

3. A design will be excluded from the competition, if sent in after the stated period, and if it contains deviations from the instructions. If, from any of the above reasons, all submitted designs are rejected, then the jury is bound to publish the reasons which led to its verdict.

4. The period given for preparing the design must be long enough, not only for perfecting it and preparing the necessary drawings, but must make some allowance for the ordinary occupations of competitors. An explicit statement must be given as to the time when the decision on the merits of the designs is to be rendered, and that all designs shall be returned to their authors. An architect's drawings are his own private property, unless paid for, in which case they are for the sole use and benefit of his client; but the actual drawings still belong to the architect who made them.

5. The designs should be submitted to a jury of experts, whose decision is to be final. One half of the jury should be architects, and in the case of an open competition for a public building, it should be selected by the building committee or owner. The jury must be named in the instructions which the committee shall have sanctioned before publication. No person can be competent to serve as juror who submits a design, or is in any way interested in any design submitted, or who has not renounced all intention of participating in the execution of the work.

6. All designs submitted, in open competition for public buildings, should be publicly exhibited two weeks before the decision is made.

7. In the case of open competitions the first premium must not be less than the amount which the architect would have received had there been no competition, and at least an equal amount should be divided among the other competitors, according to the merits of the designs submitted.

8. It is recommended that, in close competitions, wherein the number of competitors is limited, a sum equal to the full value of one design be divided equally among the authors of all except the premiated design, which shall be compensated for as provided in the last preceding rule.

9. The instructions must state that in case the building is erected after any of the designs submitted in competition, it must be given in charge of the author of the first premiated design, who is to be employed at the usual compensation; and if any other designs, or parts of designs, are used, it can be done only with the consent of their authors; and they must be compensated for the full value of the designs or parts of designs used, irrespective of the premiums that may have been awarded.

10. The premiums must be awarded, under all circumstances, for the designs which may have been admitted in competition.

11. It is recommended that, in the schemes of competition, it shall be provided that the names of the competitors shall not be known to the jury.

Academy of Sciences.

The engraving of the new building for the California Academy of Sciences which appears in this issue of the ARCHITECT was to have been printed with the August number, but by the carelessness of a work-man the cut was destroyed, and the view which is now inserted has been made the second time. This view represents the front of the new California Academy of Sciences Building now in course of construction on Market street, between Fourth and Fifth. It has been prepared with great care from drawings made by Messrs. Percy and Hamilton, constructing architects.

The structure to which this front belongs, will be one of the finest and most substantial in the city. It nearly covers the whole of a trapezoid, the two parallel sides of which measure respectively 275 and 195 feet; the side at right angles which fronts on Market street, being 80 feet. It will cost over \$300,000 and it will be built of the best stone, brick, iron and other materials to be found in the market.

The building is divided into two different structures; one facing on Market street, covering an area of about 80x86 feet, being a commercial block; the other is devoted to the rooms of the Academy. The former is seven stories high, the Academy six. Between the two structures there is a court 80x27 feet.

The California Academy of Sciences was organized on April 4, 1853. None of the charter members are now alive. It had a very precarious existence for a great many years; and had not the late philanthropist James Lick so munificently endowed it, first with the lot on Market street, valued at over \$300,000 and

afterwards with one half of the residue of his valuable estate, which will nearly reach half a million dollars, it is doubtful if the Academy of Sciences could have for many years moved from the dilapidated building where it is now located, where a gradual deterioration is going on in everything combined in a building so thoroughly saturated with water as that building is, where dampness constantly sweats from its walls, where moisture constantly burdens the atmosphere and where moss and mould and mildew lurk in every crack and cranny of the building attacking and damaging every perishable thing therein contained. The occupation of the building by those whose business constantly calls them there is only rendered tolerable by constant fires in the stove all the year around.

Fortunately due to the generosity of Mr. Lick and the energy of the present Board of Trustees, in the course of the next year the quarters of the Academy will be in one of the best buildings erected for that purpose in America.

The former Board of Trustees were averse to incurring a large debt in order to improve the valuable lot owned by the Academy on Market street, but the present Board thinks it is poor policy to allow the collections to go to ruin for lack of proper rooms and deprive the members of the Academy of suitable lecture rooms, library, museum and other departments of such an institution; besides losing the handsome revenue derived from the rental of the commercial block so advantageously situated as the one owned by the society.

At the beginning of last year the President of the Board of Trustees and the prudential committee reported to the Academy the intention of the Board of Trustees to improve as soon as possible the property on Market street. The Council of the Academy and the Academy in one of its meetings passed resolutions indorsing the resolution of the Board of Trustees. Satisfactory arrangements having been made by which the Lick State Trustees would advance to the Academy of Sciences all the necessary funds to erect the contemplated building, steps were taken at once to carry out the project.

In May of last year a circular was sent to many architects inviting them to present plans for an Academy of Sciences building to conform with certain specified requirements. The firms of J. M. Curtis, W. F. Smith, Percy & Hamilton, Salfeld & Kohlberg and J. J. & T. D. Newsom responded to the invitation and offered plans which were opened on June 18, 1888.

It was found that all the plans, though meritorious and conscientiously executed did not answer the requirements of the Academy and it was resolved by the Board of Trustees to accept them all but adopt none.

The order in which the plans were accepted was: First, those of J. M. Curtis; second, W. F. Smith's; third, Percy & Hamilton's; fourth, Salfeld & Kohlberg's; and fifth, J. J. & T. D. Newsom's.

A committee composed of Messrs. Davis and Molera of the Board of Trustees and Dr. Harkness, president of the Academy was appointed to take from the plans submitted those features best adapted to the needs of the Academy and supplement them with those they themselves might suggest. Also to recommend who among the competing architects should be appointed supervising architect.

After many consultations the Committee prepared the general plans. Mr. Davis made the plans for the Commercial building, Dr. Harkness the distribution of rooms for the Academy, and Mr. Molera the fronts of the building and the general plans. These plans were agreed to and submitted by all the members of the Committee. They differed, however, in the appointment of the supervising architect. Mr. Davis recommending Mr. Curtis while Messrs. Harkness and Molera recommended the firm of Percy and Hamilton.

The Board of Trustees adopted the recommendation of the majority and Messrs. Percy & Hamilton were appointed the architects "to prepare the necessary drawings and specifications to erect the Academy's building and take the general plans prepared by the committee on plans, composed by Messrs. Molera Davis and Harkness as the basis of their operations."

The general plans have been changed in many particulars, specially the front of the building. The late Mr. Lick in his deed of the Market street property, and subsequently on the deed of trust, expressed his desire that the Academy's building should be of a classical design. In deference to that wish and according to their own ideas the committee designed the front of the Academy with classical elements. The architects have changed it for a front on the so-called Romanesque style, the reasons for the changes are that it is difficult to design buildings of more than two

or three stories high with classical lines. For an Academy of Sciences, it would have been better to adopt a classical front than one in a style the best recommendation of which being its novelty. That buildings with classical orders and several stories high can be built with handsome fronts is numerously exemplified both in Europe and in this country, and conspicuously so in the recently completed Drexel building in New York ten stories high, which is one of the grandest and and handsomest buildings in America. However, the Academy of Sciences front is a fine one and in combination with the splendid materials used in its construction, will do credit both to the Association and the architects.

E. N. SHAW, in an article published in the *Architect* (a London periodical) says the contents of a building have undoubtedly much to do with its safety or danger, but in estimating the whole risk, the materials of which the building is constructed must never be put out of consideration. Every building cannot be erected with brick column and groined arches, but there is a vast range between these and the miserable cast iron pots too commonly to be seen, many of which have been put in without having been tested for strength even at the ordinary temperature of the atmosphere, much less at that of a fire. The following illustration may be given of a fact well known to all firemen of experience, but seldom proved by demonstration for those not specially interested.

A fire occurred in a warehouse of enormous proportions and raged with great fury for five hours, at the end of which time it was extinguished, and a very large proportion of the building and its contents saved. The warehouse was constructed of brick walls; it had wooden floors supported on wooden beams, which in their turn were carried on wooden story posts about 12 inches thick, and, although serious damage was done, not one portion of the heavy wood-work was destroyed. After the fire, the proprietors allowed the chief of the fire brigade to remove one of the story posts, with a section of the beams and other parts surrounding it above and below.

This post had been subjected to the full action of the fire during the whole of its duration, as already mentioned, or, making full allowance for everything, including the delay of the fire attacking the particular spot on which it stood, and the time at which the cooling process commenced, certainly not less than four and a half hours. As large quantities of water had been used, and it was probable that everything had been saturated, the wood was carefully dried before a strong fire until not a trace of moisture remained in it. It was then set on end in an open yard, exactly as it had stood in the warehouse, with the pedestal underneath, the cap above, and the beam across the cap, more than a ton of shavings, light wood and heavy wood were placed around it, and after the whole heap was saturated with petroleum, a light was applied to it, and after this, large quantities of petroleum and turpentine were pumped on it. At the end of two and a half hours the post, beam and other parts were withdrawn from the fire, and within a few minutes from the time they were withdrawn they ceased to burn. A few feet were then sawn off horizontally, at that part which had suffered most from the flames, and afterward the same piece was split longitudinally with steel wedges, in order to examine its condition.

The post was of pitch pine, about the most inflammable wood known, and yet after exposure for seven hours to fire, the fury of which could not be exceeded except in blast furnaces, it contained within a quantity of perfectly uninjured and apparently fresh wood, probably capable of supporting the whole weight the original post was designed to carry. Immediately after the saw cut, and again after the cleating with steel wedges, the centre was carefully examined, and found to be just perceptibly warm to the touch, but nothing more, thus proving that the fibre, in which the strength lay, was quite uninjured.

A new work has been laid on our table entitled: A Manual of Machine Construction for Engineers, Draughtsmen and Mechanics, by John Richards, Esq. The summary of contents are: Machine Design, The Transmission of Power, Steam Machinery, Hydraulics, Process and Properties, Tables and Memoranda. It is well illustrated with clean cut drawings of machinery on a large scale, and contains tables and formulae seldom found in technical works, the use of which will greatly lighten the office labor of the engineer. It is bound in strong, flexible covers and so arranged that it can be used with one hand while working with the other. Publisher's price, \$5.00.

AT the recent meeting of the National Electric Light Association at Niagara Falls, considerable time was taken up by the reading of papers and the discussions of the requirements for buildings intended for this purpose. Mr. M. D. Law read a paper, giving his view of certain necessary details for a model building, which should be of brick or stone, substantial, and not more than two stories in height, and as near fire-proof as possible. The boiler room should be located on the ground floor with plenty of ventilation, and the fire room cool and comfortable. It being necessary to keep engines, shafting and dynamos as cool as possible good ventilation should be provided therefore. The dynamo room should be directly over the shafting lines, well lighted and the ventilation perfect. The roof should be constructed without intermediate posts or supports, and of sufficient height and strength to support an overhead track, so that dynamos or armatures can be hoisted and carried over the ones that may be running. A cupola should be provided with window ventilators extending the full length of the two sides, and so arranged as to be under the control of the machine man; the line wires being run from this cupola as required. A store room of good size should be provided and fitted up with closets, drawers and shelves. The workshop should be suitable for lathe and benches.

Mr. G. T. Henthorn gave a detailed description of a new station building at Providence, R. I.

Those wishing to continue the subject will find a full description in the issue of August 17th of the *Western Electrician* of Chicago.

THE Kearny street property owners and business men have petitioned the Board of Supervisors to have that street paved with bituminous rock. The Street Committee of the Board has approved the petition and ordered specifications for the work to be prepared. The laying of this pavement on one of our principal streets will be a long step in the right direction, for besides the advantage of noiselessness this pavement requires but a fraction of the traction power necessary on the uneven cobbles and basalt blocks with which our main business streets are now disfigured.

In new apartments. The Technical Society and the Astronomical Society of the Pacific Coast have rented the large rooms adjoining the offices of this Journal. These spacious rooms are light, airy and convenient, and will be open at all times of the day to the membership of these societies. We congratulate them on their new departure and welcome them to all the benefits.

Magnitude in Architecture.

MAGNITUDE is the great object and result of design, and this quality is only to be attained by the fine adjustment of relative proportions in magnitude and order. Architecture (says Aristotle) consists in magnitude and order. The works of man, compared with those of Nature, display our insignificance. The Pyramids, seen in the clear sky of Egypt, or St. Peter's at Rome, are proverbially disappointing to the first gaze of the beholder; it is only after he has instituted comparisons and measurements that he becomes sensible of the greatness of these human efforts—and his memory will supply him with many instances in which objects of inferior dimensions have surpassed them in impression of magnitude upon his mind. It is plain, therefore, that art alone can produce the full effect of magnitude, and to this the architect should direct all his skill; the ancients will be found consummate masters in this as well as in every other department of our art. It is, indeed, a fine art which enables the accomplished artist to raise ideas of magnitude and grandeur of composition on a piece of paper no bigger than your hand; while a less able one will cover a vast canvas without executing any comparable notions. Worthy of all inquiry and solicitude is such an art, for is the whole art of design and proportion. Pliny cites a statue of Hercules, so small that it might be lifted by the hand, which, however, conveyed more grandeur, magnitude and strength to the mind of the observer than a Colossus would have done. How great must have been the science of the master! And if, with such small means, he could effect the mind with these impressions, how great the economy of cost and material to the employer!—C. R. Cockerel, in *The Architect*.

Treatment of Ceilings.

THE ceiling is perhaps the part of an apartment that calls most loudly for decoration, and no architectural feature is more susceptible of it, where it might be introduced with more effect or give more pleasure to the inmate; yet this feature we almost invariably neglect. We naturally look up for beauty; however lovely the earth the sky both night and day presents us with greater charms; we are cheered in our outdoor hours by its ever changing picture, for which a flat white plane is a miserable substitute in our indoor life. To houses of the very highest class these remarks will apply, for it is a feature which has not had its due proportion of attention in point of decoration in any class of buildings, from the cottage to the palace. There certainly can be no more fitting place for decoration in the habitation of a being created upright. Can inconsistency be more extreme than that presented by thousands of apartments where a rich, elaborately decorated carpet is under the feet, and a plain, dead, flat ceiling above? In the interior of Arabian buildings the ornaments almost invariably become richer, more delicate and minute, as their height from the floor increases, and the most exquisite productions of the artist are lavished on the ceiling. With respect to the form the curve is at all times preferable to the flat, though the latter by various means is capable of great beauty also. No very great additional height is required in order to have a curved ceiling, as whether coved or segmental the rise need not be very great. For rooms of great pretension there is no form more noble and natural than the vault and dome, particularly the latter, whether hemispherical or segmental, as far as it suits the plan or can be adapted by pendentives or otherwise. It is the best substitute for the blue vault of the sky, the starry concave of the heavens. It was a fine idea of the builders of the mosque of St. Sophia at Constantinople—a conception in advance of ours—to make the curve of its dome so flat that it should seem to correspond with that of the sky, and be a portion of the firmament. We want an enlarged, improved, enriched, and at the same time inexpensive system of interior decoration, for domestic and ecclesiastical, commercial and other buildings, in our Anglo-Classic styles. For churches, collegiate and other buildings in the Pointed style, we have examples in our cathedrals and other buildings, which prove that the genius of interior decoration was once among us, as well as the taste to employ it. At Henry the Seventh and King's College Chapels; the oratory at Beauchamp Chapel; the Temple Church; Wolsey's Hall, Hampton Court; Christ Church Hall, Oxford; Westminster Hall, and others, we have ceilings and roofs that might vie with any that Europe could show. For assistance in evolving a system of Classic decoration we might look to some parts of the Continent. Exterior decoration there has sometimes probably been carried too far, a few Continental edifices exhibiting ornaments so minute and fragile as to seem at least unfit for exposure to the weather in any climate. But this could not be said of interiors. The Moorish or Morisco-Spanish architecture suggests to us what richness might be produced by very simple means; their icicle pendants, inlays and casings, and purely geometrical and imaginative ornaments, are very effective, and with them they often produced greater results than we, with all nature to imitate, have attained to. But the art of interior decoration was better understood and more successfully practiced in the great age of modern art in Italy, and indeed throughout the Middle Ages, than at present in any country. We never had any decoration to be compared with the mural and fresco paintings of the Italians, and there is probability in the supposition that their system was obtained from remains of the ancients, which time or violence has not spared to us. Beside the curved and richly embellished ceilings produced by the Italians, and the pictorial embellishment of their walls, ours might symbolize poverty itself. The ceilings of the principal apartments of a Roman, Genoese, Venetian or Florentine palace were considered as most important features, and on their designs and executions the highest talent was employed. In ecclesiastical buildings the contrast with ours would be still greater. Whilst the interior of the churches of Italy glow with every rich hue of the marble quarry, and are virtually galleries of art, what is the aspect of ours?—*London Architect.*

The September number of the "House Painting and Decorating," a monthly publication comes to us in a wonderfully improved appearance. We commend all our patrons to subscribe at \$1 00 a year. Address 1130, 35th street, Philadelphia.

Architectural and Mechanical Works.

In our list below will be found the names of books on architectural and mechanical subjects, the prices of which have been greatly reduced if taken in connection with the CALIFORNIA ARCHITECT. Old subscribers will be given the books at a large discount, so that they may feel that no favoritism is shown. It will be noticed that some of the books are given free to new subscribers.

