common salt or alum. Plaster that has been kept a long time and has gathered moisture, or that has been set in a damp place, will also set quick. This can be remedied by remov-

ing all lumps that may have formed, and heating it on a stove in some metal vessel. When heated it will appear to boil like a liquid. Ground, uncalcined plaster is used extensively to improve what are called sour lands. Plaster in setting heats slightly, which causes it to expand. An eminent authority claims that this expansion will cause it to fill the crevices of a mold. But this is a mistake, as the expansion does not take place until it is quite hard.

MORTAR made in the following manner will stand if used in almost all sorts of weather: One bushel of unslaked lime, three bushels of sharp sand; mix 1 lb. of alum with one pint linseed oil, and thoroughly mix this with the mortar when making it, and use hot. The alum will counteract the action of frost on the mortar.

For seventy yards of surface provide 1,000 pieces of lath, and eleven pounds of lath nails.

For 100 square feet of roof, 1,000 shingles, laid four inches to the weather, and five pounds of shingle-nails, will be necessary.

In estimating amounts of siding and flooring, allow one-fifth more than the surfaces to be covered for the lap in siding and the matching in the flooring.

Experiments with cypress and walnut woods, and also with cypress and cedar, show that they will rot each other while joined together; but on separating them the rot will cease, and both woods then remain perfectly sound for a long time.

An Evidence of Prosperity.

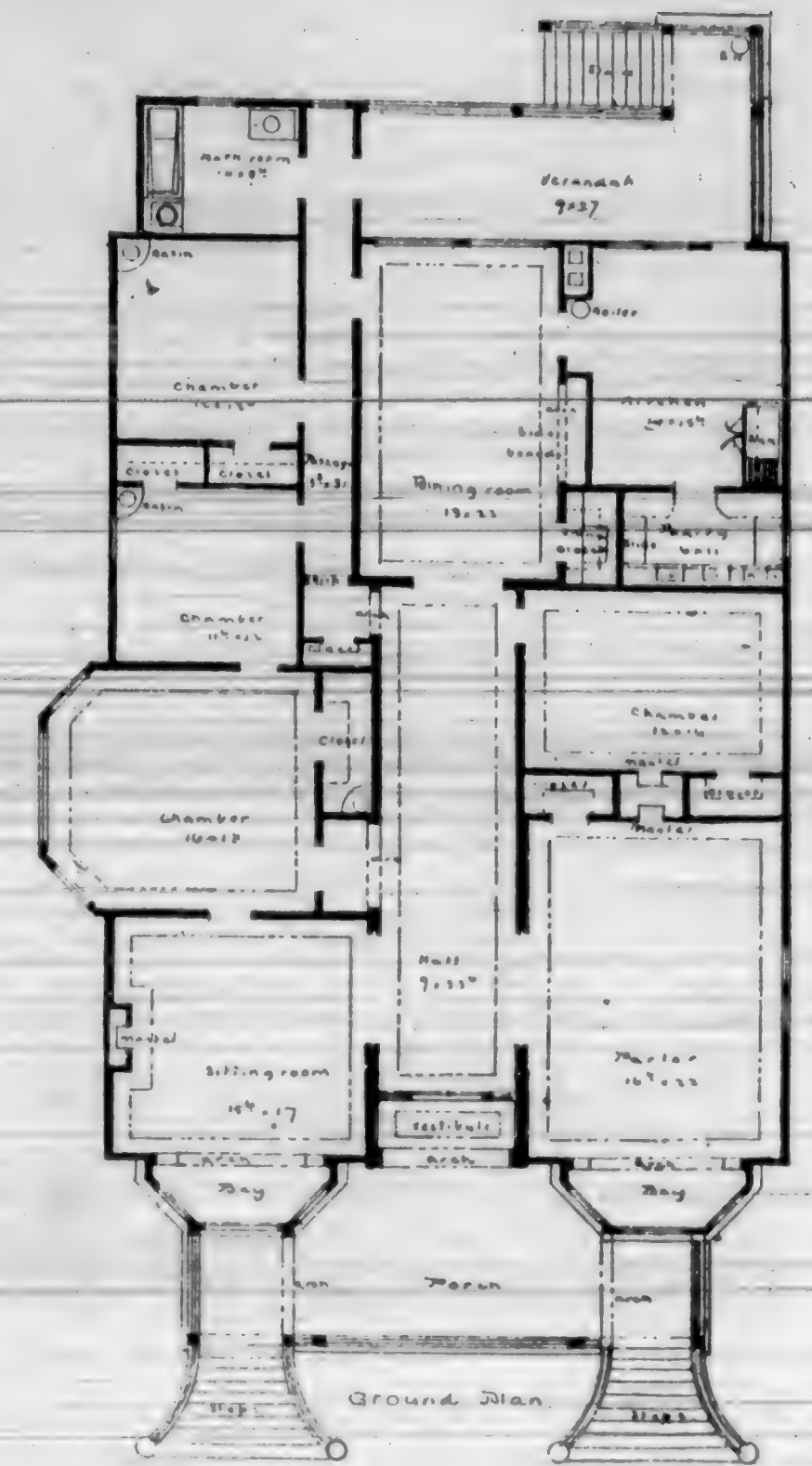
NO journal this side of the Rocky Mountains has ever published as complete an edition of news connected with the building interests as the one we present to our readers this month.

Our illustrations are produced by a new process, and are remarkable for their fine, clean appearance. We are prepared to furnish cuts of the same quality of work to those who may desire the same.

Our building news department will, in a short time, be greatly enlarged. We intend to be more thorough than all the other journals combined.

Subscribe now for 1889.

Remaining numbers of this year free to all new subscribers for 1889.



"SONOMA"—FLOOR PLAN.

NOW IS
THE TIME TO SUBSCRIBE
FOR 1889.

WE will send the remaining numbers of this year free to all new subscribers for 1889.

WE PROMISE
NEW AND BEAUTIFUL ARCHITECTURAL DESIGNS.

With our new process, we are enabled to produce cuts far ahead of anything heretofore presented.

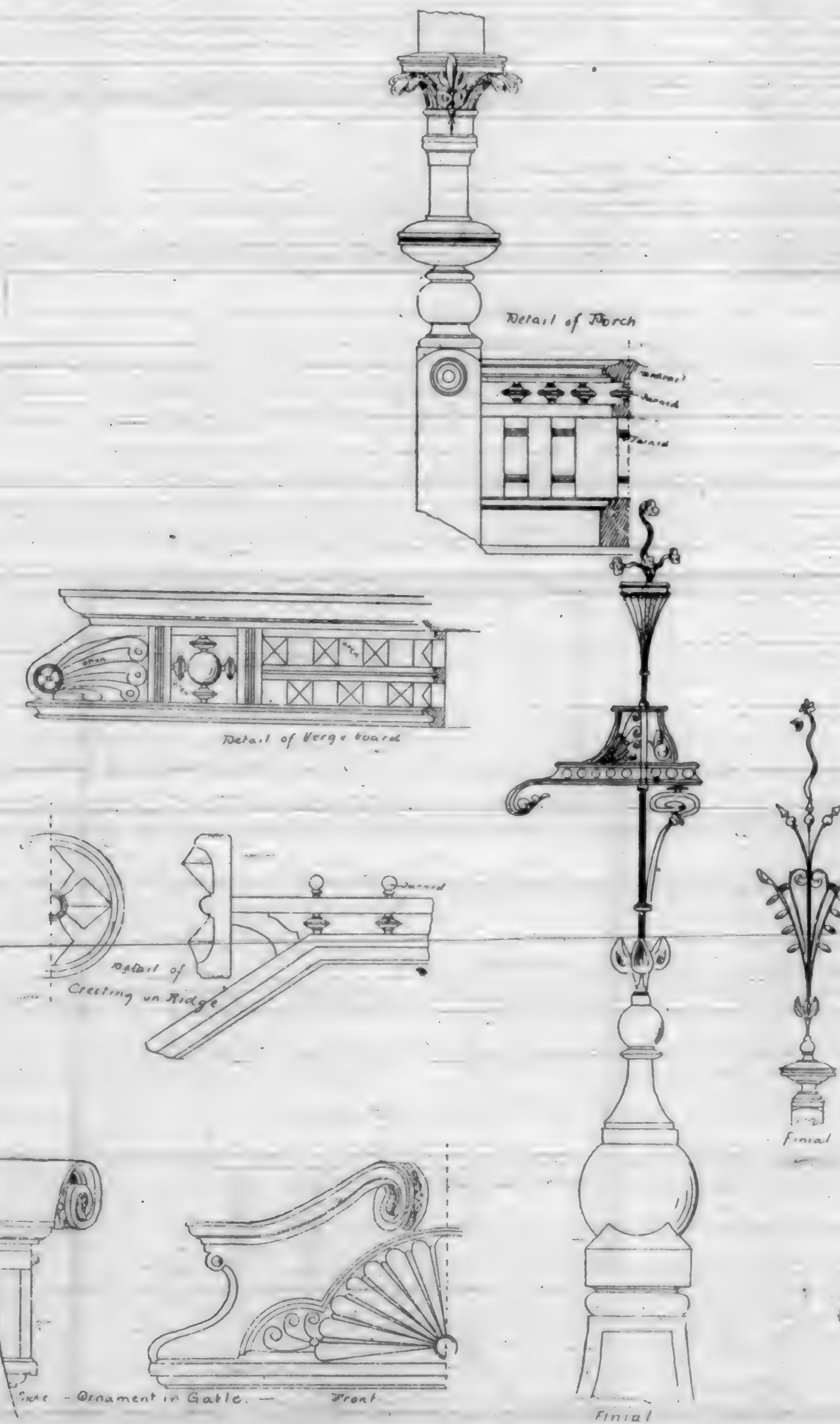
COMPLETE BUILDING REPORTS.

Our corps of building correspondents will be doubled next year. We have also had the city districted and a competent party to take charge of each district. Our city news will, therefore, be perfect.

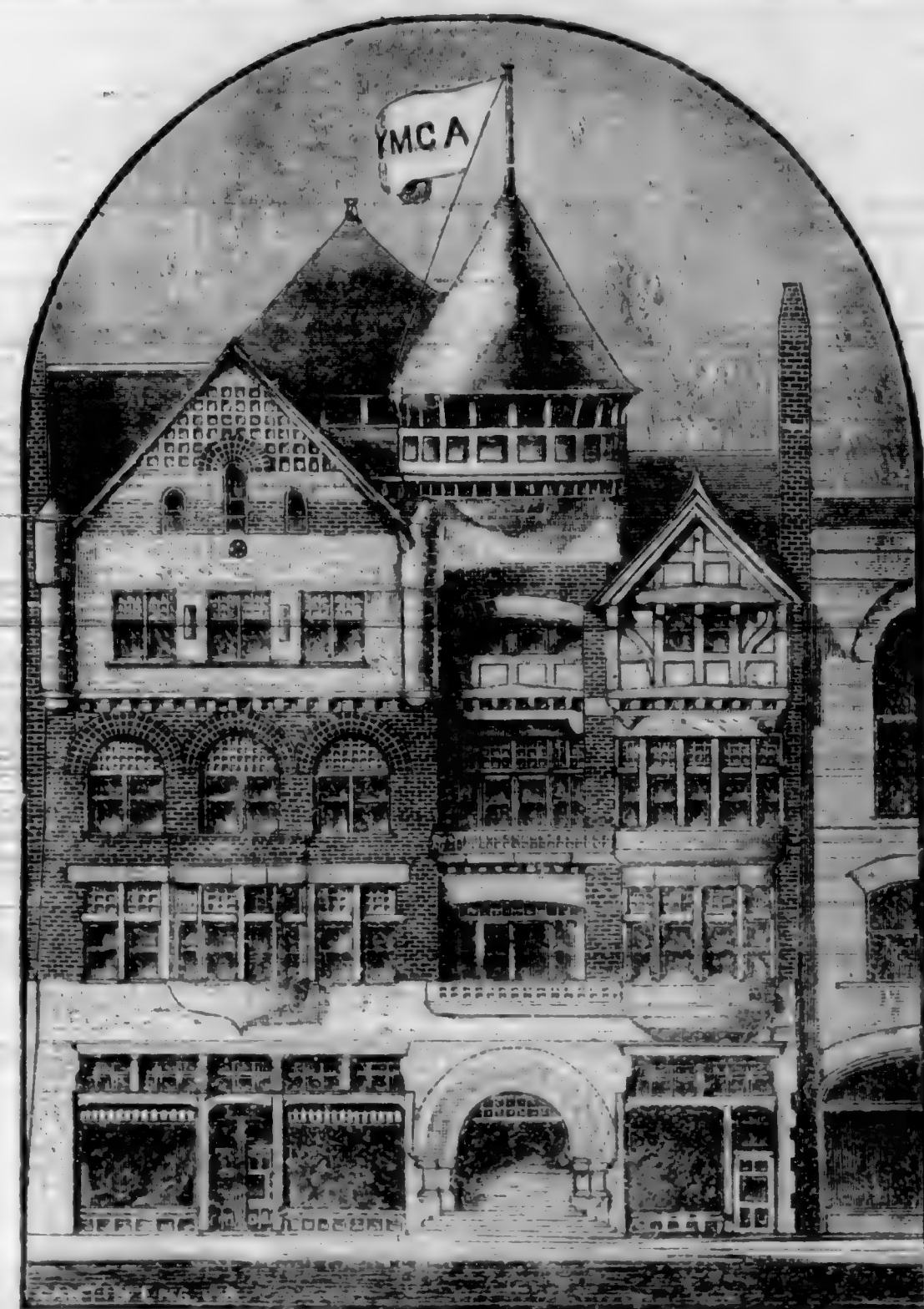
ARCHITECTS

Have promised, with the new year, to send us each month an article, and, where necessary, illustrations for same.

Subscribe now for 1889.



"SONOMA"—GENERAL DETAILS.



YOUNG MEN'S CHRISTIAN ASSOCIATION BUILDING, LOS ANGELES, CALIFORNIA.

We give our readers in this issue views of the new Association building now in course of erection at Los Angeles, Cal. The following description of it is sent to us. The site for this important addition to the fine edifices of the "City of Angels" is on the west side of Fort street, between Second and Third streets. The lot is 70 feet front by 110 feet deep. The building will cover the whole width of the lot and extend back to within five feet of the rear boundary, thus reserving an alleyway and light for the basement. The plans show a building four stories in height above the basement, with an attic story. The front portion of the first story is occupied by three stores (two 24x65 feet and one 18x65) and the main entrance to the Association rooms, the latter being 11 feet between the piles of the arch opening into a vestibule 13 feet wide. The rear part of this story is taken up by the upper part of a gymnasium. Having ascended the main staircase, which is eight feet wide, one finds himself in what is really a part of the reception hall, but if desired, can be shut off from the latter and made to serve as a vestibule to the auditorium. To the left is an arcade of three semicircular arches, filled in with bronze scroll work, and supported by graceful columns with sculptured capitals and bases. Beyond this arcade is the reception hall proper, 23x22 feet, situated in the center of the building and having the other rooms arranged around it. Directly opposite the visitor as he enters is the Secretary's office, so placed that the Secretary or his assistant can command a full view of the entrance, and at the same time overlook the reading room and library.

The members' parlor, 18x36 feet, reading room, 22x30, and library, 18x30, occupy the front of the building on this floor. A curtained arch divides the reception hall from the reading room, which is the middle one of these three, separated from the library on the one side by a scroll-work screen and leading into the parlor through an anteroom on the other side. The anteroom can be thrown into either the reading room or the parlor by means of sliding doors. It also opens out into a balcony over the main entrance, where members can enjoy the open air. The parlor is provided with an oriel bay window of stone, having a slight projection over the sidewalk, thus giving larger window surface, as well as adding to the size of the room. Another bay

window extends in front of the library and reading room, and forms a connecting lobby between the two rooms. The library will be fitted up with alcoves for books, an open pressed-brick fireplace, and everything made convenient and comfortable for the studious.