	Price of Book.	With Cal. Architect.
Mechanics' Geometry.....	\$5 00	\$5 57
Monckton's National Carpenter.....	5 00	5 75
Cottages.....	1 00	5 40
Shavings and Saw Dust.....	1 50	2 75
Moore's General Assistant.....	2 50	2 25
Plaster and Plastering.....	1 00	3 40
Hand-Book of Legendary Art.....	3 00	2 75
Manual for Furniture Men.....	1 00	3 40
Water Closets.....	1 50	2 40
Cutting Tools.....	1 50	2 00
Sewer Gas and Its Dangers.....	1 25	3 50
Handrailing and Staircasing.....	1 25	2 75
Sloan's American Houses.....	1 50	2 75
Amateur Mechanic's Workshop.....	1 50	2 00
American Cottage Builder.....	3 50	3 00
Wheeler's Rural Homes.....	1 50	4 00
Burns' Ornamental Drawing.....	1 00	3 40
Manual of Drawing for Carpenters.....	3 00	2 00
Steam Engine Catechism.....	1 00	4 40
Grimshaw on Saws.....	4 00	2 75
Modern Low-Cost Houses.....	50	4 00
A Cozy Home.....	25	2 00
California Picturesque Architecture, No. 1.....	3 00	4 00
California Picturesque Architecture, No. 2.....	3 50	4 25
The Artisan.....	5 00	5 75

The following are justly recognized as standard publications. Some of them are perfectly new works, but we make the same general reduction:

	Price of Book.	With Cal. Architect.
Tredgold's Carpentry.....	\$ 7 50	\$ 8 25
Building Construction, 3 vols., Smiths.....	14 00	14 75
Picture-Making with Pen and Ink.....	4 00	5 25
New Cottage Homes and Details (Palliser's).....	4 00	5 25
Palliser's New Quarterly, per year.....	3 00	4 00

We can furnish any book printed at publishers' prices, and will send all books free by either mail or express.

High Houses in London.

A proposal to restrict the height of houses in London has been brought before Parliament by Mr. Whitmore, M. P. The scheme makes a distinction between streets less than sixty feet in width and those of greater width. In the former streets buildings are allowed to be erected up to sixty feet in height, but no more, except in the case of churches or chapels. Where the street or place is wider than sixty feet, the height of the building must not exceed the width of the street or place. If, however, the consent of the county council be obtained, this height may be exceeded. And, without such consent, the height of any building so erected may not be at any time subsequently increased so as to exceed the width of the street. It is made the duty of the district surveyor of the county council to inform the Home Secretary of any building intended to be erected contravening the provisions of the bill. The main object of the bill is to give to the county council powers to restrict the excessive height of buildings in existing streets in London. The county council has such powers in the case of new streets; but in the case of existing streets it is said that neither the county council nor any government department has any power to restrict the height of buildings.—*London Times.*

We notice an article on slow burning construction in the September number of the *Overland Monthly* by M. J. Bugbee of this city, which advocates an entire change in the building of houses. Mr. Bugbee contends that a radical improvement can be made by architects and builders in the erection of buildings which will make them almost fireproof, while the cost of the method will be increased not more than 8 per cent above the present rates.

THE New York Times publishes a long and earnest editorial about the new Municipal Court building for that city, expressing the opinion that a building erected in accordance with the selected design will be "discreditable to the city and to the commissioners who authorized its selection." That the idea of matching the architects against each other to see who would do it for the smallest percentage on the cost put the city in an "undignified and ridiculous position," and that the best way would be to appoint a new jury of real experts to examine all the designs over again, and if it should find that the one selected was really the best, to get up a new competition which would attract men capable of making better ones. Of course it is very unlikely that this advice will be followed, particularly as the commissioners have already bound the city to the architects whom they have selected by a contract which it would be a costly and difficult undertaking to break; and we cannot but regret that the *Times* should not have expressed its very judicious views before, not after the competition was decided. If a few daily papers so able and influential as the *Times* would come to the aid of the technical press in helping people to understand, before important competitions, the conditions which all architects of character consider essential to a fair contest, and the reasonableness and moderation of these requirements, the disgusts, disappointments and losses which attend nearly every public competition might be saved. The conditions are very simple. Nothing more is needed than to engage that the work shall be carried out, or if not, that a suitable compensation shall be paid the architect selected for the first place; that if it is carried out the author of the most meritorious design shall be employed to execute it at the customary commission of 5 per cent on the cost; that the award shall be made under the advice of one or more architects known to the profession as competent judges; and that time enough shall be allowed for men actively employed in other work to prepare, and carefully study, drawings, the nature of which shall be exactly stated in the programme. The original invitation of the Sinking Fund Commissioners allowed a very short time, about seven weeks, we think, for the preparation of a design which could not be properly studied under about as many months by an architect in ordinary practice, and no promise was made that experts would be employed to pass upon the merits of the designs. The consequence was that most architects of standing, after reading the programme, threw it into the waste-basket, where the programmes of public competition generally go in good offices, and for the same reasons; and the field was left, as it usually is, to the few people who are willing to do themselves the injustice of getting up a crude, hasty sketch, and committing it to fortune, without any assurance that it will be fairly judged.—*American Architect.*

Flash-light photography is being used by the sanitary inspectors of New York to obtain graphic pictures of the overcrowded condition of the tenement houses of that city.

CITY BUILDING NEWS.

Church and Twenty-first. Owner, S. Stemmer; architect, Wm. Mosser; contractor, Wm. S. Lott et al.; cost, \$1,000; sureties, J. E. Wells and Jos. Pandler, \$2,000; filed Aug. 30; signed Aug. 28; limit 70 days; to build; \$750 framed; \$750 ready for lathing; \$50 rear platform up; \$750 completed; \$1,000 35 days.

City Hall and Park avenue. Owner, Geo. T. Marye, Jr.; architect, Wm. F. Smith; contractor, S. H. Kent; cost, \$9,075; sureties, J. E. Wells and P. Blak; filed Aug. 22; signed Aug. 13; limit six months; carpenter work, \$1,000 second story joists on; \$2,000 roof is tinned; \$1,500 ready for plaster; \$2,956 completed; \$2,419 35 days.

City Hall and Park avenue. Owner, Geo. T. Marye, Jr.; architect, Wm. Smith; contractors, O'Connell & Lewis; cost, \$6,040; sureties, J. E. Wells and P. Blak; filed Aug. 22; signed Aug. 13; limit six months; cast iron; \$2,250 basement column set; \$2,250 first story columns set; \$1,500 35 days.

City Hall and Park avenue. Owner, Geo. T. Marye, Jr.; architect, Wm. F. Smith; contractor, C. C. Morehouse; cost, \$1,622; sureties, Jno. Tuttle; filed Aug. 22; signed Aug. 13; limit six months; plastering; \$300 brown coated; \$400 completed; \$422 35 days.

Clay, bet. Powell and Mason. Owner, C. Collette; architect, W. H. Armitage; contractor, Francis Buckley; cost, \$5,800; sureties, L. A. Mason, \$5,000; filed Aug. 10; signed Aug. 5; limit 75 days; 3 story frame; \$1,450 framed; \$1,450 brown coated; \$1,450 completed; \$1,450 35 days.

Dale Place and Golds. Gate Ave. Owner, Andrew Heneberry; architect, A. J. Barrett; contractor, C. N. Smith; cost, \$2,300; sureties, Frank P. Latson, \$1,000; filed Aug. 5; signed Aug. 1; limit 30 days; alterations, etc., 75 per cent to be paid as work progresses, bal. 35 days.

Cabots' Creosote Shingle Stains on Redwood.

"The use of Cabot's Creosote Shingle Stains in California is on the increase. We note that they have been recently used on the hotel Vendome at San Jose, and on Judge Venner's residence at Los Gatos. In both of these cases they were used on redwood, and the architects, Jacob Lenzen & Son, San Jose, and the painters J. P. Jarman & Co. of the same city, write that they give perfect satisfaction, and that they cheerfully recommend them for similar work."

At the time the consolidation of the American Institute of Architects and the Western Association was decided on, the executive officers of the two bodies were instructed to meet, choose the time and place, and call a joint convention. There has been great delay in the matter, from the fact that differences of opinion exist as to the best place for the convention to meet. The secretary of the Institute advocates Washington, for the reason that it is neutral ground, while the president of the Western Association favors some city that is the center of the great business and commercial interests.

Straightening Walls of Buildings.

THE weight of the roof of the large gallery of the Conservatoire de Arts et Metiers pressed the sides outward so as to endanger the building, and it was requisite to find means by which the wall should be propped so as to sustain the roof. M. Molard contrived the following ingenious plan for that purpose: A series of strong iron bars were carried across the building from wall to wall, passing through holes in the walls, and were secured by nuts on the outside. In this state they would have been sufficient to have prevented the further separation of the walls by the weight of the roof, but it was desirable to restore the walls to their original state by drawing them together. This was effected in the following manner: Alternate bars were heated by lamps fixed beneath them. They expanded, and consequently the nuts, which were previously in contact with the walls, were no longer so. These nuts were then screwed up so as to be in close contact with the walls. The lamps were withdrawn and the bars allowed to cool. In cooling they gradually contracted and resumed their former dimensions, consequently the nuts, pressing against the walls, drew them together through a space equal to that through which they had been screwed up. Meanwhile the intermediate bars were heated and expanded and the nuts screwed up as before. The lamps being again withdrawn, they contracted in cooling and the walls were further drawn together. This process was continually repeated, until at length the walls were restored to their perpendicular position. The gallery may still be seen with the bars extending across it and binding together its walls.

Devisadero and Haight. Owner, Anita Fallon; architect, Fred E. Wilcox; contractor, John H. McKay; cost, \$3,620; sureties, Frank P. Latson and Geo. T. Shaw, \$4,810; filed Aug. 21; signed Aug. 19; 3-story building; \$2,155 framed; \$2,155 brown coated; \$2,155 completed; \$2,155 35 days.

Eighteenth and Noe. Owners, Annie Loy and husband; architect, Frederick Miller; contractor, Wm. McPhee; cost, \$2,600; filed Aug. 15; signed Aug. 14; limit 70 days; building \$600; enclosed \$2,000, 35 days.

Ellis and Gough. Owner, Jacob J. Rauer; architects, Chas. R. and John M. Wilson; contractor, James Geary; cost, \$9,275; filed Aug. 7; signed Aug. 6; brick and carpenter work for a 1-story frame \$1,000; first story joists on \$1,200; roof on \$1,200; brown coated \$1,831; white coated \$1,800, completed.

Ellis and Gough. Owner, Jacob J. Rauer; architects, Chas. R. and John M. Wilson; contractor, James Geary; cost, \$1,140; filed Aug. 7; signed Aug. 6; plastering, etc. \$570; rough work in \$285; accepted \$285, 35 days.

Ellis and Gough. Owner, Jacob J. Rauer; architects, Chas. R. and John M. Wilson; contractor, John S. Mackay; cost, \$17,050; filed Aug. 13; signed Aug. 7; signed Aug. 3; cement work, 75 per cent as work progresses, bal. 35 days.

Front and Vallejo. Owner, Mrs. E. B. Sanborn; architects, Wright & Sanders; contractor, John S. Mackay; cost, \$17,050; filed Aug. 13; signed Aug. 7; brick building and construction of iron safe, 75 per cent of work done, bal. 35 days.

Fourth and Bluxome. Owner, Peter A. Smith; architect, J. J. Welsh; contractor, John J. Dunn; cost, \$5,977; sureties, Behrend Joest and W. A. Messer, \$3,000; filed Aug. 10; signed Aug. 5; limit 77 days; carpenter work; \$1,400 framed; \$2,400 brown mortared; \$1,800 completed; \$1,577 35 days.

Fulton and Buchanan. Owner, N. B. Manville; architect, N. B. Manville; contractor, I. P. Klenck; cost, \$1,875; filed Aug. 15; signed Aug. 13; limit 30 months and 30 days; 3-story building \$450; framed \$450; plastered \$475; completed \$450, 35 days.

Fair Oaks bet Twenty-third and Twenty-fourth. Owner, Jos. Perri; architect, T. F. Mitchell; contractor, Thos. F. Mitchell; cost, \$2,980; filed Aug. 3; signed Aug. 3; limit, 70 days; 2-story frame \$745; framed \$745; brown mortared \$745; completed \$745, 35 days.

Franklin and Ellis. Owner, Academy of Sacred Heart; architect, Chas. J. I. Devlin; contractor, John Massey; cost, \$1,650; architect, J. J. and James McKinnon, \$2,500; filed Aug. 22; signed Aug. 20; limit, 60 days; 2-story frame; \$750 second story joists on; \$1,000 roofed; \$1,725 completed \$1,175 35 days.

Folsom and Seventh. Owner, Thos. Brady; architect, M. J. Welsh; contractor, Ivory Wells et al; cost, \$1,700; filed Aug. 23; signed Aug. 21; alterations; \$400 framed; \$450 brown coated; \$450 completed; \$400 35 days.

Folsom and Twenty-sixth. Owner, Jos. Blas; contractor, G. Paves; cost, \$3,360; filed Aug. 10; limit, 90 days; 2-story frame; \$1,000 framed; \$1,000 brown coated; \$1,000 completed.

Fulton and Octavia. Owner, John McArthur; architect, S. Hatfield; contractor, Geo. W. Farnham; cost, \$5,000; filed Aug. 12; signed Aug. 10; limit, 90 days; 3-story tenement; \$1,000 framed; \$1,500 chimneys up; \$1,400 wind-wat; \$1,400 35 comp eted; \$1,700 35 days.

Fell and Laguna. Owner, Robert Layne; contractor, Geo. W. Salsbury; cost, \$2,470; architect, Daniel Dodge and Edward P. Blakely; filed Aug. 9; signed July 27; limit, Oct. 15; '89; to build; \$885.50 framed; \$885.50 enclosed; \$885.50 brown coated; \$885.50 35 days.

Folsom, bet. Twelfth and Thirteenth. Mrs. B. Feldmann; architect, Townsend & Wyneken; contractors, Gray & Stone; cost, \$4,244; architect, Louis Mandelbaum, \$2,000; filed July 19; signed July 12; limit, 90 days; to build; \$2,144 outside two-thirds done; \$2,100 35 days.

Greenwich and Fillmore. Owner, Peter Magnusson; architect, John & Balczonki; contractors, Chas. Johnson et al; cost, \$2,700; filed Aug. 20; signed Aug. 18; 2-story frame; \$600 framed; \$800 rough mortared; \$75 accepted; \$875 35 days.

Grove, bet. Franklin and Gough. Owners, Schuseler Bros.; architect, H. C. Macy; contractors, White Bros.; cost, \$5,000; surety, F. Joost, \$2,500; filed Aug. 19; signed Aug. 18; limit Oct. 2; '89; carpenter work; 75 per cent as work progresses; bal. 35 days.

Grove and Franklin. Owner, Jane Beeby; architect, Chas. J. I. Devlin; contractor, W. B. Anderson et al; cost, \$5,087; sureties, J. F. Kennedy and Geo. T. Shaw, \$4,000; filed Aug. 12; signed Aug. 7; 3-story frame; \$300 framed; \$500 roof; completed \$900; ready to paint \$850; completed \$1,287, 35 days.

Hickory and Van Ness Ave. Owner, Emily L. Squire; architect, A. J. Barrett; contractor, L. D. Frichette; cost, \$4,700; surety, F. G. Norman, \$1,000; filed Aug. 6; signed Aug. 2; limit, 75 days; 2-story frame \$700; roof boards on \$850; brown coated \$875; completed \$875, 35 days.

Hayes and Octavia. Owner, O. H. Hunt; architect, A. C. Lutzgens; contractor, S. H. Kent; cost, \$2,200; sureties, E. M. Herick and Frank P. Latson, \$5,000; filed Aug. 13; signed Aug. 8; limit, 35 days; 3-story frame \$1,000; first story joists up \$1,300; enclosed \$1,300; rough plumbing done \$1,200; outside work done \$1,424.25; completed \$2,074.75; 35 days.

Hayes and Gough. Owner, Albert Abrams, et al; architects, Salfeld & Kohlberg; contractors, Fuchs & Bucher; cost, \$8,612; sureties, H. Niemann and H. Schlesselman, \$8,612; filed Aug. 8; signed Aug. 6; alterations, etc. \$1,250; first joists up \$1,000; framed \$5,000; brown coated \$1,000; doors hung \$1,200; completed \$2,153, 35 days.

Hayes and Webster. Owner, P. Hurley; architect, W. H. Armitage; contractor, C. A. Laherty; cost, \$5,000; sureties, F. McGuire and O. H. Greenwald, \$5,000; filed Aug. 25; signed Aug. 22; limit 60 days; 2-story frame \$825.50 framed; \$825.50 brown coated; \$825.50 completed; \$825.50 35 days.

Howard and Sixth. Owner, H. Comahers; architect, H. Gellius; contractor, J. W. Smith; cost, \$5,275; filed Aug. 16; signed Aug. 14; 3-story frame \$800; framed \$800; partitions set \$800; outside work done \$800; inside finished \$800; completed \$1,345, 35 days.

Howard and Twenty-fifth. Owner, Geo. L. Payne; architect, M. J. Lynch; contractor, M. C. Lynch; cost, \$4,900; filed Aug. 8; signed Aug. 7; to build \$1,241.50, framed \$1,241.50, rough mortared \$1,241.50, completed \$1,141.50, 35 days.

Herman and Stevenson. Owner, Mrs. M. A. Mercer; architect, T. J. Welsh; contractors, R. Doyle & Son; cost, \$5,950; sureties, Thos. Winters and P. F. Ward, \$3,000; filed Aug. 22; signed Aug. 16; \$1,400 framed; \$1,400 framed; \$1,400 brown mortared; \$1,500 completed; \$1,689 35 days.