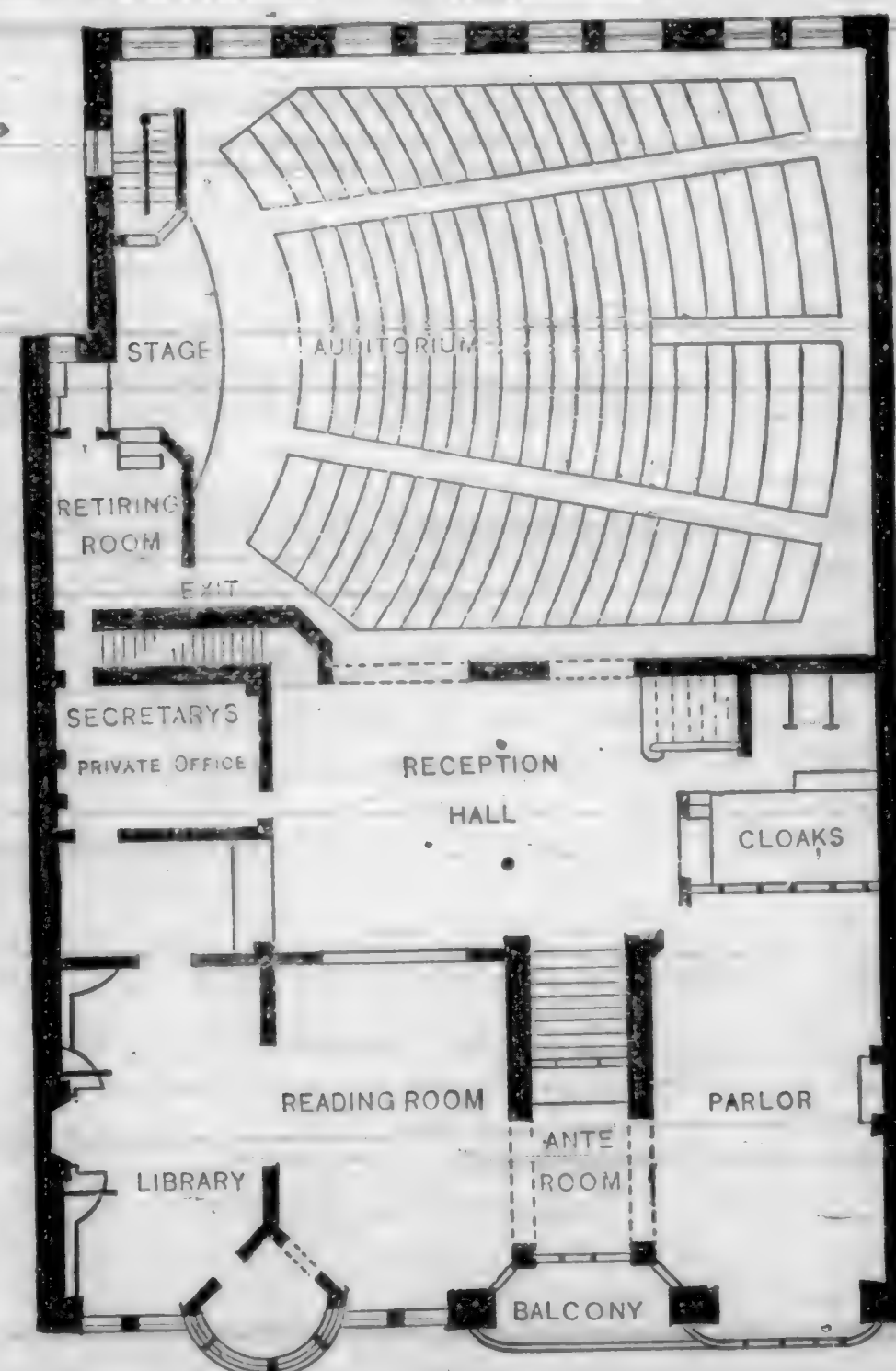
The auditorium, 64x49 feet, occupies the rear of the building, is directly over the gymnasium, and like the latter is two stories in height. It is calculated to seat 525 persons on the lower floor and 250 in the gallery. To the right of the entrance hall or vestibule are the cloak room and toilet room. The members' parlor may also be entered from this side. Next to the Secretary's office is the stairway leading down to the gymnasium. On the third floor are placed the recreation room, 34x28; the boys' room, 16x30; and a class room, 18x32; these rooms being divided one from the other by sliding doors. Another class room is provided in the rear of the one above mentioned, and the two rooms can be thrown together by opening the sliding doors. There is an open court or well on this floor which lights the center of the building and the reception hall which is beneath. The rear of this floor is occupied by the gallery of auditorium, a kitchen, 16x14; toilet rooms, staircases, etc.

On the fourth floor are ten rooms, to be rented for lodgings for young men; these average 12x14 feet and are all outside rooms. Apartments for janitor are also on this floor.

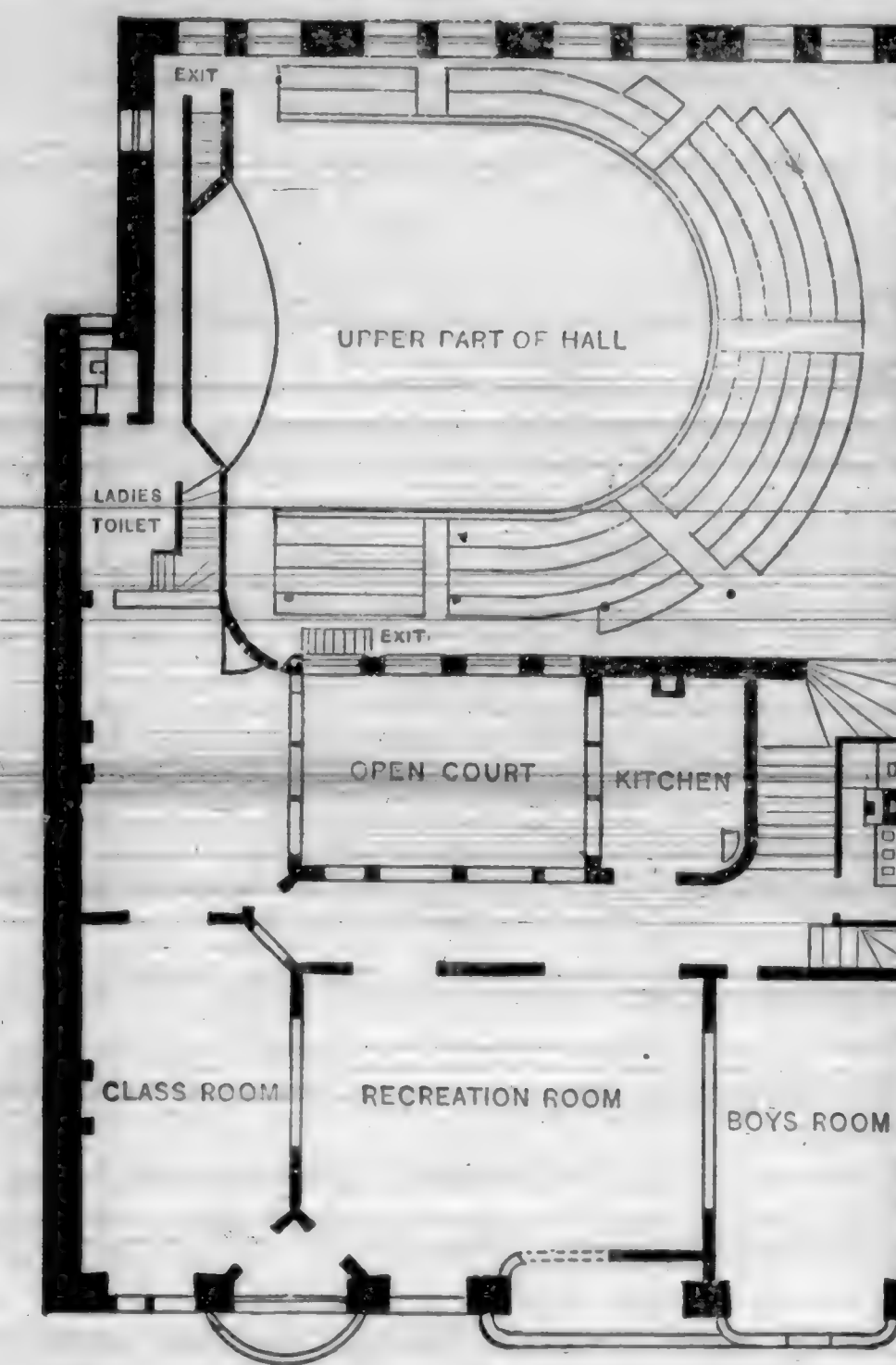
We now turn to the basement, to many the most attractive part of the building—containing the gymnasium and baths. The former occupies the rear of the building and is directly under the large auditorium. A room is set apart at one end for the instructor.