Jersey and Noe. Owner, F. Mundwiler; architect, A. Klahn; contractor, A. Klahn; cost, \$3,150; filed Aug. 12; signed Aug. 12; 2-story flat \$775; boarded \$775; brown mortared \$775; completed \$825, 35 days.

Jones and Bush. Owner, C. F. Sanders; architect, Chas. I. Haven; contractor, Wm. F. Wilson; cost, \$1,697; filed Aug. 5; signed July 29; plumbing, etc., \$400; rough pipes in \$417; completed \$280, 35 days.

Kearney and Washington. Owner, Louis Schultz; architect, Wm. Mosser; contractor, Crawford Ferris; cost, \$18,400; sureties, C. A. Warren and J. O. Button, \$12,000; filed Aug. 30; signed Aug. 10; limit 11 days; brick and stone work; 75 per cent as work progresses; bal. 35 days.

Kearney. Owner, Louis Schultz; architect, Wm. Mosser; contractor, Joshua Handy Machine Works; cost, \$18,740; filed Aug. 30; signed Aug. 14; wrought and cast iron work; 75 per cent as work progresses; bal. 35 days.

Kearney and Washington. Owner, Louis Schultz; architect, Wm. Mosser; contractor, J. E. W. Wisinger; cost, \$37,500; sureties, C. C. Rodliff and E. M. Herick, \$20,000; filed Aug. 30; signed Aug. 28; carpenter work, etc.; 75 per cent as work progresses; bal. 35 days.

Kearney and Washington. Owner, Louis Schultz; architect, Wm. Mosser; contractor, Richard Rice, cost, \$9,535; sureties, Robt. Dalmel and A. W. Wilson, \$5,000; filed Aug. 23; signed Aug. 10; plumbing, etc.; 75 per cent as work progresses; bal. 35 days.

Larkin bet. Geary and O'Farrell. Owner, Samuel Brodsky; architect, Salfeld & Kohlberg; contractor, H. Willmsen; cost, \$1,532; security, Thos. Holms, \$1,532; filed Aug. 6; signed July 19; plumbing, etc. \$500; rough plumbing in \$500; completed \$432, 35 days.

Larkin bet. Geary and O'Farrell. Owner, Samuel Brodsky; architect, Salfeld & Kohlberg; contractor, Chas. Dunlap; cost, \$2,275; surety, Henry S. Gray, \$2,275; filed Aug. 6; signed Aug. 2; plastering \$1,000; brown coated \$705; completed \$370, 35 days.

Lafayette, bet. Mission and Howard. Owners, Bernard Dowd and wife; architects, Townsend & Wyneken; contractor, A. C. Rogers; cost, \$1,550; surety, T. Richards, \$1,550; filed Aug. 6; signed Aug. 4; alterations, etc. \$350 enclosed, etc.; \$400 floors laid, etc.; \$415 accepted; \$385 35 days.

Montgomery and Jackson St. Owner, John B. Magendie; architects, Huene & Everett; contractors, Martin Fennell & Son; cost, \$3,390; surety, Matthew S. W. Han, \$3,000; filed Aug. 12; signed Aug. 12; \$1,105 brick side walls are completed, etc.; completed, \$232.50; 35 days.

Miles court and California street. Owner, Cephas Turner; architect, S. Hatfield; contractor, Allan McDonald; cost, \$2,250; sureties, F. Atherton & A. Alex. MacDonald, \$1,500; filed Aug. 21; signed Aug. 17; 2-story frame; \$420 fr. mtd; \$420 brown mortared; \$400 outside finished, etc.; \$27.50 completed; \$562.50 35 days.

Market bet. Fourth and Fifth str. etc. Owner, California Academy of Sciences; architects, Percy & Hamilton; contractor, O. E. Brady; cost, \$19,500; sureties, Robert Mitchell and Jeremiah Mahony, \$5,000; filed Aug. 26; signed May 21; limit 100 days; sandstone work; 75 per cent as work progresses on fr. at Monday of each month; bal. 35 days.

McAllister and Baker. Owner, Chas. J. Rosenblatt; architect, R. H. White; contractor, Wm. Langstaff; cost, \$5,580; sureties, Frank P. Latson and F. H. Rosenbaum, \$6,000; filed Aug. 24; signed Aug. 22; 3-story frame; \$1,347 fr. mtd; \$1,272 enclosed; \$1,272 brown coated; \$1,272 standing finish on; \$1,272 completed; \$2,145 35 days.

No. 1366 Greenwich. Owner, F. Koenig; contractor, G. T. Knopf; cost, \$1,800; filed Aug. 12; signed Aug. 7; to build \$600; brown coated \$800; completed \$400, 35 days.

N. E. Jones and Ellis. Owner, Chas. N. F. architect, Wm. Mosser; contractor, J. J. Dunn; cost, \$5,125; sureties, Behr & Joost and W. A. Meeker, \$3,000; filed Aug. 16; signed Aug. 12; limit, 75 days; to build; 75 per cent as work progresses; bal. 35 days.

N. Twenty-fourth and T. East Ave. Owner, O. F. Von Rhein; architect, H. Gellius; contractor, J. W. Smith; cost, \$5,950; filed Aug. 16; signed Aug. 12; 2-story frame \$873; framed \$873; partitions set \$873; outside done \$773; inside done \$873; completed \$1,590, 35 days.

N. Pacific and Scott. Owner, J. S. Bunnell; architects, J. C. Matthews & Son; contractor, W. W. Wynn; cost, \$2,950; filed Aug. 17; signed Aug. 14; to build \$1,240; one-third of work done \$1,240; two-thirds of work done \$1,240; completed \$1,240, 35 days.

No. 633 and 610 Mission. Owner, Frederick Hufschmidt; architect, R. Zimmermann; contractor, Riley & Loane; cost, \$3,200; filed Aug. 6; signed July 27; alterations \$2,400; completed \$800, 35 days.

Natoma and Lafayette. Owner, Philipp J. Sto's; architect, John Foster; contractor, John D. Conannon; cost, \$5,750; sureties, P. Swift and J. Smith; filed Aug. 22; signed Aug. 21; limit, 90 days; 2-story frame; \$1,000 framed; \$1,000 enclosed; \$1,000 brown coated; \$1,300 completed; \$1,400 35 days.

No. 310 Page. Owner, Edwin Wendel; architect, John J. Clark; contractor, John D. Conannon; cost, \$5,450; sureties, S. Harmon and E. Joost, \$5,000; filed Aug. 27; signed Aug. 23; alterations; \$1,500 enclosed; \$1,000 brown mortared; \$1,500 inside finish on; \$1,450 35 days.

Oak and Buchanan. Owner, Catharine Holton; architects, Huene & Everett; contractor, James Campbell; cost, \$3,920; surety, J. W. Starbird, \$3,000; filed Aug. 21; signed Aug. 19; 2-story frame; \$820 framed; \$820 brown coated; \$820 completed; \$820 35 days.

Turk and Franklin. Owner, Patrick Muldoon; architects, Huene & Everett; contractor, James Campbell; cost, \$4,875; surety, A. W. Starbird, \$3,000; filed Aug. 21; signed Aug. 19; 2-story frame; \$1,218.75 enclosed; \$1,218.75 brown coated; \$1,218.75 completed; \$1,218.75 35 days.

Pacific bet. Buchanan and Webster. Owner, Mrs. M. W. Lux; architect, Samuel Newson; contractor, Geo. R. Lang; cost, \$1,775; filed Aug. 15; signed Aug. 14; limit, 40 days; alterations, etc. 75 per cent as work progresses; bal. 35 days.

Pacific and Pierce. Owner, Ella J. Yates; architect, Samuel Newson; contractor, Geo. R. Lang; cost, \$5,050; sureties, A. Kendall and Robt. A. Vanne, \$10,000; filed Aug. 10; signed Aug. 10; limit 110 days; 2-story frame; \$1,208.50 foundation in; \$1,208.50 roof on; \$1,208.50 brown mortared; \$1,208.50 outside finished; \$1,208.50 completed; \$2,014.50 35 days.

Pacific and Steiner. Owner, James Stewart; architect, Wm. P. Smith; contractor, N. Conannon; cost, \$2,545; filed Aug. 27; signed Aug. 24; to build; \$1,636.25 completed; \$1,636.25 ready for plastering; \$1,636.25 35 days.

Polk and Filbert. Owner, Louis Schneider; architect, Wm. H. Wharf; contractor, John T. Hayes; cost, \$4,404; sureties, E. J. Reynolds and D. S. Cartwright, \$2,500; filed Aug. 30; signed Aug. 27; limit 70 days; 2-story frame; \$800 roof shingled; \$800 brown coated; \$800 white coated; \$800 completed; \$1,104 35 days.

Page and Baker. Owner, Frank A. Lux; architect, H. Gellius; contractors, White Bros.; cost, \$5,875; filed Aug. 19; signed Aug. 16; 2-story frame; \$880 framed; \$880 roofed; \$880 partitioned; \$880 inside finish on; \$880 completed; \$1,475 35 days.

S. Sutter and Octavia. Owner, Thos. W. Boyd; architect, J. M. Curtis; contractor, James Geary; cost, \$7,676; surety, R. L. Taylor and Geo. W. Watson, \$5,000; filed Aug. 16; signed Aug. 15; building 75 per cent as work progresses; bal. 35 days.

S. Sutter and Octavia. Owner, India L. Willis; architect, John M. Curtis; contractor, James Geary; cost, \$7,780; sureties, R. L. Taylor, \$5,000; filed Aug. 16; signed Aug. 13; to build, 75 per cent as work progresses, bal. 35 days.

S. Hight and Pierce. Owner, Maurice Blas; architect, A. J. Barnett; contractors, Hou-tree Bros.; cost, \$5,700; surety, F. Joost, \$3,000; filed Aug. 16; signed Aug. 13; limit, 90 days; 2-story frame \$1,500; roof boards on \$1,000; brown coated \$1,075; white coated, etc. \$1,000; complete \$1,425, 35 days.

Sacramento bet. Polk St. and Van Ness Ave. Owner, J. C. Cuzaux; architect, Townsend & Wyneken; contractor, A. H. Plummer; cost, \$1,500; filed Aug. 5; signed July 31; to build \$1,000; framed \$1,100; brown coated \$1,100; white coated \$1,100, 35 days.

Steiner, near Walter. Owner, Hans Raon; architect, R. H. White; contractor, Wm. Plung; cost, \$4,920; sureties, Reinhold Joost and David Woerner, \$3,000; filed Aug. 20; signed Aug. 15; limit, 90 days; 2-story frame; \$900 framed; \$803 frame coat; \$803 brown coated; \$802 standing finish on; \$802 completed; \$1,250 35 days.

Sixth and Minna. Owner, Mary E. Von Schroeder; architect, T. J. Welsh; contractor, D. N. Brod; cost, \$4,563; filed Aug. 21; signed Aug. 23; plumbing, etc.; \$2,000 rough work in; \$1,382 completed; \$1,200 35 days.

Steiner and Mission. Owners, Fredrick Wilde et al; architects, Wilk & Spear; contractor, G. O. Gillespie; \$5,100; sureties, W. J. Adams and Edw. rd P. Blake, \$2,000; 2-story brick; \$800 first floor joists on; \$500 25 a cond floor joists on; \$500 25 enclosed; \$500 25 comp eted; \$1,275 35 days.

St. Mart and Mission. Owner, G. O. Gillespie; architect, Wild & Spear; contractor, J. J. Connal; cost, \$3,000; filed Aug. 25; signed Aug. 25; brick work; \$602 first floor joists on; \$5 2 second fl r joists on; \$502 enclosed; \$504 completed; \$750 35 days.

Sacramento street and Waverly pl. etc. Owner, Jos. Grete; architect, T. J. Welsh; contractor, S. H. Kent; cost, \$5,000; sureties, R. L. Taylor and Geo. W. Watson, \$5,000; filed Aug. 24; signed Aug. 23; limit 60 days; \$1,600 second story joists on; \$1,600 fourth story; \$1,600 floors laid; \$1,600 completed; \$2,250 35 days.

Sansome & Union. Owners, Havmeyers & Elder; architect, R. H. Sprague; contractors, Mahoney Bros.; cost, \$750; filed Aug. 27; signed Aug. 27; to build; 75 per cent of value of work during progress; bal. 35 days.

Steiner and Fell. Owner, James Seohie; contractor, W. J. Archibald; cost, \$1,500; filed Aug. 31; signed Aug. 28; limit 30 days; to remove house known as Irvine residence; to be paid upon completion.

Scott and Oak. Owner, Louis Muller; architect, H. Gellius; contractor, M. C. Lynch; cost, \$2,194; filed 19; signed Aug. 19; 1-story frame; \$320 framed; \$324 comp eted; \$500 35 days.

Sheridan and West Ninth. Owner, J. W. Crowe; architect, M. J. Welsh; contractors, R. Doyle & Son; cost, \$2,230; filed Aug. 10; signed Aug. 7; to build; \$572.25 framed; \$572.25 brown mortared; \$572.25 completed; \$572.25 35 days.

Turk and Buchanan. Owner, Gabriel Abraham; architect, A. J. Barnett; contractors, Roundt & Broe; cost, \$4,920; surety, Behr & Joost, \$2,500; filed Aug. 30; signed Aug. 24; limit 90 days; 2-story building; \$1,000 roof boards on; \$1,000 brown coated; \$800 white coated; \$800 completed; \$1,230 35 days.

Twenty-fourth. Owner, J. H. Leonard; architect, John T. Hogan; contractor, Chas. S. Hale; cost, \$2,700; sureties, M. M. Travers and John Payne, \$1,000; filed Aug. 17; signed Aug. 16; 2-story frame \$500; framed \$500; rough plumbing done \$500; mortared \$500; accepted \$500, 35 days.

Twenty-third and Guerrero. Owner, P. R. Lynch; architect, Shea & Shea; contractor, Richard Shinnott; cost, \$24,556; sureties, A. D. Moore and W. J. Adams; filed Aug. 6; signed Aug. 3; limit, 8 months; frame church \$1,500; floor joists set \$3,300; framed \$3,300; rustic on \$3,300; brown coated \$3,300; primed \$3,300; completed \$6,250; 45 days.

Twentieth and Capp. Owner, John Reid; architect, Chas. I. Havens; contractor, C. E. Dunshoe; cost, \$3,815; filed Aug. 10; signed Aug. 8; 2-story frame; \$900 boarding on; \$900 shingled; \$900 outside mill work done; \$910 completed; \$1,205 35 days.

Van Ness ave. and O'Farrell. Owner, P. W. Riordan; architect, T. J. Welsh; contractor, Henry Bros.; cost, \$81,900; filed Aug. 14; signed Aug. 13; carpenter work, etc., 75 per cent as work progresses, bal. 35 days.

Faenery Place and Sacramento St. Owner, Joseph Goetz; architect, T. J. Welsh; contractors, Daniel J. Brennan et al; cost, \$11,495; sureties, P. Degan and R. Brennan, \$5,000; filed Aug. 12; signed Aug. 9; \$2,000; basement walls built \$2,500; first story is built and iron set \$1,500; second story is built \$1,500; third story is built \$1,425; accepted \$2,870, 35 days.

B. Shovel-Hill and Eighteenth. Owner, Wm. Perkins; architect, S. H. White; contractor, E. W. Hyde; cost, \$4,900; sureties, P. Swift and Frank P. Latson, \$3,000; filed Aug. 17; signed Aug. 13; limit, 90 days; 2-story frame \$900, framed \$857.50; frames set \$857.50, brown coated \$857.50; standing finish on \$857.50; completed \$1,250, 35 days.

Webster, bet. Waller and Herman. Owner, Mrs. I. Peterson; architect, Geo. Holding; contractor, Geo. Holding; cost, \$3,000; filed Aug. 27; signed Aug. 27; limit 75 days; 2-story building; 75 per cent as work is done; bal. 35 days.

Webster, bet. Waller and Herman. Owner, Mrs. H. E. Olsen; architect, Geo. Holding; contractor, Geo. Holding; cost, \$3,000; filed Aug. 27; signed Aug. 27; limit 75 days; 2-story building; 75 per cent as work is done; bal. 35 days.

COUNTRY BUILDING NEWS.

(Special to this Journal.)

OAKLAND AND VICINITY.

Cameron and cDonald, four cottages on Ninth street, cost each, \$1,200.

D. C. Scanlan, two six room cottages on Jones street, cost each, \$1,200.

Fred Geother, cottage on Kirkham, near Seventh, cost \$1,200.

Eight cottages, six rooms, begun on the Herzog Tract.

Wm. R. Batter, two new houses at Newbury Station.

W. T. Keith, large warehouse, East Fourteenth street.

Carl Wilson, two-story frame on Twenty-first, near Filbert, cost \$3,000.

Stockton & Murray, cottage six rooms for W. W. Mann, on Linden street, near Twenty-first, cost \$2,000.

Goff, six room cottage on Filbert, near Twenty-first, \$2,800.

J. J. Kane, cottage for Nicholas Dolan, Fourteenth street and Fifteenth avenue, cost \$3,500.

James Brougher, cottage, East Sixteenth street, near Eighth avenue, cost \$1,500.

J. E. Forderer is having a \$1,000 addition built to his house on Regent street, between Encinal and San Jose avenues, Alameda.

Wm. Wyber has taken the contract to erect a building for N. Reinecker, on his lot on the north-east corner of High street and Encinal avenue, Alameda. It will be one-story, 36x143 feet, and will be divided into two stores.