A running track, six feet six inches wide extends around the walls, at about ten feet above the gymnasium floor. Above the running track is a gallery for the convenience of visitors wishing to view the gymnastic exercises. Dividing the gymnasium from the bath rooms are the member's lockers, about 600 in all, with wash bowls and toilet conveniences adjoining. The remainder of the basement is taken up by the swimming bath, 14x44 feet, with diving platform, etc.; eleven sponge baths, five tub baths, shower and needle bath room, two bowling alleys 70 feet long, and the engine and boiler room.

The general style of the building is American Romanesque, although the mullioned and oriel windows and some other features belong, strictly speaking, to the English Gothic style of the fifteenth century, they are made to harmonize with the more severe and impressive style of the three or four centuries earlier. The principal entrance is well-defined and inviting.



Remaining Numbers of this year given free to all new subscribers for 1889.



and may be said to be typical of the characteristic strength of the Association in all parts of the world. The balconies over the entrance open from the principal rooms of the building, and over these balconies is a circular open tower from which a fine view of the city may be obtained. The front of the building will be faced with pressed brick and brown stone trimmings, with terra cotta panels. The first story will be entirely of brown-stone, in pitch-faced broken ashlar work. The entrance will be closed at night time by a porticulis of wrought iron or bronze. The building, when finished, will cost probably \$55,000.

"SANITAS" PLUMBING APPLIANCES.

THE superiority of the Sanitas system and appliances is now so widely recognized that the word "Sanitas" has become synonymous with sanitary safety. It suggests scientific and solid construction, and simplicity of form and action, and the use of the Sanitas goods assures these qualities. The fact that their principles of construction are everywhere being imitated by other manufacturers, as far as the Sanitas patents will allow, indicates the reputation they have among the trade.

The extraordinary success which the Sanitas appliances have met with, has, as above indicated, led to a number of imitations and infringements. We are informed that in several instances, even where the Sanitas goods have been called for in specifications for building, portions of the goods furnished under the contract have been such imitations and infringements. We would therefore call the attention of architects, builders and others interested, that every article manufactured by us bears in a conspicuous place, the word SANITAS.

THE "SANITAS" TRAP

(1.) It is sometimes asserted that the seal of the Sanitas trap can never be broken under any conditions. This is erroneous. Its seal can be pumped out by a force-pump, or by a laboratory pumping apparatus, especially devised to destroy the seals of traps by siphonage. But the seal of the unvented Sanitas trap never can be and never has been destroyed by siphonage in good plumbing work. Furthermore, the unvented Sanitas trap will stand a severer test of siphoning action than will the vented S-trap. This has been demonstrated over and over again, and the demonstration can be repeated at any time to the satisfaction of any who are interested, provided care be taken to vent the S-trap in a manner which is practical in plumbing, using a vent-pipe the size, length, and average number of bends found in ordinary practice. The seal of the Sanitas trap will be lowered by severe siphoning action, but it cannot be broken.

(2.) Again, it is sometimes asserted that the Sanitas trap can not be clogged. This is also erroneous. The trap can be clogged by matches or kitchen refuse, if improperly used, just as can any ordinary waste-pipe; but when properly set and used, the Sanitas trap will never become clogged to the point of losing its effectiveness. If improperly used, as when under kitchen sinks the cook takes out the sink strainer and sweeps into the trap bones and refuse never intended for the waste-pipe, the Sanitas trap will be fouled; but it then has the great advantage over all others of providing the easiest and safest means of removing this refuse matter, and that with the aid of an ordinary screw-driver. When used under sinks, the trap should be placed close to the sink outlet, and the sink strainer should never be removed. The grease will then pass through the trap in a liquid state, and be caught in the suitable grease receptacle beyond.

(3.) It is often thought that where special trap vent-pipes are called for, the Sanitas trap is not needed. The Sanitas trap is so constructed that its seal cannot be injured by evaporation produced by trap venting. Therefore, where trap vent-pipes are called for, the use of the Sanitas trap is particularly necessary. In virtue of the peculiar construction of the Sanitas trap, its outlet-pipe forms its own vent-pipe, which is infinitely better than a special vent-pipe, inasmuch as it is always kept open by the scouring action of its own discharges. But even if it should ever become closed by grease, no harm could come in this case, since the same closure would not only shut off sewer gas and siphonage, but also at once announce itself and be removed.

(4.) Finally, the seal of this trap can never be destroyed by back pressure, in properly arranged plumbing. For with the main soil-pipe vented as it should be, no back pressure can be generated strong enough to do mischief, where ordinary care and intelligence are used in originally laying out the work.

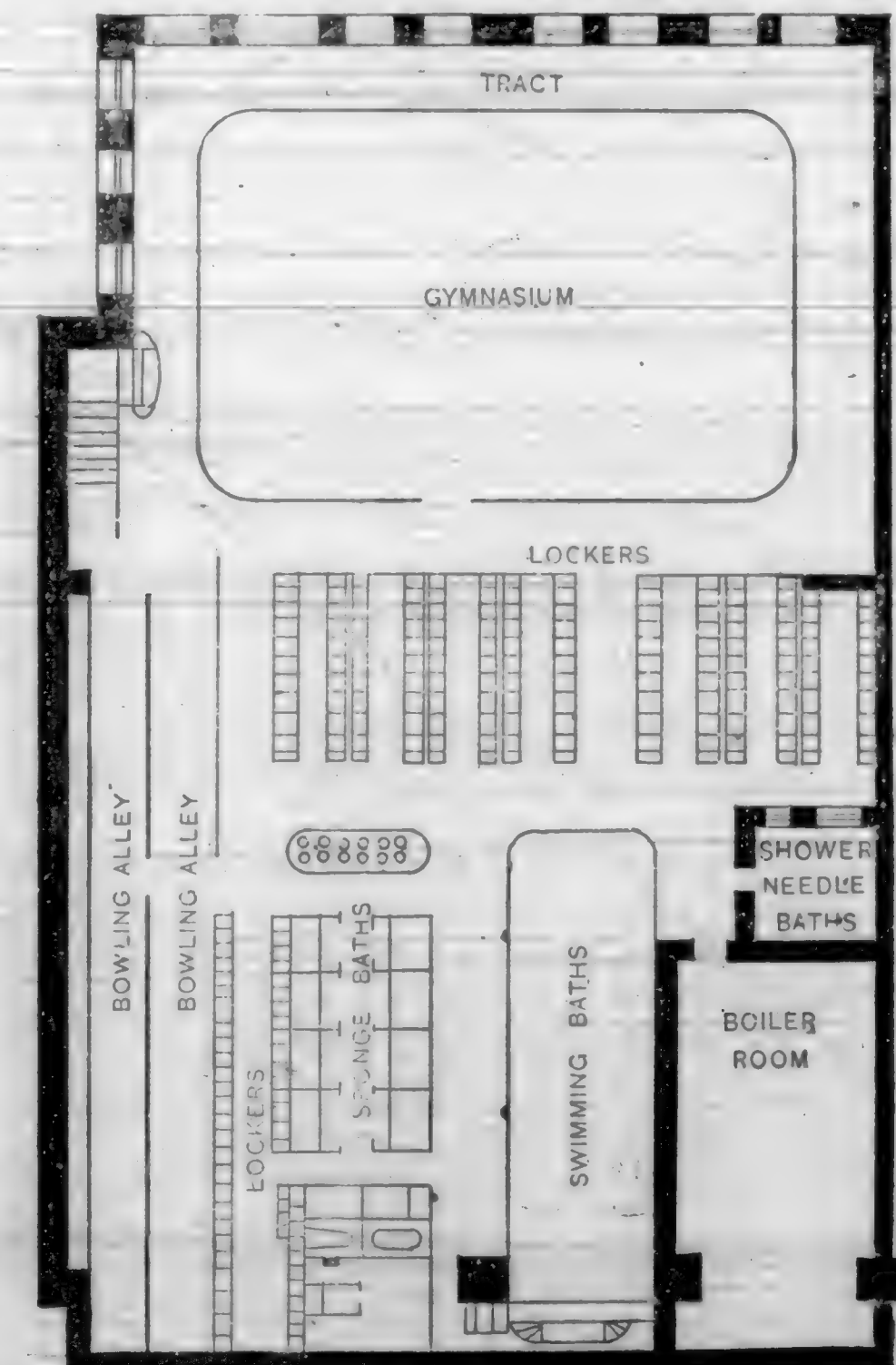
Besides the trap, the Sanitas Manufacturing Company have a full line of bath tubs, pantry sinks, water-closets, etc., etc. The latter will be more fully described in next issue.

WILLIAM E. HOYT, C. E., S. B.

Chief Engineer of the Buffalo, Rochester & Pittsburg Railroad, formerly Chief Engineer of the Massachusetts State Board of Health, in his lecture on "Household Sanitation," delivered before the Academy of Sciences, at Rochester, N. Y., in January, 1886, writes: "I know of nothing to compare with the Sanitas appliances in convenience, efficiency and safety. They should be regarded in the same light as valuable discoveries in medical science."

These various appliances are kept in full stock in this city by the agents,

ARNOLD & Co., 40 California Street, San Francisco, Cal.



(Continued from page 112.)

A GRAND REDWOOD PLANK

Perfectly free from knots or checks, there stands against the side of the Pavilion a redwood plank, 13 feet long, 50½ inches wide and 3 inches thick. Where in the world can this be beaten?

CALIFORNIA SLATE

The slate quarry in El Dorado Co. can furnish slate equal to any in the world. The color is a rich blue-black. The grain is very fine and the surface is unusually smooth. The samples in the Fair prove conclusively that those wanting a perfect fire-proof material need not go out of the State to procure the same. J. O. Hanscom is Secretary of the Company, and the office is at 10 California street.

RANSOME'S PATENT CONCRETE MIXER

E. L. Ransome, of 402 Montgomery street, presents one of his celebrated Patent Concrete Mixers. In a late issue of the *Scientific American*, attention was called to their superiority. By their aid any one can prepare material ready for instant use. Mr. Ransome has these machines for sale. He also makes a specialty of renting the same, so that those who only want them for certain work can return the "Mixer" when they have finished the job.

CALIFORNIA WIRE WORKS

The grand display presented by the California Wire Works entitles them to a gold medal. In fact it should be a diamond medal, if truly intrinsic merit was considered. They have a machine in active operation making barbed wire fencing. We have noticed people stand for hours watching the same. Then their French or wire nail machine. How it seems to eat up the coils of wire. The latter is placed in such a position that the machine is fed continuously, and the nails drop in a perfect shower in a large box underneath. It will hardly do for one to pick them up, at least for some little time, as they are hot when they leave the machine. Then, the grand display of wire rope for rigging; the mammoth hawsers for large vessels; the steel wire rope for our cable systems; beautifully designed summer houses, and even down to fine bird cages; wire screenings of every size, from that strong enough for a jail to that in general use for kitchen windows. In fact, everything in the shape of wire ornaments, and for every purpose for which wire can be utilized, this Company presents in its various exhibits the practical results of many years of study and improvements. The office of the Company is at 329 Market.

MANTELS, MIRRORS, AND BRIC-A-BRAC

S. & G. Gump have one of the most exquisite displays in the Fair. The designs in mantels are very artistic. A feature of their display is the beautiful varieties shown in tiles and hearths. Their parlor ornaments attract much attention from their unique styles.

FINE CARPETS

Next to the building of the house comes the furnishing thereof, and the goodly housewife turns her first attention to the carpets. No other place this side of the Rocky mountains can show the assortment of goods exhibited by Sloane & Co. Ravishingly exquisite designs may be seen of the Chehabas and Royal Fereghan (both Persian), Gobelin and Victorian Moquettes, Scotch Axminsters, Afghan, and in fact every kind of patterns to suit the most aristocratic tastes. Besides the car-

pets, Messrs. Sloane & Co., keep a full assortment of window hangings and adornments. This grand establishment may be found on Market street, near 3d, Nos. 641 to 647.

"MATHUSHEK'S PIANOS."

Geo. F. Wells presents a grand display of "Mathushek" pianos. Of the thousands who stand daily at his booth, but few are there who would not at once award the palm to the "Mathushek." Mr. Wells feels proud in the fact that the last prize ever given at the Mechanics' Fair for an eastern made piano was won by the "Mathushek." One peculiarity of the firm making these grand instruments is, that they never advertise. So that any one reading a notice of these pianos can say that it was to the excellence of the tone and finish that such praise was called forth. Some of the Piano Companies spend thousands of dollars yearly in advertising. This must be charged *pro rata* to each piano. With the "Mathushek" the buyer gets this discount. Mr. Wells can be found at 1360 Market street.

LARGE STICK OF TIMBER

Suspended overhead is the largest stick of timber ever sawn at a mill. It is 151 feet long, 20 inches square and contains 5033½ feet of lumber. But few knots can be seen in its entire length.

WILL & FINCH'S CUTLERY, ETC.

This firm's display proves that skill and energy will surmount all difficulties. Starting many years ago, in a very small way, they have gradually advanced, until to-day, there is not a house this side of the Rocky mountains can compete with them. Their display of home-made cutlery is superb. One of the specialties of this firm is their electric bell system. Many of our largest hotels and other buildings have been furnished with their electric bells and electric lightings. The annunciators furnished by this house are a model of neatness and availability. Their place of business is 818 Market street, in the Phelan building.

Mr. J. B. Kershaw, who represented Messrs. N. and G. Taylor Co., tin plates, metals and tinnery supplies, Philadelphia, from 1879 to 1886 as traveling salesman through the west and northwest, will again fill the same position with this old and reliable house, on and after August 1st. This notice will be acceptable to the trade west of the Mississippi, extending out to the coast, with whom Mr. Kershaw has hosts of friends.

Messrs. N. and G. Taylor Co. are the sole importers of the genuine and guaranteed brand of OLD STYLE Roofing Tin, and the return of Mr. Kershaw to this live and energetic house is not without considerable significance, and it is fair to presume that he finds it more profitable to sell the guaranteed, and what may be called the "original brands" of this house, rather than push the sale of any imitations that may be handled by other parties.

Messrs. N. and G. Taylor Co. carry a full line of all their guaranteed brands in not only their Chicago and New Orleans warehouses in addition to the stocks carried by jobbers who handle their goods, but have also placed their goods in the hands of Messrs. W. W. Montague & Co., of San Francisco; Harper & Reynolds Co., of Los Angeles, and we are now advised, have just established an agency with Messrs. Peters & Miller, galvanized iron cornice and tin plate workers, of Tacoma, Washington Territory. They sell an immense quantity of their guaranteed brands all along the line of the Central and Northern Pacific, in fact, from a circular just issued by this house, we notice in the list nearly all the prominent jobbers and tin plate houses of the United States, which seems to us not only flattering to the brand they represent the sale of, but also creditable to this old and reliable house of Taylor & Co., who established their business as far back as 1810, in the old city of Philadelphia.