Jas. K. Lynch has let the contract for the erection of a two-story dwelling house on Sherman street, Alameda. The contract price is \$2,788.

The United States Government has let the contract for building a light-house at the entrance to Oakland Creek, and the work will commence at once. The last Congress appropriated \$5,000 for the purpose, and McMahon & Son got the contract. The light will be of the fifth or sixth class, which is considered ample for the purpose.

John Vreese, Temescal, cottage on Clairmont avenue.

McAuley, cottage, Grove street, near Thirty-eighth street, cost \$1,200.

M. C. Frezy, two story frame, College street, Berkeley.

Congregational Church room to be erected at Mission, San Jose, cost 1,800.

H. Westdrop, cottage, East Sixteenth street, cost \$1,500.

A. C. Powell, cottage, East Sixteenth street, cost \$1,800.

Geo. W. Watson, cottage, Eighth avenue, near Nineteenth street, cost \$2,600.

Frank Loveland, cottage, Twenty-third avenue and Twenty-first street, cost \$1,800.

Warren Olney, cottage, Twenty-second avenue and Fifteenth street, cost \$3,600.

Thomas Toole, two story frame, Thirteenth avenue and Fifteenth street, cost \$3,000.

Mrs. Enrich, cottage, Fourteenth avenue, near Fourteenth street, cost \$1,800.

John Sheehan, cottage, Ninth avenue, near Fourteenth street, cost \$1,500.

A. W. Buffett is building a \$1,400 cottage on Fortieth street, near Grove.

B. S. Jamieson, eight room cottage, Nineteenth street near Adeline, cost \$3,700.

Rev. Dr. Merrill, five room cottage on Twenty-first street near Adeline, cost \$1,800.

J. N. Dunster, cottage, 835 Persado street, cost \$1,400.

B. Disabilla, cottage, Forty-fifth street.

John Caddigan, cottage, Eighth avenue, cost \$1,410.

F. Boehmer, soon to be erected, three story brick building, Park street, Alameda.

Edward Clark, Niles, cottage, architect W. H. Weilbye, cost \$3,000.

Contractor Adams, six room cottage, Magnolia above Fifteenth street.

Howard, cottage, Temescal, cost \$1,250.

Welsh Tract, San Leandro. Owner, Manuel T. Souza; architect, F. J. Williams; contractor, F. J. Williams; cost, \$1,425; filed Aug. 6; Payments, 60 days; cottage, \$356 25; framed, \$356 25; brown mortared, \$356 25; completed, \$356 25, 35 days.

Institution for Deaf, Dumb and Blind at Berkeley. Owner, J. H. McKay; architect, Wright & Sanders; contractor, Dennis Jordan; cost, \$24,300; filed Aug. 23; Payments, 100 days; stone, granite and brick work; 75 per cent of amount at time said Mackay receives his payment from the State. Note—This contract is assigned.

Encinal Ave., near Post St., Alameda. Owner, John J. Boyle; architect, Wright & Sanders; contractor, Julius A. Remmel; cost, \$1,207; filed Aug. 19; Payments, the contractor herein, Dennis Jordan, to J. F. Kennedy.

Morton and San Antonio Avenue, Alameda. Owner, Louis F. Geisler; architect, A. W. Pattiani; contractor, A. W. Pattiani & Co; cost, \$3,594; filed, August 16; Payments cottage; \$400 brown mortar on; \$400 completed; \$407, 35 days.

Eighth avenue, between E. 14th and E. 15th streets, East Oakland. Owner, Mrs

Bancroft Way and Dana street, Berkeley. Owner, Chas. D. Allen; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; cost, \$5,532; filed, August 14; signed, August 12.

Adeline Tract, Oakland, Tp. Owner, Mathew Lee; architect, A. W. Pattiani & Co.; contractor, W. R. Batten; cost, \$1,600; filed, August 15; signed, August 14.

Hirschfeld Tract, Alameda. Owner, H. Forsyth and W. C. Forsyth; architect, A. W. Pattiani; contractor, John J. Boyle; cost, \$1,200; filed, August 16; signed, August 14.

San Jose avenue and Chestnut street, Alameda. Owner, Fannie R. Morton; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; cost, \$2,976; filed, August 16; signed, August 14.

Durant avenue and Dana street, Berkeley. Owner, Chas. D. Allen; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; cost, \$3,532; filed, August 16; signed, August 16.

SAN JOSE AND VICINITY.

Residence for Mr. Tillotson, at Berryessa; \$4,000.

Residence for Joseph Holland, at Evergreen; W. J. Wolf contractor; \$3,000.

Residence for James Farney, on Ninth street; P. R. Wells, contractor; Garden City Mill Work; \$3,000.

Mrs. Knox Goodrich, building on First street; R. Summers, contractor for wood work, and W. J. Wolcott for brick work; \$10,000.

Dr. Urquhart, residence; C. R. Scammon, contractor; \$4,500.

Contractor Hazzard is erecting a five room cottage on Vine street for A. Perry, at a cost of 1,000; also a five room house for Mr. Wright on Minor avenue.

A cottage of five rooms for Frank Lyth; cost \$1,500; Ira G. Hazzard contractor.

A six room dwelling for Edward B. Lewis; cost \$1,800; Hazzard contractor.

H. H. Farnham is erecting a five room cottage at a cost of \$1,200.

J. Starbore has finished a cottage which cost \$1,000.

A house of four rooms is being erected by T. S. Lane at a cost of \$900.

A cottage to cost \$1,000 is being built for O. P. Cash by Ira G. Hazzard the contractor.

A cottage of four rooms is being built by Mr. Churchill; cost \$1,100; Hazzard contractor.

Robert Piggott has contracted to build for William Matthews a one-story frame building on the northwest corner of the Alameda and Autumn street for \$6,180.

Residence for James Wyatt, South Seventh street; J. Lenzen & Son, architects; A. Kelsey, contractor; \$4,000.

Cottage for Mr. Groves on Hamilton avenue; Frank Davis, contractor; mill plans; \$1,800.

Cottage for Mr. Miller on Delmas avenue; Frank Davis, contractor; \$1,600.

Cottage for Mrs. Lowe on Little Market street; Frank Davis, contractor; \$1,500.

Residence for Frank Davis, North Third street; day work, mill plans; \$2,400.

Improvements on First Methodist Church; J. Lenzen & Son, architects; Mr. Phillips, contractor; \$6,000.

Residence for C. P. Pauley on the corner of Empire and Tenth; day work, mill plans; \$1,500.

Improvements on residence of Mrs. Murphy. Columbet on Fourth street; J. Lenzen & Son architects; day work done by A. C. Bates; \$1,000.

Residence for J. Columbet on Fifth street; \$3,000.

The Hayes residence at Edenville, G. W. Page architect, to be built by day work at an estimated cost of \$75,000.

Cottage for J. Jacks on Tenth street, from plans made in the mill; J. J. Hill contractor; \$2,000.

Two cottages for J. R. Johnson, from mill plans; day work; \$2,500 each.

A cottage on North Fourth street near Empire, J. N. Stevenson, contractor and architect; \$2,000.

A winery for Mr. Blennike on the Stevens creek road, by day work; \$3,000.

Cottage for J. K. Smith, on Marliere street; Ira Hazzard contractor; \$1,200.

Cottage for C. Ballinghall, on Willow street; day work; \$1,000.

Residence for Tom Hughes, on Thirteenth street; day work; \$1,000.

Residence on San Fernando street near the bridge; J. A. Crawford builder; \$1,000.

Residence on Villa avenue, D. D. Briggs contractor; \$1,500.

Cottage for M. A. Brown; cost \$1,200; Hazzard contractor.

Cottage of four rooms for Dr. Rappe; \$1,500.

J. B. Capp is having a ten room house placed on his lots at a cost of \$5,000; Hazzard contractor.

A \$3,000 cottage for Benjamin Rordeau is to be erected by Mr. Hazzard.

W. E. Woods is having built a five room cottage; cost \$1,200; Hazzard contractor.

An eight room house is being built for M. A. Wischaar at a cost of about \$2,500.

O. O. Noble is having a six room cottage built at a cost of \$1,300; Hazzard contractor.

C. A. Blewitt is having a five room cottage built at a cost of about \$1,100; Hazzard contractor.

Contractor Hazzard also begun yesterday on a handsome six room cottage corner of First and Floyd street; which is to cost \$2,500.

Harry Keist is having a five room cottage built at a cost of \$1,000.

Mr. Souders, the owner of the Water Works, is also building a cottage to cost about \$1,000.

SANTA ROSA.

Contractor J. R. Nelson commenced the erection of a dwelling for D. Hodgson on Slater street.

T. J. Ludwig has commenced the completion of the brick block on Fourth street.

GRASS VALLEY.

S. T. Best's new dwelling house on Race street, near Auburn, is approaching completion. It will be neat architecturally as well as conveniently arranged.

Lumber for a residence for John Polkinghorn was hauled to-day to the Conaway tract on Race street.

Bennetts is building an addition to his dwelling corner School and Walsh streets.

Contractor I. T. Walker is making rapid progress with the large building he is putting up at the corner of Mill and Neal streets.

REYNOLDS & ADAMS,

547 Brannan Street,

Hardwood Flooring.

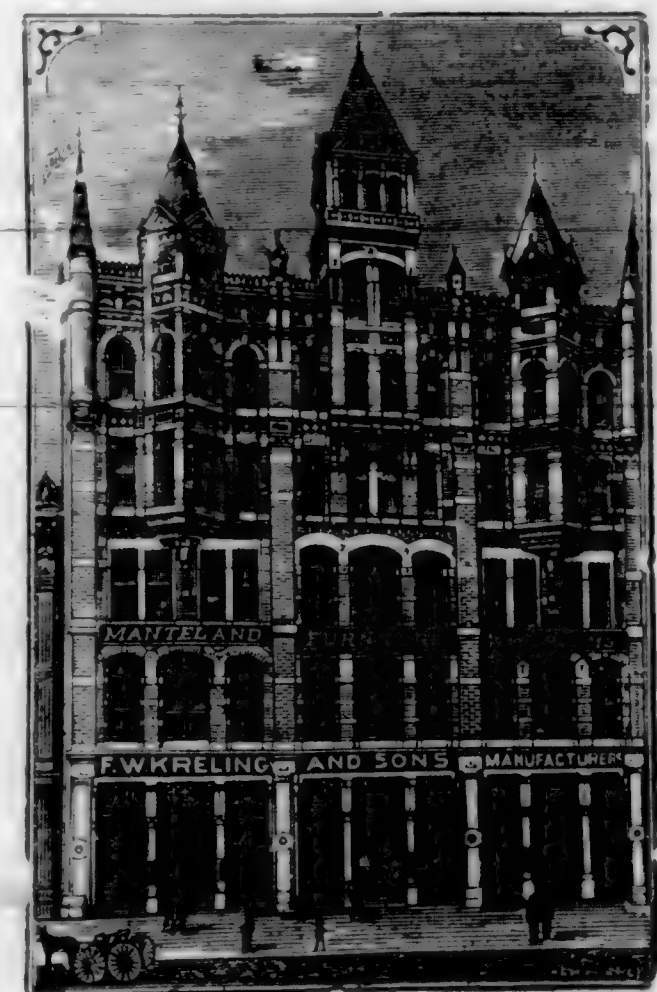
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SAN FRANCISCO, CAL.

Architecture.

In architecture, an art in which nothing but brains can excel, an art which requires years of study, an art which has no standard of grace but which is directly dependent on utility, an art whose creations derive a part at least of their majesty by mere sizes, our city can boast of many talented men, men who have lent to the city of to-day their creative talents and in the handsome, massive and magnificent buildings which line our streets, and in the palatial residences in every section we see evidences of their skill which would reflect credit on any city in the country.

From the low frame buildings of 1849, of any style and built of any kind of material, the advance has been rapid and steady.

One frame or flimsy brick building after another has been replaced by handsome, substantial structures until the city to-day presents as handsome an appearance as any city in the country. Every section of the country has its peculiarities and the architecture of each portion generally conforms to the climate, and the individuality of its people.

In San Francisco where sunlight is so essential to the comfort of a building, and where precaution must be taken against earthquakes, as against cyclones, snow and severe winters in other sections of the country, our local architects have mastered and overcome the difficulties attending and are certainly through their long experience and study in overcoming them, better fitted to draw plans and design buildings of a first-class nature than those of more eastern points, for this section. Evidences of their skill to erect first-class fireproof and earthquake proof buildings are every where apparent in this city and throughout the state, and many of our architects would attain prominence in any city in the country.

As in architecture, so in building, material has there been a decided improvement and except in rare instances do we find the old frame being put up instead of a brick or stone building with possibly the exception of residences.

The time has gone by when a property owner covered his lots with badly designed and badly constructed buildings provided he could fill them with tenants. He to-day has his buildings constructed in accordance with the most approved principles of modern architecture uses the best and most improved building material and he finds when his building is complete he can obtain tenants much more quickly and his building commands a much higher rental than the old and illy constructed buildings of former years. While the old-fashioned buildings are in many cases unoccupied, the buildings erected within the past few years with every modern convenience and built on the newest and approved plans of architecture are filled with first-class tenants and in many instances rented before entirely completed. In this issue, a number of illustrations are given of buildings erected by some of our leading architects, accompanied by a short biography.

These building show the various types of architecture of the city, in public buildings, residences and business blocks, each of them being models of their kind.

Percy and Hamilton.

G. W. Percy was born at Bath, Maine, July 5th, 1847. Having completed his education, in 1866 he entered the office of F. H. Fassett, architect, at Portland, Maine, after the great fire which had destroyed that city. Remaining there three years he removed to California in September, 1850, and located at Stockton where he practiced his profession until April, 1872, when he went to Chicago and entered into the employ of J. M. Van Osdel & Co., architects, of that city. He served with them during the busy years of rebuilding Chicago's burnt district until May, 1873, when he went to Boston, serving as Superintendent of Construction for Bradlee & Winslow.

In September, 1875, he returned to California and opened an office in this city, doing business alone until January, 1880, when he entered into partnership with F. F. Hamilton under the present firm name.

F. F. Hamilton was born in Addison, Maine, in 1831. He studied his profession under Professor Hammit Billings, a prominent architect of Boston, entering his office in 1867, and also served with several other prominent architects of that city until 1872 when he formed a partnership with J. B. Samuels, the firm being J. B. Samuels and F. F. Hamilton. They were the architects for several prominent buildings and erected numerous churches in Boston and vicinity. In September, 1875, he came to California and located in this city, being employed upon the new City Hall for three years. In 1878 he took a trip East, returning here again in 1879, and in 1880 formed the present partnership.

Among the prominent buildings erected by this firm are the State Insane Asylum Buildings at Stockton, Masonic Hall, Sperry Flouring Mill, Crown Flour Mills, all at Stockton. The Academy of Sciences (illustrated in this number), the Children's Play House at Golden Gate Park, new First Unitarian Church, corner of Franklin and Geary, Hayward's Apartment House on Larkin street, opposite the new City Hall, Hayward's Block on Sutter above Kearny, the Omnibus Cable Co.'s new car house corner Tenth and Howard, the engine house of the same company on Oak and Broadway, the largest of its character in this city, the buildings of the California Electric Light Company on Townsend and Clarence place and on Stevenson street; the Cunningham Building corner of Second and Stevenson, A. Hayward's magnificent residence at San Mateo, and numerous others in this city and different parts of the State.

Wm. Mooser.

The subject of this article is one of the oldest and best known architects in San Francisco.

He is a native of Switzerland, but came to California at the age of twenty years, arriving here in 1854. One of his first ventures in this country was his employment at the Navy Yard, in designing naval structures, and he has ever since been connected with the building interests of this city, Sacramento and Virginia City, at which latter city he erected the first brick buildings of any importance, such as the M. E. Church, Medine's Block, Wood & Wilson's and Wells, Fargo & Co., buildings.

From Virginia City, Mr. Mooser came back to San Francisco where he has been established ever since and in which place he has erected a large number of private and public buildings. In 1861, he with several other architects founded the San Francisco Architectural Society, and he is to day with the exception of one, the only charter member still actively engaged in the profession. Some of the most important buildings erected under his supervision, are as follows: The Metropolitan Temple, illustrated in this number, K. of P. and Pioneer buildings and Veranda Block, now in course of construction.

At Rutherford station, Mr. Mooser displayed his ability in constructing the famous cellars for The "Inglenook" Vineyard, for G. Niebaum, they being the first of their kind on the Pacific coast constructed almost entirely of concrete.

A. J. Barnett.

Was born in St. Louis, Missouri, in 1853, and learned his profession with his father, G. R. Barnett, a prominent architect of St. Louis. He first came to this city in 1874, practiced here awhile, and then went to Chicago, being there associated with A. H. Piquenard, returning to his native city in 1882. He entered into partnership with his father, the firm becoming Barnett & Son, and while there was the architect for several prominent buildings. Finding the western country a better field for his talents he left for Portland, Oregon, and finally came to this city in 1883, since which time he has practiced here continually.

Among the many buildings built by him we mention the following: Oriel block, corner Market and Franklin; Green Valley Stables on Mission and Fifth, the largest livery stable in the city; the residences of Frank P. Dow, Laguna and California; F. T. Black, corner Page and Webster; E. W. Joy, Van Ness Avenue; E. Goggin, Van Ness and Jackson; Simons, Jacobs & Co.'s block a Merced, Cal.; a number of flats for D. W. Parkhurst; the Van Winkle lodging house, corner Turk and Jones; two residences for James P. Dunn at Leavenworth and Jackson; and the Oriel row of thirteen houses on Haight between Webster and Buchanan, of which we give an illustration. This row of houses has the distinctive architectural feature of each house differing from the other in design, no two being alike, the whole still harmonizing, and differ from most houses in not having the long flight of stairs so prevalent here. Each is an even-room house, and so arranged as to admit the sun in all the principal rooms. The row is a very handsome one, and reflects great credit on Mr. Barnett's abilities as an architect.