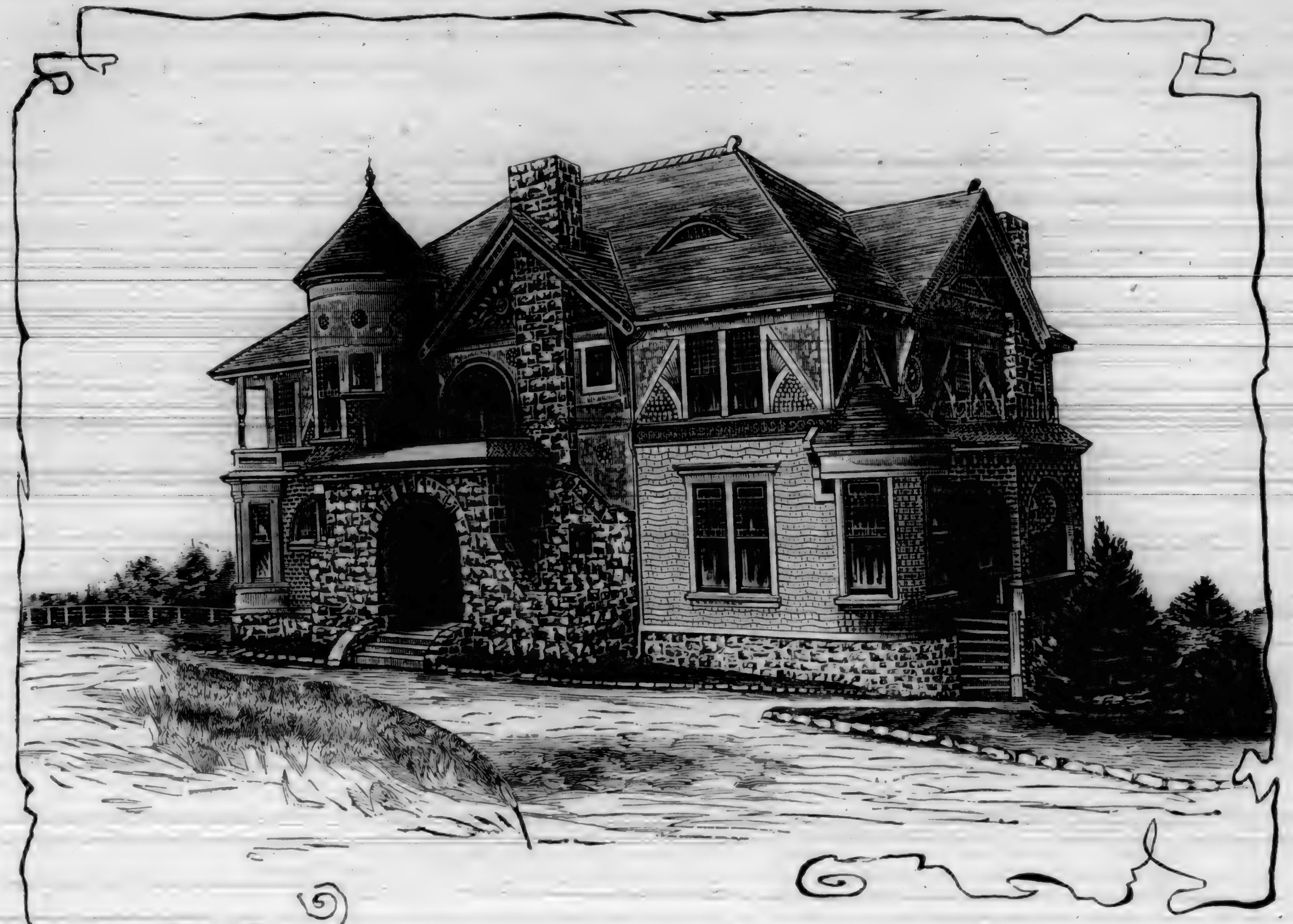
ESTABLISHED MARCH 17, 1868

W. J. HENNEY & CO.

DIRECT IMPORTERS OF RELIABLE AND STYLISH FURNITURE & CARPETS. MANUFACTURERS OF ART DRAPERIES, FINE BEDDING, ETC.

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

Rural Homes, Wheeler.	1 50
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



Copyrighted by G. H. WOLFE.

SAN FRANCISCO.

The above beautiful design was prepared especially for this Journal, and is peculiarly appropriate for a suburban home.

STANDARD UNIFORM CONTRACT.

Some time ago, special committees from the American Institute of Architects, the Western Association of Architects, and the National Association of Builders, were appointed to draw up a form of contract for general use, all over the United States.

The object sought to be obtained by the Committee was to prepare a Form of Contract which could be received and adopted generally by architects and builders as a Standard Form, and in which the several provisions necessary to constitute an equitable agreement, as between the owner and the builder, would be incorporated. The Joint Committee were empowered by their respective Associations to prepare and adopt such a Form of Contract, and this work, as embodied in the accompanying printed copy, may be said to be the authorized Standard Form of said Association.

A copy of the "Contract" has been forwarded to this office. We present it in full. AS THE "CONTRACT" HAS BEEN COPYRIGHTED, copies can only be obtained through the "Inland Publishing Co." Chicago, Ill. If desired, forward your application to the Company, and your name and address will be printed in the proper places.

We can furnish them complete, with your names, etc., added for \$2 00 per hundred or \$10 per thousand.

THIS AGREEMENT, made the day of in the year one thousand, ... hundred and, ... by and between,

..... part of the first part (hereinafter designated the Contractor;) and,

..... part of the second part (hereinafter designated the Owner;)

WITNESSETH that the Contractor, being the said part of the first part, in consideration of the covenants and agreements herein contained, on the part of the Owner, being the said part of the second part, do covenant, promise and agree with the said Owner, in manner following, that is to say:

1st. The Contractor shall and will well and sufficiently perform and finish, under the direction, and to the satisfaction of Architect (acting as Agent of said Owner), all the work included in the,

agreeably to the drawings and specifications made by the said Architect, and signed by the parties hereto, (copies of which have been delivered to the Contractor), and to the dimensions and explanations thereon, therein and herein contained, accord-

ing to the true intent and meaning of said drawings and specifications, and of these presents, including all labor and materials incident thereto, and shall provide all scaffolding, implements and cartage necessary for the due performance of the said work.

2d. Should it appear that the work hereby intended to be done, or any of the matters relative thereto, and are not sufficiently detailed or explained on the said drawings, or in the said specifications, the Contractor shall apply to the Architect for such further drawings or explanations as may be necessary, and shall conform to the same as part of this contract, so far as they may be consistent with the original drawings, and in event of any doubt or question arising respecting the true meaning of the drawings or specifications, reference shall be made to the Architect, whose decision thereon, being just and impartial, shall be final and conclusive. It is mutually understood and agreed that all drawings, plans and specifications are and remain the property of the Architect.

3d. Should any alterations be required in the work shown or described by the drawings or specifications, a fair and reasonable valuation of the work added or omitted, shall be made by the Architect, and the sum herein agreed to be paid for the work according to the original specification, shall be increased or diminished as the case may be. In case such valuation is not agreed to, the Contractor shall proceed with the alteration, upon the written order of the Architect, and the valuation of the work added, or omitted shall be referred to (3) three Arbitrators, (no one of whom shall be personally connected with the work to which these presents refer), to be appointed as follows: one by each of the parties to this contract, and the third by the two thus chosen; the decision of any two of whom shall be final and binding, and each of the parties hereto shall pay one-half of the expense of such reference.

4th. The Contractor shall, within twenty-four hours after receiving written notice from the Architect, to that effect, proceed to remove from the grounds or building, all materials condemned by, whether worked or unworked, or take down all portions of the work which the Architect shall condemn as unsound or improper, or as in any way failing to conform to the drawings and specifications, and to the conditions of this contract. The Contractor shall cover, protect and exercise due diligence to secure the work from injury, and all damage happening to the same by neglect, shall be made good by.

5th. The Contractor shall permit the Architect, and all persons appointed by the Architect, to visit and inspect the said work or any part thereof, at all times and places during the progress of the same, and shall provide sufficient, safe and proper facilities for such inspection.

6th. The Contractor shall and will proceed with the said work, and every part and detail thereof, in a prompt and diligent manner, and shall and will wholly finish the said work according to the said drawings and specifications, and this contract, on or before the day of in the year one thousand, hundred and (provided that possession of the premises be given the Contractor, and lines and levels of the building furnished him, on or before the day of in the year one thousand, hundred and), and in default thereof the Contractor shall pay to the Owner, dollars for every day thereafter that the said work shall remain unfinished, as and for liquidated damages.

7th. Should the Contractor be obstructed or delay in the prosecution or completion of the work by the neglect, delay or default of any other contractor; or by any alteration which may be required in the said work; or by any damage which may happen thereto by fire, or by the unusual action of the elements, or otherwise; or by the abandonment of the work by the employees through no default of the Contractor, then there shall be an allowance of additional time beyond the date set for the completion of the said work; but no such allowance shall be made unless a claim is presented in writing at the time of such obstruction or delay. The Architect shall award and certify the amount of additional time to be allowed; in which case the Contractor shall be released from the payment of the stipulated damages for the additional time so certified and no more. The Contractor may appeal from such award to arbitrators constituted as provided in Article 3d of this contract.