John M. Curtis,

The well-known architect, was born in 1852 at Warsaw, Illinois. At an early age he was left an orphan and thrown upon his own resources. He evinced great mechanical genius and entered into service with Bent & Garrity, builders and contractors, of St. Louis, Mo. After serving with them he entered the office of Mitchell & Brady, architects, of St. Louis, and studied the profes-

sion of architecture, remaining there until 1874, when he came to California and located in this city where he has remained in active practice ever since.

While he has been here, he has been closely identified as superintendant, builder, and assistant or chief architect of a great number of our largest and finest buildings.

He was assistant architect of the Baldwin Hotel and Theatre; supervising architect of the new City Hall and architect of the Santa Rosa, Sonoma county, Court House; the Mutual Relief building of Petaluma; Santa Cruz county buildings and jail; Wells & Fargo's new building on Folsom near Serond street; the handsome new winery erected by Boyd & Davis, to be occupied by Kohler & Frohling (illustrated in this number) and many other prominent buildings and residences of this city and surrounding points.

He is a member of the San Francisco Chapter American Institute of Architects, Treasurer of the Pacific Coast Chapter of American Institute, member of the Technical Society of the Pacific Coast, and has gained a high reputation in his chosen profession.

Saltfield & Kohlberg.

David Saltfield was born at Keysboard, Illinois, in 1861. When but six years of age he removed with his parents to Germany and received his education in that country. He studied his profession in the various architectural schools of Germany, and in 1880 came to California locating in San Francisco. He served as draughtsman for four years with several architects of this city and then formed a partnership with Emil John, the firm becoming Saltfield & John which lasted one year. He then practiced alone a year when the present partnership was formed.

Herman Kohlberg was born at Beverungen, Westphalia, Germany, in 1855. After graduating at the High school of Lippstadt, Westphalia, he attended the Polytechnical High school of Brunswick, near Hanover, taking a three years course. He practiced his profession for several years in southern Germany until 1882 in which year he came to the United States. He served in New York city for one year and then came to this city in 1883.

For two years he held business connections with several architects of this city and in 1885 formed the present partnership with D. Saltfield. The firm are the architects for quite a number of fine buildings, notable among which are the following: Rosenthal building, of which an illustration is given in this number, the Rosenbaum building, corner of California and Front streets, Hackmeier's Hotel, J. Carstensen's building, 29th and Dolores, Simon Siegel's row of dwellings, five residences for James B. Hall, a fine business building for G. Woerz on Geary street, business house for A. Marx, Klose & Hillenbrand's Hotel, on Valencia street, B. Miller's flats on Post near Larkin, Victor R. Ulman's residence on Clay street, business house and flats for Dr. Abrams on Hayes street and others in various parts of the city. They received the premium for the design of the Court House at Stockton and are the architects for the jail in that city.

Charles I. Havens

Was born on Long Island, N. Y., in 1849, and came to California in 1856, locating in San Francisco. He entered the office of S. C. Bugbee & Son in 1864 and learned the profession of architecture, serving as draughtsman with them for five years. After that he was connected with John P. Gaynor two years and was with P. R. Schmidt for nine years more, entering into partnership with him in 1881, the firm becoming Schmidt & Havens, which continued for five years. During this time they erected numerous prominent buildings in this city and different portions of the State, among which were The Fulton, corner of Fulton and Larkin streets; The Longworth on Geary, the Haines' residence at San Mateo, the De Lavega residence, Geary street, D. N. Walters' residence, corner Sacramento street and Van Ness avenue, and others.

On January 1st, 1886, he commenced business for himself, since which time he has been practicing alone.

He has been the architect of some of our largest and most prominent buildings, notable among which are the following: The Carroll block, on Turk and Laguna, costing \$45,000; the Hayward residence, corner of Baker and Hayes streets, \$25,000; the Guadalupe Mill Co. building on Steuart street, running through to East street, south of Market, \$45,000; H. C. Talbot's residence at San Leandro, \$30,000; the Golden Gate Livery Stable, on Golden Gate avenue (illustrated in this number), \$80,000; J. J. Wells' residence, corner of Pacific and Steiner streets; Palmer block, on Mission, between Eleventh and Twelfth streets, \$25,000; and numerous others of like character.

He is a member of the San Francisco Chapter, American Institute of Architects, and ranks among the highest in the profession.

Henry Geitfuss

Was born in Thuring, Germany, in 1850, and studied his profession in Erfurt, Weimar and Berlin in the different architectural schools of those cities. While in Berlin and Schlessing he practiced his profession principally under railroad officials in constructing bridges and heavy masonry, thus seeing considerable work and thoroughly preparing him for his future career. In 1876 he left his native country, arriving in this city in the same year, where he has been in active practice ever since, working as draughtsman the first two years. Since he has been in business for himself he has been the architect for some of the best buildings erected here. Among the most prominent are the following: Kohler & Van Bergen's Winery on 3d street between Brannan and Townsend, the Wm. Tell House, Bush street; the U. S. Brewery; the Zwieg residence, corner of Howard and 23d streets; Vanlag residence on Howard, between 16th and 17th; W. Westerfelt residence, Fulton and Scott streets; John Cook's, Howard, between 20th and 21st; Sam. Steiner's residence on Eddy, between Franklin and Gough; the three-story brick building for stores and lodgings for John Van Bergen, corner 3d and Harrison which we illustrate, and many others.

Reid Bros.

Have been located in this city but a short time and consequently have not been identified with her architectural development. They have an enviable reputation in Chicago, Evansville and San Diego, where they have erected numerous buildings which reflect great credit upon their ability as architects.

The Coronado Hotel at Coronado Beach, which is illustrated in this number, is a monument to their architectural ability and is acknowledged as one of the finest hotels in the country.

Slate.

The material to be used for the roofs of buildings is an important item in their construction, as regards durability and resistance to fire.

Slate is gradually and deservedly taking precedence over all other materials for roofing purposes, as it will generally outlast the life of any building; it never requires painting, is a perfect resistance to fire, is storm proof, and imparts much warmth to any building covered with it.

The first cost is only nominally greater than shingles or other destructible material used, and it will outlast any other material fifty to one hundred years, being almost indestructible.

Another advantage of slate roofing is its handsome appearance, as noticed on the fine buildings in eastern cities, where it is almost universally used, besides requiring no painting or repairs, as a roof constructed of slate lasts for years, and therefore is far more economical in the end than the use of material formerly in vogue here.

The California Slate Company, whose offices are located at No. 9 Mission street, are prepared to furnish a superior quality of slate for roofing purposes in any quantities to suit.

Their quarries are located in El Dorado county, and expert architects pronounce the quality second to none, and generally better than any produced in the eastern states or Europe.

They are enabled to furnish any sizes that may be required of an average thickness of three-eighths of an inch. The color is a rich blue black, of fine grain and unusually smooth surface, which imparts to any building a graceful and handsome appearance.

Besides roofing this slate can be used for mantles, sidewalk tiles and general building purposes, and can be quarried large and thick enough for billiard table tops. It admits of a fine polish, and is withal a valuable addition to our building material.

Samples of this company's product can be seen at the Mechanics' Institute Fair, and at their office No. 9 Mission street, and parties contemplating building will do well to inspect this material, as they will be convinced of its superiority for roofing purposes.

The photo-engravings used in illustrating this number were made by the Globe Photo-Engraving Co., 419 Sacramento street. This is a new concern and is doing some excellent work.



Premises at Second & Folsom Streets.

JOHN M. CURTIS, ARCHT.

Furniture, Carpets and Upholstery.

The question how to furnish a house after it leaves the architect's or builder's hands is an all important one. What kind of carpets are suitable for this room, and what color or pattern for that; what style of furniture for the parlor, bedroom, library, dining room, etc.; and the kind of draperies, decorations, etc., suitable for each separate room.

The furniture and carpets of to-day differ very materially from the kind in use here in our early history. Then the plain sanded or plain board floor was the only carpet, and the furniture of the very cheapest kind. With the advance of civilization and the rapid growth of this city in wealth and refinement came the demand for the luxuries of eastern cities, and we find to-day as elegantly furnished mansions, supplied by the merchant firms in our midst, as in any city in the country. It is no longer necessary to send to the eastern points for the latest designs in carpets, furniture or upholstery, for our own dealers in these lines carry as large and complete stocks of such goods as any similar houses in the east.

The styles in furniture change with every year, each era having some particular fancy, thus the designs are continuously changing from the heavy massive pieces of former years to the elaborately carved, and then again to the delicately fashioned style of a century or so ago.

The furniture of to-day is of a severe and austere pattern, differing entirely from the ornamental and elaborate designs formerly in vogue, making quite a radical change, and withal has an elegant, substantial and luxuriant appearance.

As in design so does the style in the woods change, and the most fashionable and latest to-day is furniture of oak or antique oak, although the rich mahogany cherry and walnut are still called for. So in carpets, window shades, draperies and other decorations, each season brings new changes and designs, and richer material requiring the ingenuity and experienced taste of the artist to decide which is the most suitable for the correct furnishing of the several rooms. In eastern cities the furnishing of a modern residence is given into the hands of some well-known furnisher, who has *carte blanche* to use his skill and artistic taste in the complete furnishing of the parlors, library, bedrooms, dining rooms, etc., with some passing suggestions from the owner, and invariably when complete the house is better furnished, everything harmonizing more than it the different furnishings and decorations were supplied by so many different firms.

Such a firm carrying a stock of goods to furnish a house complete is the well known firm of W. & J. Sloane & Co., 641 to 647 Market street. The structure occupied by them is one of our modern business buildings, equipped with every convenience and arranged so as to display their elegant stock to the best advantage.

Their stock of furniture in parlor, bedroom, library and dining room sets is varied and handsome, every factory in the country being placed under requisition and their choicest productions chosen. The firm aims always to have the very latest and newest designs in the market, and are giving our residents here the most modern goods as soon as produced in eastern points. They

also manufacture furniture to order and furnish original designs.

In carpets their stock is also most complete, embracing English and American Wiltons, Axminsters and other kinds of all grades, from the cheapest to the most expensive. W. & J. Sloane & Co. are sole agents for Alex. Smith & Son's Co. of Yonkers, N. Y., American Moquettes. These carpets for beauty of design and durability cannot be excelled by any fabric, and are superior to many imported articles of a similar kind. In window shades, curtains, tapestries and upholstery goods the house has a most elegant selection of every shade and design; all departments in charge of experienced artists. The firm have furnished many of our leading residences and hotels, among which are the following:

The Palace Hotel furnished by them when opened with carpets throughout, the Baldwin Hotel and Theatre, the new California Theatre, the Hotel Del Monte with carpets and upholstery, and all the carpets for the Hotel Rafael, and the Stanford house at Palo Alto.

The firm always aim to give their patrons the very best and latest things in the market, and have won an enviable reputation in their particular line.

The attention of the public is called to the fine exhibit of the firm at the Mechanics' fair, where three interiors of parlor, dining-room and chamber are shown.

Lumber and Building Materials.

The resources of the Pacific Coast in lumber are almost inexhaustible, for nearly all the varieties of wood grow throughout the different sections of the country, so that taken as a whole this quarter of the United States certainly is better supplied with lumber for the various uses than any other portion of the land. Lumber forms an important factor in the building interest, for no building is erected except that lumber enters into the construction in some form or other. The lumber to be used in a building should be, first of all, of good quality and well seasoned. Certainly no State in this country has finer qualities of lumber or a climate better adapted to the thorough seasoning of it than our own State of California.

Of the different kinds of lumber, redwood, of course, is more commonly used than any other. Our redwood forests are the wonder of the world, and millions of feet are annually cut for this and other markets. It certainly is the best building material of wood we have; and, besides its other numerous good qualities it burns slower than most any wood used in the construction of houses, necessarily making it a very valuable item in the erection of fronts of buildings, since its slowness to burn is the protection from fire.

It is also used for inside finish of buildings, admitting of ornamentation and polish for doors, panel work, wainscoting and other uses throughout the building.

Sugar pine on account of its scarcity in comparison with redwood—white pine, yellow pine, etc., is the highest price lumber for building material. It is stronger than redwood, has a fine grain, is free from pitch, and is used principally for doors, blinds, sash, etc.

The Curly and Burhl redwoods are two of the handsomest woods of our native forests, and are growing more and more popular, not only here but in Eastern and even foreign markets.

The curly redwood is obtained when milling, from the stump or first log in the tree, and runs from three to fifteen feet in diameter. It admits of high polish and has a very beautiful grain, curly as the name indicates, showing the tracery of fern leaves and heads of animals. This wood is being extensively used for interior finish, for panels in doors, counter tops, table tops, and all kinds of bedroom and parlor furniture.

Burhl redwood comes in round or oval pieces, from two to three feet in diameter, and is also a valuable addition to our fancy woods.

A firm making a specialty of this kind of lumber is Starbird & Goldstone, located on the corner of Market and Spear streets. This company was established in 1872 and has been prominently identified with the lumber and building interests of our city ever since. They are wholesale and retail dealers in all kinds of lumber and building materials, making a specialty of sugar pine and also of Curly and Burhl redwood for Eastern shipment. Besides these they carry a full and complete stock of building material, such as lath, shingles, etc., and dry dunnage for ships.

They solicit the trade of the builders of this city and the coast, and ship largely to Eastern and foreign points.

They have supplied a large number of houses with their lumber and have lately shipped 75,000 feet to Liverpool and 50,000 feet to London of Curly redwood and Burhl, which are prized very highly there and are rapidly superseding other fancy woods. In this city these woods have been used quite frequently in some of our prominent residences, notably in W. T. Coleman's, corner of Fillmore and Pacific streets, for paneling in the halls and library.

Owners and contractors would do well to make a more liberal use of these handsome native woods in the finish of their own buildings than they have heretofore—thereby encouraging our home industries in this branch of industry as well as in others.

Hoop Clamps for Large Tanks.

The invention of Mr. Asa R. Wells, which is illustrated in this number, supplies a great want, particularly in dry and hot climates, where shrinkage of lumber is considerable.

No device heretofore in use for tightening hoops has been satisfactory, for the reason that the draft was not straight and therefore not direct on the hoops.

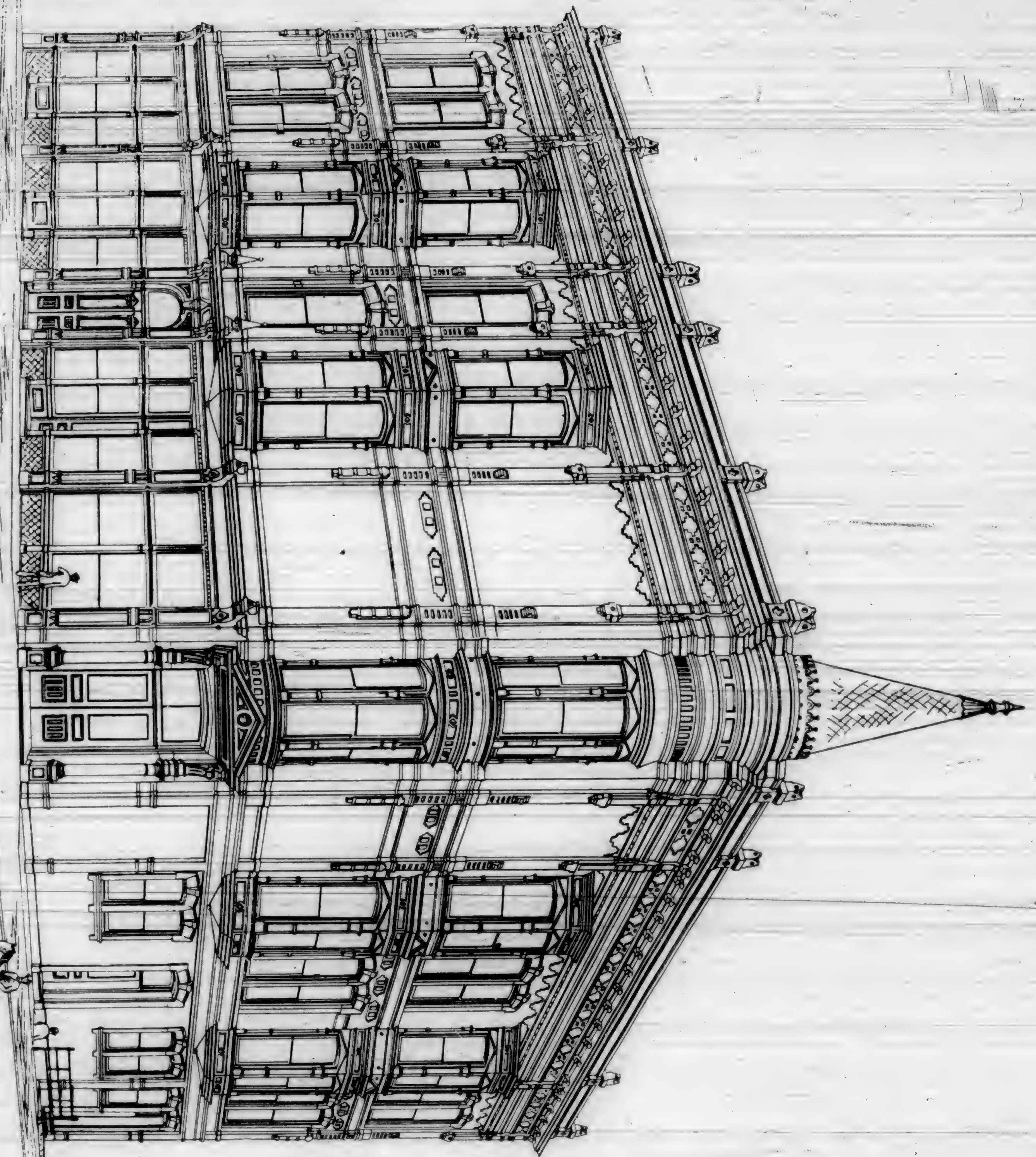
The advantage of a clamp hoop over a riveted hoop, particularly in heavy bands for large tank work, must be apparent to all.

To tighten a riveted hoop requires tools, scaffolding and capable men. It also mars the paint and injures the iron. To tighten with a clamp, working freely, requires simply a ladder and a wrench in the hands of anybody.

Mechanically considered, the device may be described as a right and left draw buckle, acting on ball and socket joints. It therefore works equally free, powerfully and effectually on long or short draft and on large or small circles. Practically considered, this device has proved a great success. By its use Wells, Russell & Co. have set up some tanks as large as 36 feet in diameter, which are perfectly water-tight.

JOHN VAN BERGENS-Block-Third & Harrison.

H. GELFUS, ARCHITECT.



Window Glass.

One of the most important items which enters into the construction of a building is glass, both plain and ornamental, and consequently in the letting out of contracts builders should certainly see that the very best kind obtainable is to be used. Nothing adds so much to the appearance of a building as clear, transparent window glass, and tenants certainly appreciate rooms which have windows of clear and perfect glass. The facilities for obtaining the best glass manufactured, are as great in this city as in any city in the country, and there is therefore no excuse for not taking advantage of the opportunity offered and using first-class material, which is certainly the most economical in the end.

The establishment of Fr. H. Rosenbaum is one of the oldest and most reliable in the city in this branch of manufacture, having been established in 1862, being then located on Sacramento street near Front. In 1864 he removed to Battery street near Washington, but quarters being too small another removal was made in 1868 to his present location, 567 Market street.

The premises occupied consist of three floors 30x170 feet in dimensions, with an additional warehouse on Stevenson street in the rear 50x100 feet.

A large and complete stock is constantly carried, consisting of French, German and English plate glass, window glass, mirrors and looking glass plates, rough plates for sidewalks, corrugated glass for skylights, colored, enameled, cathedral and prismatic glass in all desired sizes.

On the second floor is located the factory, which some six months ago was enlarged and thoroughly equipped with the latest and most improved machinery for silvering, beveling, ornamental cutting, grinding, embossing and crystallizing glass.

Skilled mechanics are employed in all the various departments, and orders are filled promptly and on very short notice. Estimates are furnished on all contracts on parlor and bar room mirrors of all kinds.

Among the prominent buildings furnished by this house we mention the following, which give evidence of artistic and first-class workmanship:

The First National Bank building, with crystallized, beveled and ornamental glass; the Meyer residence, California and Gough streets; A. D. Moore's residence, Pacific avenue and Davisadero street; J. A. Hooper's residence, Laguna and Washington streets; the Mareschal Neil House, corner Ellis and Jones streets; the Collins residence, corner Alice and Durant, Oakland; A. D. French's residence, East Oakland; Mr. Hanson's residence, Redwood City; M. Rosenbaum's building, now in course of construction, corner of California and Front; the Bancroft History building, Market street, McDonough Block in Oakland; Capt. Niebaum's villa in Ingewood, Napa county, and many others.

Mirrors from this establishment adorn the walls of some of our most palatial homes, and massive plate glass windows which add so much to attractiveness of stores owe their introduction in a great measure to the enterprise of this pushing firm.

Wire and Iron Fencing and Ornamental Work.

Wire and iron are rapidly superseding wood in most cases where used for ornamental purposes, such as fencing, railing, roof cresting, etc. The uses wire and iron can be put to are innumerable, and from being the more durable admits of more ornamentation than wood for the purposes used. Wire and iron are used for fencing, for houses, stair railing, divisions, floor rails, desk and counter railings, panels of elevators, elevator guards, skylight guards, for protection against fire and breakage of glass, for the covering of basement windows, gallery fencing, stores and other numerous uses.

Wire fencing, and more especially iron fencing, is rapidly taking the place of the old wooden fencing formerly used, and is a vast improvement. It is highly ornamental and durable, being almost indestructible and the more economical.

In iron fencing there are constantly new designs being manufactured, the variety being without limit, as the wire can be twisted by the new machinery now in use into any shape or design imaginable.

The wire works of D. D. Wass, 141 and 143 First street, are the largest in this line on the coast and were established in 1884. The works have been enlarged to accommodate Mr. Wass' increased business and are thoroughly equipped with all modern appliances and machinery for the manufacture of his various specialties and products, besides constantly supplied with new machinery as the occasion demands. He gives employment to a large force of hands and is prepared to manufacture on short notice all kinds of wrought iron and wire fencing, roof crestings and finials, wire window guards, gates, skylight guard work, desk, counter, bank and office railing, ornamental brass work, gas-pipe rail, show window fixtures, coal and sand screens, founders' riddles, spark guards and fenders, and also light ornamental wrought iron work.

He also makes a specialty of all kinds of artistic brass and nickel-plated work in the shape of gates and wickets. Mr. Wass has filled a large number of contracts and furnished the wire and ornamental iron work on a great number of buildings in this city and in various parts of the State. He has just finished all the wire work on the new cruiser "Charleston," consisting of some 300 mess and clothes lockers, wired the same vessel for an electric bell system, furnished the wire work for the bank of Hanford, Cal., consisting of counter railings, wickets, partition work, doors, etc., also the elevator work in the Walters' building, Sullivan estate building on Bush street, Huntington & Hopkins building, Golden Rule Bazaar, and has the contract for furnishing the new Asylum building at Agnews with wire window guards, besides other numerous and extensive contracts.

Parties desiring work of this nature will do well to call upon D. D. Wass and examine the class of work turned out in his establishment.

Hot Water Heating.

The old idea that we need no artificial heat in our houses in California has long since been exploded, and it is no longer a question of *shall we heat*, but now shall we heat our houses. The open grate or fireplace, the store and hot air furnace systems have long been used on this coast. Later the steam and hot water systems have been conspicuously brought forward and are becoming more popular and general in their use. For private residences the hot water is the best, giving a mild equable temperature superior to the stove hot air furnace or the steam systems; and where it has been properly constructed, for comfort, economy and healthfulness, it has no equal. Two things are requisite herein to its success:

First—The apparatus must be adapted to the wants of this coast, and herein the fuel, the water and climate must be considered.

Second—The system requires more care, judgment and skill in its construction to ensure success than either of the other systems, for unless the circulation be perfect and the distribution well balanced the system will be faulty and undesirable, the heat slow and unequally distributed, and the consumption of fuel unnecessarily increased.

This skill and judgment is obtained only by experience. The principle of the hot water circulation is entirely unlike that of steam. Neither the steam fitter, the plumber, nor the hot air furnace men have any practical experience adapting them for this work. *It is a trade by itself*, and the plumber or hot air furnace agent who contracts to put up a hot water apparatus generally experiments at the expense of the owner of the building.

The hot water system was introduced on this coast eleven years ago by C. D. Harvey, who brought from the eastern states the latest and most desirable appliances then in use for the hot water warming of houses.

It soon became apparent that the different climate of the Pacific coast, the different fuel and the different surroundings required a different form from those used in the eastern states, where continuous and strong fires are maintained from early fall until late spring.

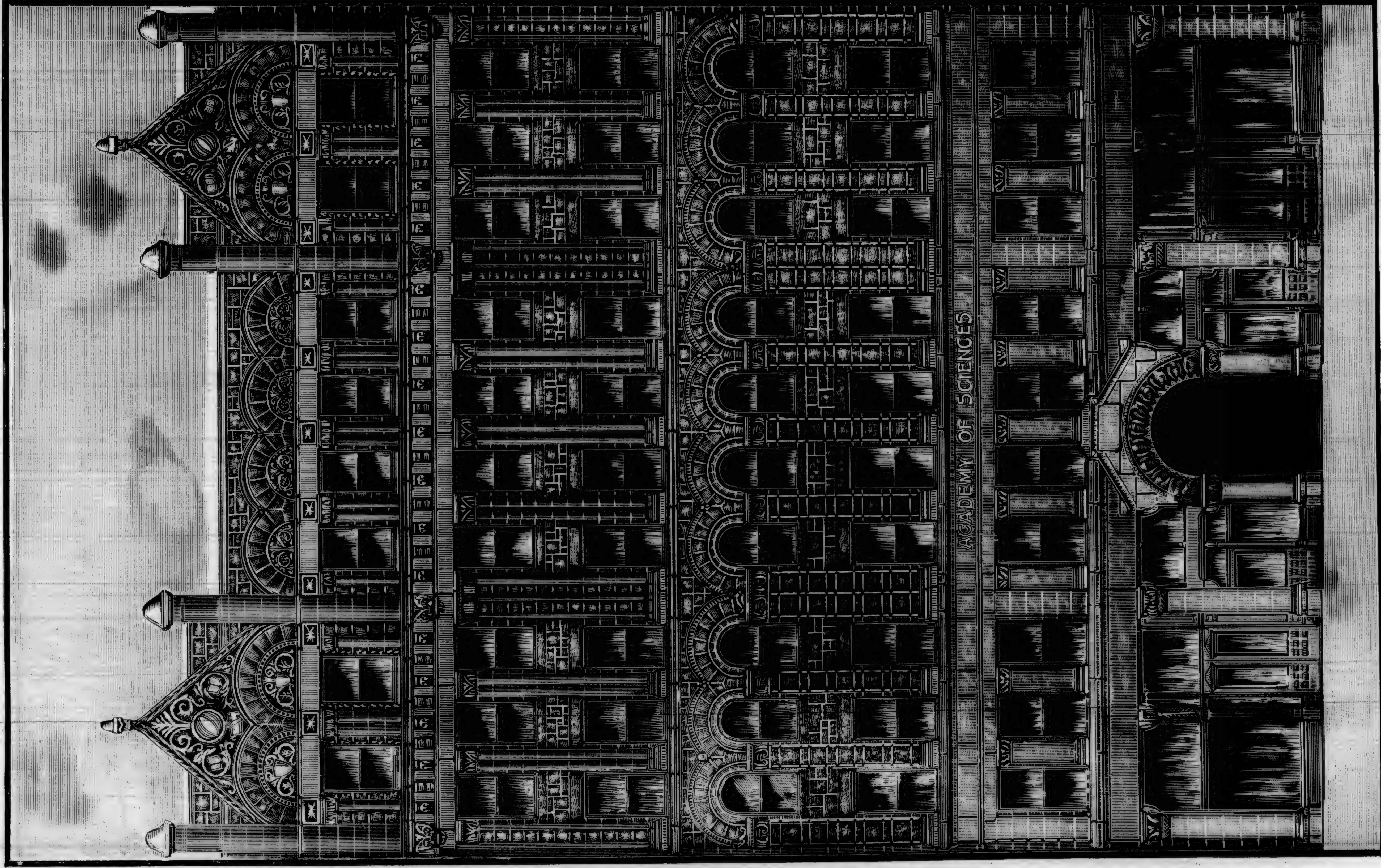
The hard coal burners were illy adapted to the soft bituminous coal used here, and the impure water of San Francisco and Oakland required a different construction of heater. Eleven years of practical labor and observation in this work has enabled the industrious inventor to detect and obviate many of the objectionable features of the eastern apparatus for our California trade, and in the face of strong competition to establish another local industry on our coast.

The reputation of the *Harvey hot water heater* was no sooner established than the eastern houses flooded the market with their same discarded goods, operating through local agents who have recently, and with little or no experience in this system except such as has been acquired in the general plumbing trade, become the advocates of the hot water system.

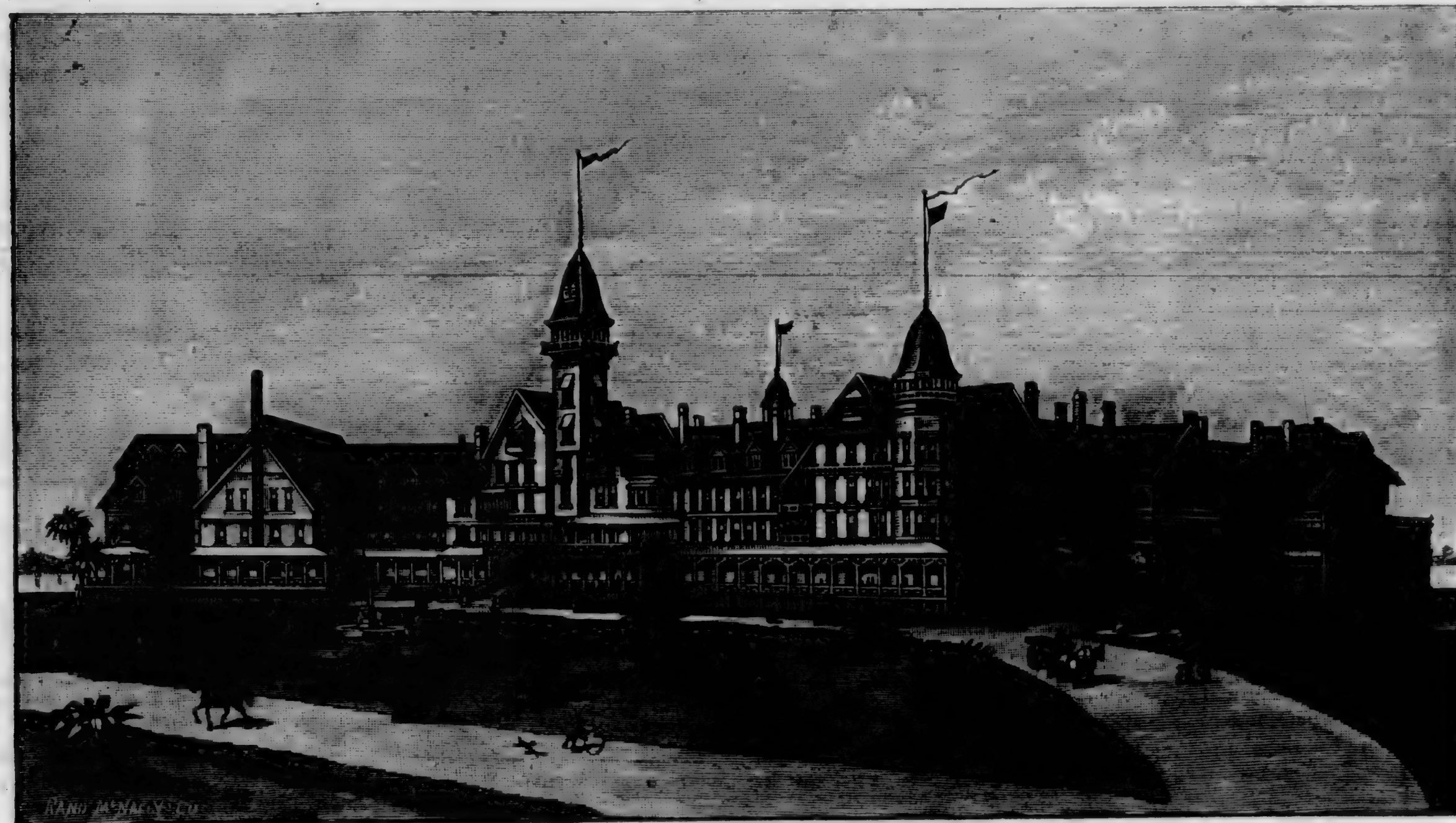
The first heater introduced by Mr. Harvey was formed by a series of flat cast iron plates, or water chambers, placed horizontally over the fire-box in stacks, around and through which the fire passed in its course to the chimney.

September 15, 1889.]

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



THE NEW BUILDING FOR THE CALIFORNIA ACADEMY OF SCIENCES, SAN FRANCISCO, CAL.
PERCY & HAMILTON, ARCHITECTS.



Hotel Del Coronado, Coronado Beach.

REID BROS. ARCHITECTS.

This was economical in fuel, quick to heat and satisfactory for the first few months. Soon however the sediment from the water was deposited within these sections, making the fire less effective and the deposit increasing. The lower section nearest the fire cracked or burned out after three or four years' service, so their removal became a necessity.

Next the form of the casting from a flat to a curved surface was adopted, using return flues and providing for the deposit of sediment below the direct fire surface.

This form lasted longer, but the same results followed though less frequent. It was therefore apparent that the cast iron surfaces could not be relied upon, where the heating and cooling of the surfaces followed in such frequent succession as in our climate. The iron becoming crystallized was bound sooner or later to crack.

Next the tubular heater, constructed of two-inch wrought iron pipe, containing a smaller pipe inside to secure a circulation, was used. By this heater the tendency to crack was obviated, but the deposit of sediment and the increased friction retarding the circulation between the two pipes, after a short trial, stamped this as only a partial success.

Three years of experience and study have demonstrated that the successful hot water heater for the Pacific Coast must be accessible in all its parts, within the water chambers as well as upon the few surfaces outside.

The removal of the sediment inside the heater is quite as important as the cleaning of the soot from the outside surface. While both are non-conductors of heat and cause a needless waste of fuel, the sediment will cause the cast iron to crack and the wrought iron to burn out and will also retard the circulation by causing unnecessary friction within the pipes and chambers.