8th. The Contractor shall not let, assign or transfer this contract, or any interest therein, without the written consent of the Architect.

9th. The Contractor shall make no claim for additional work unless the same shall be done in pursuance of an order from the Architect, and notice of all claims shall be made to the Architect in writing within ten days of the beginning of such work.

10th. The Owner agree to provide all labor and materials not included in this contract in such manner as not to delay the material progress of the work, and, in the event of failure so to do thereby causing loss to the Contractor, agree that will reimburse the Contractor for such loss; and the Contractor agree that if shall delay the material progress of the work so as to cause any damage for which the Owner shall become liable (as above stated), then shall make good to the Owner any such damage over and above any damage for general delay herein otherwise provided; the amount of such loss or damage, in either case, to be fixed and determined by the Architect, or by arbitration, as provided in Article 3d.

11th. The Owner shall effect insurance on said work, in his own name and in the name of the Contractor, against loss or damage by fire, in such sums as may from time to time be agreed upon with the Contractor, the policies being made to cover work incorporated in the building, and materials for the same in or about the premises, and made payable to the parties hereto as their interest may appear.

12th. Should the Contractor at any time refuse or neglect to supply a sufficiency of properly skilled workmen, or of materials of the proper quality, or fail in any respect to prosecute the work with promptness and diligence, or fail in the performance of any of the agreements on part herein contained, such refusal, neglect or failure being certified by the Architect, the Owner shall be at liberty, after three days written notice to the Contractor, to provide any such labor or materials, and to deduct the cost thereof from any money then due or thereafter to become due to the Contractor under this contract; and if the Architect shall certify that such refusal, neglect or failure is sufficient ground for such action, the Owner shall also be at liberty to terminate the employment of the Contractor for the said work and to enter upon the premises and take possession of all materials thereon; and to employ any other person or persons to finish the work, and to provide the materials therefor; and in case of such discontinuance of the employment of the Contractor he shall not be entitled to receive any further payment under this contract until the said work shall be wholly finished, at which time, if the unpaid balance of the amount to be paid under this contract shall exceed the expense incurred by the Owner in finishing the work, such excess shall be paid by the Owner to the Contractor, but if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, either for furnishing materials or for finishing the work and any damage incurred through such default, shall be audited and certified by the Architect whose certificate thereof shall be conclusive upon the parties.

13th. And it is hereby mutually agreed between the parties hereto, that the sum to be paid by the Owner to the Contractor for said work and materials shall be subject to additions or deductions on account of alterations as herein before provided, and that such sum shall be paid in current funds by the Owner to the Contractor in installments, as follows:

It being understood that the final payment shall be made within days after this contract is completely finished; provided, that in each of the said cases the Architect shall certify in writing that all the work upon the performance of which the payment is to become due has been done to satisfaction; and provided further, that before each payment, if required, the Contractor shall give the Architect good and sufficient evidence that the premises are free from all liens and claims chargeable to the said Contractor; and further, that if at any time there shall be any lien or claim for which, if established, the Owner or the said premises might be made liable, and which would be chargeable to the said Contractor, the Owner shall have the right to retain out of any payment then due or thereafter to become due, an amount sufficient to completely indemnify against such lien or claim, until the



VARIOUS DESIGNS FOR BUSINESS BUILDINGS.

same shall be effectually satisfied, discharged or cancelled. And should there prove to be any such claim after all payments are made, the Contractor shall refund to the Owner all moneys that the latter may be compelled to pay in discharging any lien on said premises, made obligatory in consequence of the former's default.

14th. It is further mutually agreed between the parties hereto, that no certificate given or payment made under this contract, except the final certificate or final payment, shall be conclusive evidence of the performance of this contract, either wholly, or in part, against any claim of the Owner, and no payment shall be construed to be an acceptance of any defective work.

15th. And the said Owner hereby promise and agree with the said Contractor to employ, and hereby employ to provide the materials and to do the said work according to the terms and conditions herein contained and referred to, for the price aforesaid, and hereby contract to pay the same, at the same time, in the manner, and upon the conditions above set forth.

16th. And the said parties for themselves, their heirs, executors, administrators and assigns, do hereby agree to the full performance of the covenants herein contained.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

In presence of

Great Chances for Three Inventors.

I have often taken occasion to remark that the world is awaiting the appearance of three great inventors, greater than any who have gone before; and to whom it will accord honors and emoluments far exceeding all ever yet received by any of their predecessors. The first is he who will show us how, by the combustion of fuel, directly to produce the electric current; the second is the man who will teach us to reproduce the beautiful light of the glowing-worm and the fire-fly—a light without heat, the production of which means the utilization of energy without that still more serious waste than the thermo-dynamic loss now met with in the attempt to produce light; while the third is the inventor who is to give us the first practically successful air ship. The first two of these problems are set for the electric engineer, and we may be pardoned excess of faith, should it prove to be such, when, contemplating the enormous gain to humanity which must come of such inventions, we look confidently for the genius who is to multiply the wealth of the world to an extent beside which even the boon conferred by the creators of the steam engine and telegraph will not appear overshadowing. When this inventor comes forward, and most probably not till then, it is very likely that we shall see steam superseded by a rival.—Prof. R. H. Thurston.

Galvanized Iron for Water Pipes, Tanks, etc.

I had the notion of using galvanized iron pipes, coated inside and out, for the service pipes of my house, but on asking advice on the subject, I have been informed that the material is declared to be unhealthful, and that its uses is forbidden in many places. I happened to notice, also, the accompanying note on the subject, in one of the scientific papers, which is to the same effect (clipping enclosed). Will you please give me the benefit of your opinion?—M. W., Cumberland, Md.

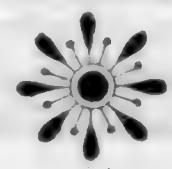
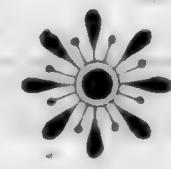
Answer. The clipping enclosed read as follows: "We do not consider galvanized iron to be a safe material for water pipes. Zinc is a metal which is readily attacked and dissolved by certain waters, forming unwholesome and poisonous salts." Replying to the above, we do not share in the opinion conveyed in the quoted item. We have never met with any well-authenticated case of hurtful influence exerted by zinc or galvanized iron when used as the contact surface for service pipes or tanks for water for household use. There is but one salt of zinc that may be said to possess actively poisonous qualities—namely, the chloride; and the likelihood of this salt being formed under any circumstances at least in quantity sufficient to dangerously affect the water is almost infinitely small. The action of portable water on a surface of zinc will be to form an exceedingly thin coating of oxide, and ultimately of carbonate of zinc over the entire surface. And as this salt is very insoluble, it will effectually protect the underlying metal from the further chemical change for an indefinite period. The Massachusetts State Board of Health, some years ago, investigated the subject, and made a report affirming the comparative harmlessness of zinc or galvanized iron for the purpose herein named. An instructive confirmation of this judgment is given by the example of the city of Hartford, Conn. In 1855, at the recommendation of the Water Commissioners of that city, service pipes of iron, galvanized inside and outside, were adopted there, and have been in use ever since. They are used also, to a considerable extent in Philadelphia, and other cities. So far as we are aware, in none of these places has the slightest bad effect been traced to the practice. Such evidence ought to outweigh any amount of condemnation based simply on hypothesis. In writing some time since, in this journal, on system, we took occasion to comment on the immunity, from any specific disease, of the men who work at the galvanizing pots, that could be traceable to the absorption of the metal. The use of sal-ammoniac as a flux to clear the surface of the melted zinc in the pot, causes clouds of the chloride to be carried into the air. Yet the men work at these pots day after day, sometimes when ventilation is bad (as on a damp day), enveloped in clouds of it so as to appear like shadowy figures at a short distance away, without noticeably affecting their general health. It is safe to assert, we believe, that a galvanizer handling iron about a galvanizing pot, takes into his system through the mouth and nostrils, whence it finds its way into the stomach and lungs, more zinc in the course of a single day's work than he would be likely to get from his galvanized water service pipes in a month. In the face of such a fact as this, the denunciation of zinc for water-storage tanks and conduits, out of fear of the consequences of the homeopathic doses of this metal that would be dissolved, is, in our judgment, a bugaboo.—Mfr. and Builder.