All the different forms of heater above described, or heaters constructed upon similar plans, are extensively advertised on this coast by Eastern houses through local agents with no practical experience with these goods.

The flat cast iron sections or stacks over the fire box, as well as the telescoped pipe heaters in their various forms, will all repeat the same results over again and the purchasers will pay for the experiment while the agents, unconcerned and unconscious of the inevitable result, continue to advocate, advertise and sell the same.

"Where ignorance is bliss 'tis folly to be wise," especially if the purchaser pays the price and the agent pockets the profit.

The hot water system is undoubtedly superior to any other if properly constructed, and no greater mistake can be made than to suppose that a plumber or other pipe fitter can satisfactorily plan and construct this

work, relying upon Eastern appliances and Eastern plans where practical experience is lacking.

Mr. Harvey has invented and manufactures a wrought iron tubular heater so constructed that every part inside and outside can be reached and cleaned, and any tube can be removed and replaced with a new one without disconnecting the heater or disturbing the brick work or sending to the factory for a duplicate section in case of a crack or defect, as would be necessary with an Eastern heater. Mr. Harvey has also the exclusive agency for the celebrated Bundy Hot Water and Steam Radiator, including the New Elite, which he uses in his local business or furnishes to the trade. This radiator is used more extensively than any other, over 11,000,000 square feet now being in use, and are made in a greater variety of forms than any other manufactured.

Mr. Harvey is doing exclusively a hot water and steam heater business, using the best material, the latest devices and doing only first class work which his eleven years experience will corroborate. His connection with the Griffing Iron Co., the largest manufacturing firm of hot water and steam heating radiators in the United States, ensuring him the latest, best and most improved appliances from the East in connection with his own inventions here.

Elevators.

The building of elevators has shown as much progress and improvement as any other of the conveniences of the modern building of to day, and a building without a first-class elevator is as much a novelty as one in former years was with one. The old rope hand hoist first in use, gave way to the friction clutch hand hoist, which is still in use in some buildings for freight purposes, but is being replaced by the more modern elevators now being almost universally erected in all first-class buildings.

In passenger elevators, the old style horizontal cylinder hoist has many disadvantages and is a very dangerous machine. It has a large and small drum and a coil continually revolving around two small drums, causing it to crack and break, and of a necessity the cage must fall, depending entirely upon what precaution is taken to prevent or stop its rapid descent.

Another disadvantage in these elevators has been to use only one main rope for the cage and two or more drum ropes. This machine, which is called a pull machine, is so constructed that the water enters on the rod side of the piston, which makes it very dangerous, for should the piston rod corrode from the action of the water, or become fractured by use, which often happens, the cage drops and endangers life and limb. There can be no question, that as compared with other large cities in this country, we are behind the times in making compulsory provisions for the safety of our citizens, and steps should be taken to compel the use of the best and most improved appliances in elevators that insure absolute safety to our citizens.

Undoubtedly the safest protection against accident is the Safety Air Cushion and Air Brake attachment supplied by the Ellithorpe Air Brake Company, of which the firm of Wm. H. Birch & Co., 119 Beale street, of this city, are the sole agents and manufacturers on this coast.

This air cushion, which can be built in in any elevator now in use, is simplicity itself; there is absolutely nothing to get out of order or to cause death or accident through inattention or neglect; there are no springs to rust or wheels to oil or other contrivance to manipulate. The cushion has been tested all over the country, both intentionally and unintentionally, and never when the cab has been started, even from the top of the highest buildings, has an egg been broken, a glass of water spilled or the smallest damage happened. This air cushion is not a contrivance to stop the cab in transit. If the cable breaks or the cab starts on its fearful fall, it is allowed to go, but as it approaches the bottom it is gradually and safely brought to a halt by a scientific application of air caused by its own velocity, and this without jar or commotion of any kind.

The two safety devices known as the Ellithorpe Air Brake and the Ellithorpe Air Cushion have stood the tests of hundreds of the most severe and practical trials, and in no single instance have they failed to operate successfully. The air brake is simple and easily applied. It operates upon a different principle from the air cushion. The air brake while operated by means of compressed air prevents the cab from falling more than

a few feet, stopping it gradually without the slightest concussion, the effect produced being precisely the same as applying the Westinghouse brake to a train of cars while under a high rate of speed.

There can no longer be any excuse for loss of life from the falling of elevator cabs, for it has been fully and practically demonstrated that either the air cushion or air brake will effectually remedy this great danger.

Wm. H. Birch & Co., 119 Beale street, the agents for this important invention, have placed them in the following buildings: The Pacific Union Club, the Hillsdale house on Sixth and Jessie, two in the Rosenthal building on Market street, the Merchants Neil house corner Ellis and Jones, First National Bank building, New City Hall, this city, and the Fresno Savings and Loan Society building, Fresno, all of which have been placed since November last and successfully dropped. The latest trial was in the Pleasanton Hotel where the apparatus was tested in the presence of all the guests, the cage having been dropped ninety-four feet; and also the New City Hall elevator in the presence of the mayor of the city and other officials.

Patent Chimneys.

The kind of chimneys to be used, in the construction of a building, is and should be an important item with the architect, contractor or owner of the building to be erected for upon it depends to a great extent the security of the building from fire and withal the comfort of the tenant.

Great improvements have been made in the building of chimneys. The old style brick ones which were brought up from the basement to the roof have been supplanted by the introduction of the patent modern ones which are now used almost exclusively in all modern buildings.

J. Browell, No. 727 Montgomery street, is the owner and patentee of Browell's Patent Chimneys, which have been endorsed by the Board of Supervisors and approved and recommended by the Fire Wardens, Insurance Companies and leading architects throughout the state generally.

This chimney is constructed on the inside of terra cotta of the very finest fire clay, and has an outside lining of galvanized iron with an air space from the bottom to the top above the roof, while most other patent chimneys are perforated with holes, thereby sending all the hot air through the building, having no escape above the roof, thus making them a veritable hot air bed and consequently very dangerous.

In former years the pipe manufactured was of inferior quality, but now through years of experiments and experience, this inferiority has been overcome. The pipe used by Mr. Browell in the construction of his patent chimney is made of the very best terra cotta and is perfect in every respect, both as regards to safety from fire and to strength and lightness.

His chimney can be placed in any part of the house or attached to the outside of any building, being fastened to the building by means of iron rods or straps making them perfectly straight. The bands which are put around the meeting ends of the sections of pipe are carefully filled with cement on other fireproof substances, thereby making

the chimney absolutely safe and there has never been an instance of fire through means of defective flues where his chimneys have been in use. These chimneys are also constructed in such a manner, that they can be readily used as heaters and ventilators and are unquestionably superior to anything of the kind invented in the United States. They are the only chimneys in which bands and fillings can be used to make a smoke and air tight joint, and in which iron rods or straps can be used for fastening the chimney to a building, all others being infringements.

Mr. Browell is the patentee of five patents covering every improvement that can be made and the chimneys he is now using upon the various buildings in this city and vicinity are as near perfect as can be made. They can be shipped to any part of the country and put into position by any mechanic. Owners of buildings should see to it that in specifications of their buildings, Browell's chimneys are specified and used.

In many instances where the Browell chimney is called for in the specifications, a cheaper and inferior chimney is often substituted and architects or owners should investigate more closely into such matters and see that the Browell chimneys are used in every instance. It would also be to the interest of the insurance companies to pay some attention to the kind of chimneys used on buildings upon which risks are taken.

While probably more expensive than other chimneys they are much cheaper in the end and save considerable future repairs and trouble.

These chimneys are in use upon the principal buildings of this city and vicinity, prominent among which are the residences of M. Hopkins, Senator Stanford, W. H. Crocker, the London and Paris Bank building, the Harbor Commissioners offices on the wharves, and are now being used upon the building erected by Henry Matthews, on Ellis, between Paul and Mason streets.

Artificial Stone Pavements.

In keeping with the general advance and progress of architecture has been the improvements of our streets and sidewalks.

From the time of uneven, unsightly decaying planks, with projecting nails, to the era of brick pavements covered with soft composition of almost as uneven and unsightly appearance as the former, to the handsome, hard and durable artificial stone pavements of the present day, our city has shown a gradual and steady advance.

A handsome modern sidewalk in front of a structure is as necessary to its general appearance as its interior finish, and owners of buildings, in order to add to the value of the same, can no more neglect this important feature than any other which goes towards adding to the comfort of its tenants.

No material for sidewalks is equal to first-class, well laid artificial stone. It is smooth, clean, hard and durable and the cheapest and most economical in the end, for when laid by honest and experienced contractors it will last a lifetime.

Low prices mean the use of poor materials, not only in pavements, but in everything else.



Golden Gate Avenue Block. CHARLES I. HAVENS, ARCHITECT.

When the Schillenger patent expired several years ago numerous parties rushed in with little or no knowledge of the business and took contracts to lay artificial stone pavements at almost any price they could get, and the natural consequence was that numerous property owners jumped at the chance of saving a few dollars and accepted their bids. The result is that these sidewalks are crumbling to pieces, many of which have been laid less than a year, while those laid by first class firms have stood the test of over ten years, the walks being as good as when first laid.

If property owners would consider that there is at the utmost but \$20 difference between a first class job and a ten cent sidewalk, one lasting an ordinary lifetime and the other but a few years, surely there should be no hesitancy in choosing the better. It is wise to learn from others' mistakes, and the teachings from this experience is that a first class artificial stone sidewalk is undoubtedly the best and cheapest in the end, and the employment of only skilled and responsible contractors, whose work has shown its merit, should be given the contracts for laying the same. Let owners give the laying of sidewalks to responsible parties only and they will never regret the difference in cost.

Among the first class concerns engaged in this interest is the Gray Bros. Artificial Stone Paving Co., established in 1881 and incorporated in 1889, with offices at 316 Montgomery street, this city, and branch offices at No. 1 South Fort street, Los Angeles, and 1506 Park street, Alameda. They have laid some of the best and handsomest sidewalks in the city and besides take contracts for concrete foundation work of all descriptions. They use none but the very best material, employing none but skilled and experienced workmen, of whom they have upwards of 150.

They import the very best cement direct from England and Germany and own their own vessels which transports the immense amounts of gravel used from the various beaches. All of their work is guaranteed for ten years and they do nothing but first class, honest and durable work. Among the numerous pavements laid by them are the walks of the Grand Hotel, those corner of California and Kearney streets, Bush and Montgomery, five blocks on Van Ness avenue, between Golden Gate avenue and Vallejo, the Nightengale Block on Haight street, around the residences of P. B. Cogswell, A. D. Moore, F. A. French, and numerous others in this city. Among their large contracts was \$187,000 worth of work in Santa Monica, Colton and Riverside and five miles of walks in Alameda and San Rafael.

A BUILDING has just been completed in Columbus, Ohio, in which a novel and beautiful feature in architecture has been introduced. The front of the building has a medallion formed of pressed brick, the face chipped off, giving a surface that resembles rough-faced red sandstone. The brick, while equal in appearance to stone, will retain its beauty longer, as stone grows darker with time. Many architects and builders who have visited the building, express great admiration of the effect.

Pressed Brick and Terra Cotta.

While building has progressed rapidly on this coast during the last twenty years, it has been with an eye more to the immediate than future service.

The necessity of providing for a rapidly increasing population too often results in the construction of the cheapest structures possible, with an appearance of solidity which is merely a veneer of zinc and paint. But with an increase of wealth and in emulation of older cities, the more thoughtful and the really more economical of our people are impressed with the more enduring qualities of architectural construction. The architecture of a city usually corresponds with the character of its inhabitants.

There must necessarily be progression or decay and there is as much progression in the art of making bricks and terra cotta and in the style of them for building purposes as in anything else in the building interest.

The sun-dried adobes have given way to the common burned brick and they still are the cheapest and most durable of building material.

But the finish of the common brick is not as acceptable to the artistic sense as it might be and to cover its defects this city has covered the fronts of its buildings with mud in the vain attempt to make them resemble stone.

There has been some good excuse for this as the fine finished brick, such as Philadelphia, Baltimore and St. Louis produces have been too expensive to use on account of high freights, etc., and the material produced on this coast, heretofore, has been of a much inferior grade.

Matters are changing here now, new manufactories are in operations and builders need no longer send east for their fine pressed brick and terra cotta as these articles can now be obtained in better quality and at much cheaper rates at their doors.

The Union Pressed Brick & Terra Cotta Co., have just completed large and extensive works at Vallejo, with their general offices located in the Flood Building, room 31, in this city, and are turning out some of the finest work ever produced in America.

This material must be seen to be appreciated as nothing approaching it has been used in this city. The brick is being used in the Concordia Club building and is called for in the specifications of other buildings in the course of construction.

The machinery adopted by this company is of the latest improved patterns, which facilitates the making of brick and terra cotta of the finest quality at the lowest cost.

The material used in the manufacture is free from alkali in any form and produces an article, which for color, uniformity of size, texture and strength is not excelled, if indeed equalled, in the world. The brick is of a deep rich, red color, with smooth, almost polished surface, firmer than granite, so homogeneous that it is easily cut, and so hard that it withstands a pressure of 16,000 pounds to the square inch. The terra cotta is of the same shade as the brick, and when struck with a hammer rings like steel. The modeling, which is done by one of the foremost artists in America, is beautiful in design and magnificent in execution. The excellence of the production of this company will be their chief advertisement, and the builders of this coast are to be congratulated upon being able to procure such beautiful and durable material.

Fire Protection.

Protection against fire is and should be the first consideration of every owner and tenant of a building, and every precaution should be taken to use such contrivances as will extinguish fire in its incipency with the least damage to building or stock.

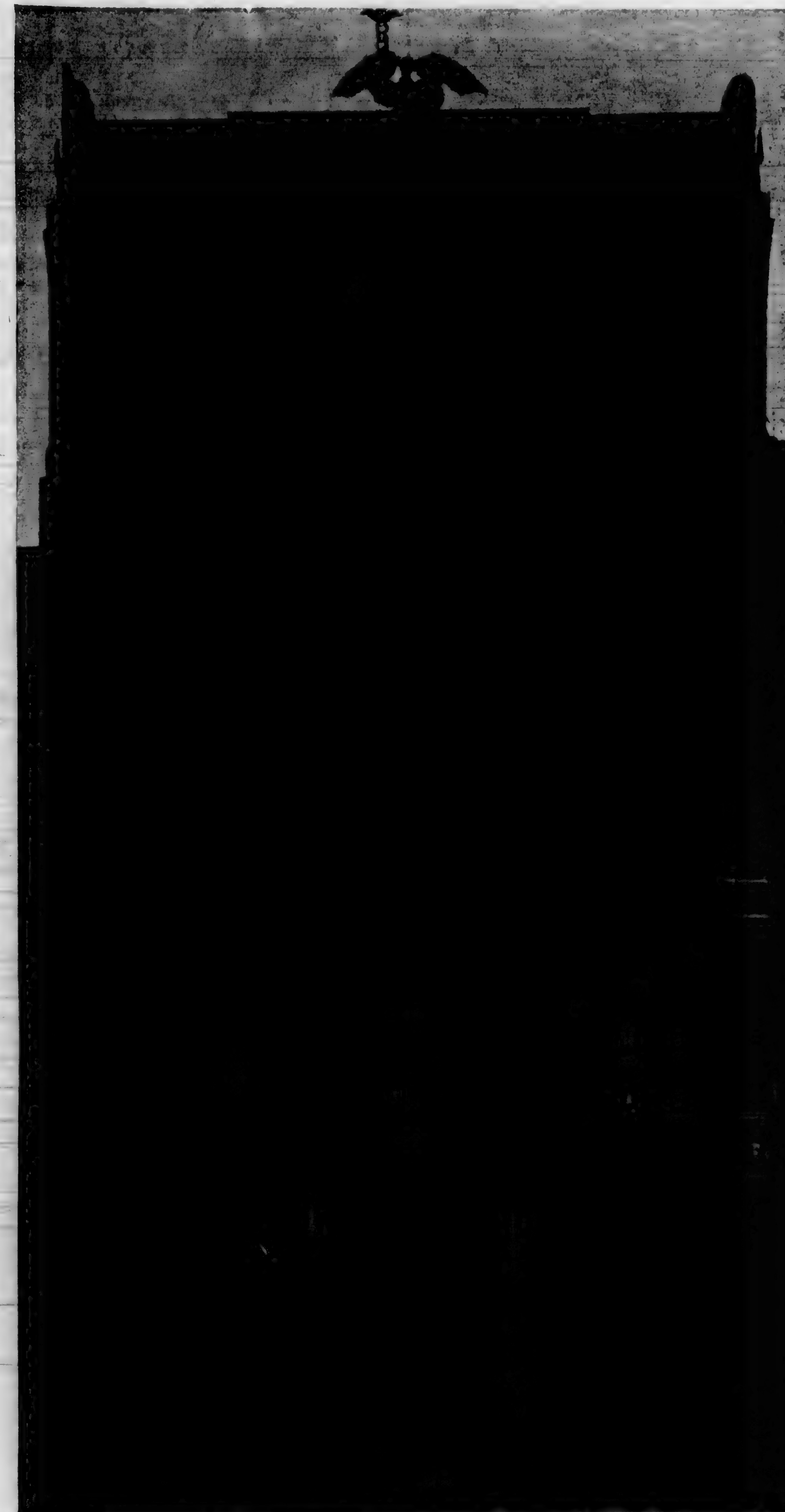
A piece of fire apparatus should be perfect in all its parts and if any part be defective the whole is defective. It should be simple in construction without any parts to get out of order and be ready for use at a seconds' notice. Such an apparatus meeting all these requirements is the "Paragon Hose Reel," of which W. T. Y. Schenck, 222 and 224 Market St., is the inventor and manufacturer.