NOW

IS THE TIME

TO SUBSCRIBE!

Remaining numbers of this year
 given free to all new
 subscribers for


1889.


IN JANUARY, 1889, WE BEGIN THE

TENTH VOLUME

OF THE

California Architect and Building News

*In artistical typographical appearance, and the general excellence of its
 editorials and illustrations, we intend to make this Journal
 the very best this side of the continent.*

TERMS,

TWO DOLLARS PER ANNUM.

OFFICE: 240 MONTGOMERY STREET,

SAN FRANCISCO, CAL.



CITY BUILDING NEWS.

*There is no Paper or Journal on
 the Pacific Coast that pretends to
 give a Full Report of Build-
 ing News, except the*

CALIFORNIA Architect and Building News.

Ash Ave., between Buchanan and Laguna, residence. Owner Peter Flynn; architect Henry Geiffus; contractor Jas. Finn; cost \$2,045; signed Aug. 16th, '88; filed Aug. 18th; limit Oct. 20th.

1st payment when roof is on \$500; 2d, when partition and outside work done \$500; 3d, when completed \$530; 4th usual 35 days \$515.

Ashbury and Waller, frame building. Owner, Julia Gascon; architect, Wm. Mosser; contractor, J. J. Plumm; cost, \$2,900; signed, Aug. 15, 1888; filed Aug. 16, 1888; sureties, F. Joost and C. S. Holmes; limit, 10 days.

Payments, seventy-five per cent as work progresses; balance 35 days.

Army Ave., near San Jose avenue, additions to two buildings. Cost, \$800.

Broderick, between Sutter and Bush, one-story frame. Owner, S. Leszynski; architect, W. H. Armitage; cost, \$3,000.

Bush between Fillmore and Webster, two-story and basement frame. Owner Rosalie Morris; architect John & Zimmerman; contractor F. W. Kern; cost \$4,215; signed Aug. 15th, '88; filed Aug. 17th, '88; sureties O. W. Nordwell and E. Joost; limit Dec. 1st, '88.

1st payment when framed \$800; 2d, when partitions are up \$800; 3d, rough mortared and outside finish on \$800; 4th when the inside is ready to paint \$750; 5th and last usual 35 days, \$1,062.

Buchanan, near O'Farrell, additions. Owner, W. Plums; cost, \$1,500.

Bryant ave between 24th and 25th, two-story frame. Owner, Patrick Angler; architect and builder, Geo. Houston; cost, \$3,000.

Clinton Park, near Dolores, two-story frame. Owner and builder, J. McBean; cost, \$4,500.

Capp, near Twenty-fifth, one-story frame. Owner and builder, Lewis; cost, \$3,000.

Clayton between Page and Oak, one-story cottage. Owner, Miss Marie J. Casten; architect, Jas. E. Wolfe; contractor, J. W. Sims; cost, \$1,975; signed, August 30th, filed, September 1st; limit, Nov. 10th; surety, D. Jordan; amount of bond, \$1,000.

1st payment, roof sheathing on, \$300; 2d, floored, \$300; 3d, brown coated, \$450; 4th, completed, \$431; balance, usual 35 days.

Clay between Central ave and Walnut street, two-story frame. Owner, J. W. Kelly; contractor, S. M. Hills; cost, \$2,700.

Clay, near Walnut, two-story frame. Owner, W. J. Kelly; architect and builder, S. M. Hills; cost, \$2,500; signed Aug. 30, 1888; filed Aug. 31, 1888.

1st payment, when enclosed, \$600; 2d, when brown coated, \$600; 3d, when completed, \$600; 4th, usual 35 days, \$700.

Clay and Mason, residence. Owner C. Wreden; architect H. Geiffus; contractor F. W. Kern; cost \$3,080; signed Aug. 14th; filed Aug. 18th, '88; limit Nov. 15th, '88.

1st payment when roofed \$600; 2d, brown coated \$600; 3d, hard finished \$600; 4th when completed \$510; 5th and balance usual 35 days \$770.

Columbia and 24th, improvements. Owner Louis Kahn; architect H. Geiffus; contractor J. W. Sims; cost \$1,625; signed Aug. 16th, '88; filed Aug. 18th, '88; limit Oct. 15th, '88.

1st payment when brickwork and plank-ing is done \$600; 2d when completed \$600; 3d, usual 35 days, \$425.

Diamond, near Eighteenth, two-story and basement. Owner, N. Straub; architect, John Zimmerman; contractor, J. Klein; cost, \$3,300; signed, Aug. 25, 1888; filed, Aug. 28, 1888; surety, C. S. Holmes; limit, Nov. 1st, 1888.

1st payment, when frame is up, \$825; 2d, when partitions are set, \$825; 3d, ready to paint, \$425; 4th, when completed, \$400; 5th, usual 35 days, \$825.

Diamond, near 18th, two-story and base-ment. Owner, N. Straub; architects, John & Zimmerman; contractor, J. Klein; cost, \$3,300; signed Aug. 25, 1888;

1003 Devisadero, alterations. Owner Anna Callingham; architect Schmidt & Shea; contractor Thos. Elam; cost \$1,325; signed Aug. 16th, '88; filed Aug. 17th, '88.

1st payment when building is enclosed on roof \$490; 2d, when completed \$500; 3d and last usual 35 days \$335.

Emma, near Ridley, two-story frame. Owner, J. T. Meyers; contractors, Martin & Maguire; cost, \$2,800.

Eddy and Buchanan, two-story frame. Owner, Elizabeth Burns; architect, B. Henrick, sen; contractor, A. G. Fitzpatrick; cost, \$4,262; signed Aug. 14th; filed Aug. 16th; sureties, Jas. Pendergast; limit, 70 days; amount of bond, \$4,300.

1st payment, when roof is on, \$800; 2d, when brown coated and outside finish on, \$800; 3d, white coated and sashes hung, \$800; 4th, when varnished and trimmed, \$800; 5th and balance, 35 days, \$1,062.

Emma near Ridley, two-story frame. Owner Jno. F. Meyers; contractor Martin & Maguire; cost \$2,550; signed Aug. 6th, '88 filed Aug. 17th, '88; sureties, J. W. Wes-son; limit 90 days.

1st payment when framed \$500; 2d, when brown coated and pipes in \$500; 3d, plumb-ing done and doors hung \$500; 4th, white coated and prime coat of paint \$500; 5th, when completed \$500.

Eighteenth and Noe, two-story frame. Owner, McQueen; contractors, McCready Bros.; cost \$5,000.

Eighteenth, near Collingwood, one-story frame. Owner, Graham; builders, Mc-Cann & Schetzer; cost, \$2,000.

Eighteenth, near Collingwood, additions; cost, \$1,200.

Fell bet Webster and Franklin, two-story frame. Owner, Wm. Olsen; architect, H. D. Mitchell; contractor, R. Sinnott; cost, \$2,950; filed, September 5th; limit, Nov. 12th.

Payments—frame up, \$900; brown mortar on, \$800; white mortar on, \$700; balance, \$550, 35 days.

Fell between Webster and Franklin, build-ing, W. Olsen; architect, H. D. Mitchell; contractor, R. R. Fraxler; cost, \$2,620; signed, August 27th; filed, August, 28th; limit, Nov. 5th, surety, C. A. Malm.

Payments; 1st, when frame is up, \$600; 2d, when brown coated, \$700; 3d, when building is primed, \$700; 4th, usual 35 days, \$620.

Fell, between Webster and Fillmore, two-story frame. Owner, Catherine Rubling; archi-tect, John & Zimmerman; contractor, Adam Miller; cost, \$6,020; signed Aug. 16th; filed Aug. 30th; limit, Nov. 15th; sureties, Chas. Lackeman and H. Wil-liamson.

1st payment, when framed, \$1,000; 2d, when partitions are set, \$1,000; 3d, outside finish on, \$1,500; 4th, when inside is ready to paint, \$1,000; 5th, usual 35 days, or when bills are all paid, \$1,520.

Ford, near 17th, two two-story frame. Owner and Builder, I. Sullivan; cost, \$4,000.

Fifth, near Mission, additional story. Cost, \$2,500.