This reel is designed for use in warehouses, public buildings, mills, manufactories, hotels, etc., and especially in buildings where there are times when only a watchman or a few persons are about. Quick and sure work is an absolute and fully recognized necessity for all inside fire protection; and by actual and repeated experiments by green hands, with this reel and hose, water has been turned on, 100 feet of hose pulled off, and a stream of water put on a fire in thirty seconds. It is permanently fastened to the wall, out of the way, supported by suitable brackets, and connected directly with the supply pipe through a hollow journal and packed joint, which allows the water to pass freely into the hose being connected to the hollow journal inside the reel and reeled up.

Upon the discovery of a fire the party present quickly turns on the water by the valve attached to the reel, takes the hose pipe and runs off towards the fire, the hose running off the reel freely, without a twist or kink, and the water following immediately, thus saving the very valuable time usually lost in straightening out the kinks and twists in the hose and in going back and turning the water on. This reel and hose are acknowledged by the Insurance Union to be the most perfect inside fire protection it is possible to procure and they so take them into consideration in fixing insurance rates.

The Paragon Hose reel is equipped with the Eureka Mill cotton hose, which does not deteriorate with age, does not break in the kinks, does not burst and is *always* reliable. It does not burn or melt when in close proximity to a flame or heat, nor break up in extreme cold weather as does rubber hose, but stands an immense pressure and any climate.

It is also fitted with the "Ne-Plus" full water couplings, which give full water way, are easily opened and do not leak. The value of this coupling will be seen when we remember that the ordinary coupling goes only two thirds of the capacity of the hose so that the hose used is equal, almost to a size larger hose than as ordinarily fitted. The Paragon Hose Reel has proved efficient in many instances and saved hundreds of thousands of dollars in many buildings where in use. A partial list of buildings, hotels, mills, factories, residences, warehouses, etc., where this most efficient apparatus is in use is appended: Firemen's Fund Insurance Co., Union Iron Works, Risdon Iron & Locomotive Works, H. S. Crocker & Co., American Biscuit Co., Schmidt Label & Lithographing Co., Rix & Firth, Phoenix Iron Works, Wells, Fargo Building, Market St. Cable R. R. Co., California Electric Light Co., S. P.



Rosenthal Building, Market St. SALFIELD & KOHLBERG. ARCHITECTS.

Co's General Offices, S. P. Co's Passenger Depot and Freight Sheds, The Oriel, The Pleasanton, California Theatre, San Francisco Laundry, 85, in the Hotel Coronado, Los Angeles in Bryson & Bonebrake block, Los Angeles Theatre, Kerckhoff, Cuzner M. & L. Co., at Fresno, Hughes Hotel and Fresno National Banks, 14 in the State Insane Asylum at Stockton, 44 at the Hotel Del Monte, Monterey, 12 at the Hotel El Carmelo, Pacific Grove, in the State Capitol Building at Sacramento, at the Soldiers' Home, Santa Monica, besides numerous buildings in Nevada, Washington, Arizona, Idaho, British Columbia, Alaska, Hawaiian Islands and Central America, where they have done good service and received high testimonials.

Hardwood Lumber.

The interior finish of buildings is to-day one of the first features considered by those who contemplate building first-class modern office buildings or houses for themselves. There are many things to consider in interior decorations and finish of buildings.

In office buildings, banks, theaters, hotels and other public buildings it is certainly to the interest of owners to use such finish as will attract the attention of tenants or visitors, thereby enhancing the value from various standpoints.

In residences it is highly important that the surroundings should be pleasing, which cannot be realized unless there is harmony in those things which the eye must see—and the decorations and interior finish should be suitable for the respective rooms.

Nothing admits of a handsomer finish in buildings than the use of hardwoods, be they either mahogany, oak, ash, black walnut, cherry or maple, according to the taste of the owner, each of which admit of a high finish or elaborate carving. Besides the fine finish and elegant appearance the use of hardwood lends to the interior decoration of a building, is the solidity of appearance, elegance and durability that make it the most economical and cheapest in the end.

Formerly hardwoods were used only for furniture, fixtures, etc., but of later years it is entering largely into the interior finish of our best buildings and residences and is rapidly gaining favor and should be more universally and generally used for this purpose. Among the prominent firms identified with this interest is that of John Wigmore & Son, whose yards are located at 129 to 147 Spear street and 26 to 28 Howard street, with a branch establishment at Los Angeles.

They are wholesale and retail dealers in hardwood lumber and timber, Mahogany, Black Walnut, Quartered Oak, Plain Oaks, both red and white, Ash, Cherry, Spanish Cedar, Maple, Whitewood, Prima Vera; newel posts, balusters and rail stocks and all kinds of plain and fancy veneers and fancy woods.

Among buildings recently erected for which they have furnished hardwood lumber are the following: Mrs. Porter Ashe's residence on Van Ness avenue; W. H. Crocker's residence, A. D. Moore's, the Flood mansion, The California Theatre vestibule, the New Chronicle building, and many others of the principal residences and business blocks in this city and vicinity.

Messrs. Wigmore keep in stock both at their yards in this city and at their branch in Los Angeles a full and complete stock of

hardwoods and are prepared to furnish any quantity desired to builders or the trade.

Cooking Ranges.

An important adjunct and convenience to the modern residence and an important feature in the equipment of a hotel or restaurant is a first-class and reliable cooking range.

As great an improvement and ingenuity in this particular industry has been shown by manufacturers as in any other of the interests identified with buildings of the present age.

The French range of former years was more of an experiment and to-day has reached a degree of perfection equalled by few of our modern conveniences and is vastly superior to the old style range and common cooking stove. No really first-class residence, restaurant or hotel is complete without a range, and owners of buildings, or architects should specify the construction of a range in connection with the other conveniences of the building to be erected.

The superiority of a range over a stove is its cleanliness, firstly in regard to cooking utensils and secondly in the saving of labor in polishing the range, it being built entirely of brick, the top being the only part to be polished.

The John G. Ils & Co., French cooking range, now on the market and manufactured by them exclusively, is the very latest and most improved range and is the result of their experience of over thirty years in this particular branch of business.

Their range is built on a brick foundation on the floor of the kitchen or cuisine, the iron front frame and oven being filled and built in with the brick work, which is built around it forming the flues, the top of the range is then placed upon the frame, the entire range complete, forming a stationary fixture. The castings of their ranges are made of a superior iron imported for their especial purpose and cast in their own foundry under the personal supervision of Mr. John G. Ils. Their ranges are erected with the greatest of care in order to insure the greatest wear and tear, and obviate the necessity of numerous repairs so prevalent with most ranges and stoves.

Besides the conveniences of these ranges for baking and cooking is the saving of fuel, for being set and built in brick, the fire once started, the heat is retained for hours. These ranges are so constructed that the hot water back for the heating of water can be arranged so as to heat any amount desired for the largest dwelling, and they also retain the heat longer than the ordinary range. They are built in various sizes to suit, from 3½ foot one oven range to a 13 foot four oven range, operated by one fire place.

In eastern cities the range is always specified in the building of houses and builders and owners of buildings should see that their ranges are properly constructed. The firm of John G. Ils & Co., was originally established in 1850 by John G. Ils, and conducted by him until March 1889, when upon his death he was succeeded by his son, the present proprietor.

The warerooms and factory, 814 and 816 Kearny street, have recently been enlarged to meet the requirements of their rapidly increasing business to almost double their

former size, where a full and complete stock of all the necessary parts for all kinds of brick set furnaces and bake ovens is carried, besides stoves, tinware and kitchen outfits.

They are also proprietors of the Jackson Foundry located in the rear of their ware-rooms, where they make fine castings of all kinds.

Among the numerous hotels, restaurants and residences supplied with the John G. Ils & Co., French cooking ranges the following are mentioned:

The Baldwin, Occidental, Lick, Russ, Pleasanton and Silver State, the Merchant's Club, Pacific Union Club, Bohemian Club, The Maison Riche, Marchand's, Vienna Model and all the Southern Pacific Railroad eating houses and principal hotels on the Pacific coast, also in the Christian Brothers, New St. Mary's College, Protestant Orphan Asylum, Old Ladies' Home and all the city, county and state institutions.

Some of the residences supplied with this superior cooking range are Charles Crocker, Senator Stanford's, Hopkins, Flood Mansion, Parrott, Palache, Daniel Meyer, Lilienthal, Walter, D. Samuels, H. Liebes, Capt. C. J. Harrison, Saucelito, and many others.

The Dyckerhoff Portland Cement.

When the Dyckerhoff Portland Cement Works were established at Amoenburg, near Biebrich and Mainz, on the Rhein, Germany, about twenty-seven years ago, it was then (as it always will be) the fixed purpose of Messrs. Dyckerhoff & Sons to produce a Portland Cement superior to any other, one of never failing quality, which will always permit its excellent properties to be utilized to the fullest extent with the utmost confidence in always producing the same results when employed under the same conditions.

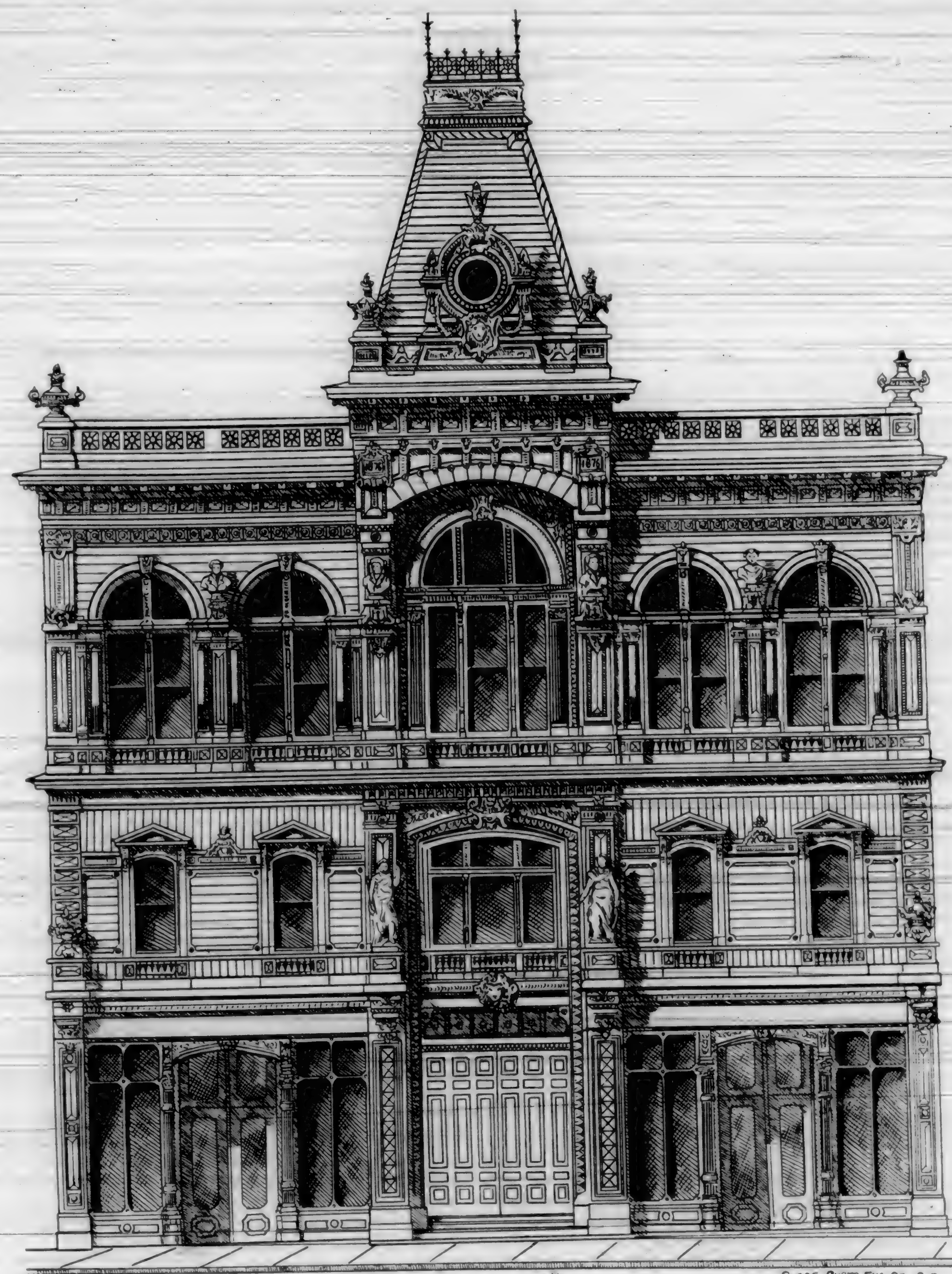
Aided by the natural advantages of excellent raw material close at hand, the adoption of all scientific and mechanical inventions and improvements, and with the constant and ever watchful supervision of all the details of manufacture, they have accomplished their purpose.

The high opinion in which their Cement is held everywhere, and the steady growth of their works to a present annual capacity of about 700,000 barrels, are eloquent testimonials of the extraordinary merits of this Cement.

Though the seller of any brand of Portland Cement, as well as of any other merchandise, may claim his brand to be the best (without which claim he would very likely not succeed at all), it is of the utmost importance that architects and engineers, as well as masons and other consumers, should not permit any Portland Cement to be used unless they are fully satisfied that its quality is perfectly reliable and that its reputation for strength and uniformity is well established.

No Portland Cement should be considered good enough, or answer the purposes, unless it is the very best obtainable. In the absence of a simple and practical system of tests careful inquiry should be made as to which brand enjoys the highest reputation for excellence of strength and uniformity, and only such should be specified or employed.

The quality of the Dyckerhoff Portland Cement is unrivaled by any other. It is of



Metropolitan Temple.

GLOBE PHOTO ENG. CO. S.F.
WM. MOOSER, ARCHITECT.

correct chemical composition, perfectly well burnt and very finely ground, and as the system of appliances of every stage of its manufacture is so complete, its strength, fineness and other properties are invariably the same.

The extraordinary fineness of the Dyckerhoff Portland Cement is a very important advantage.

Cement serves the purpose of covering and binding together grains of sand, etc. The finer cement is ground the larger will be the quantity of sand which a given quantity of cement can cover and intimately bind together. This explains the fact that the extraordinary and uniform fineness of the Dyckerhoff Portland Cement will permit the addition of 25 to 50 per cent. more sand than any other well known but generally much coarser brands of Portland Cement.

Its slow setting is another advantage of great importance, as it gives ample time for the proper preparation of the mortar. The hardening proceeds slowly at first but surely, and advancing in age, the material obtains increasing strength, as tests even after two years have shown. Most brands of Portland Cement will attain a certain degree of hardness, but this is not the only property required of a good Portland Cement. Many brands, owing to the imperfection of their composition or manufacture, will not stand the test of time and are subject to contraction or expansion in volume to the great injury of the work in which they may have been used. The Dyckerhoff Works, however, have succeeded in producing the strongest cement known, unalterably in volume, not liable to crack, and of a uniform and never varying quality.

THE PACKAGES

weigh 400 pounds gross and 375 pounds net each. The barrels are made at the cement works, of well seasoned wood, excellent heads and hoops, lined with tar paper to prevent the effects of moisture, and the workmanship is so perfect that they will bear the rough handling occasioned by repeated transportation without loss by breakage or sifting. The cost of these excellent packages is naturally greater than that of the packages in which most brands are being shipped, but the advantage to the dealer and consumer in receiving good packages and full weight, as against a shortage of from 3 to 5 per cent., which most brands suffer by reason of inferior packing, is of great importance.

The Dyckerhoff Cement weighs 113 pounds the U. S. bushel.

THE PRICE.

By reason of the great care bestowed upon the manufacture as well as upon the packages, its cost is naturally somewhat higher than that of most brands less carefully made, but the vastness of the quantity annually produced has lessened the difference in the selling price as against that of inferior brands to a mere trifle.

Inasmuch, however, as the consumer gets full weight and the extraordinary quality of the Dyckerhoff brand permits an unusually large addition of sand (25 to 50 per cent. more than other brands), it is not only the best and most reliable, but also the cheapest brand in the market.

The theory of some contractors, that for work to be done at a low figure they must necessarily use a low-priced cement is most erroneous. On the contrary, they ought to

use the very best cement, without regards to its being a little higher in price. Careful consumers have long ago discovered that they can add enough more sand to do with 400 barrels of Dyckerhoff the same volume of work for which 500 barrels of an inferior Portland Cement would be required, and besides the great economy in cost they have the satisfaction of knowing, nay the guarantee of producing good and durable work, which with an irregular and inferior cement is always more or less doubtful.

The employment of low-priced Portland Cements to secure cheap work often results in serious defects or the ruin of the work after a short time, with consequent loss to owner or contractor. Many times the work must be done over again with the inferior cement, at first rejected, thereby doubling the expense of the job. By resisting the temptation of low-priced cements such losses can easily be guarded against.

The objects for which Portland Cement may be used are many, and constantly new applications are given to it; where formerly other materials were employed, Portland Cement Mortar is used for brick and stone masonry above and underground, for plastering fronts and brick houses, cellar walls, cisterns, for laying tiles, etc.

Portland Cement Concrete, composed of Portland Cement, sand and gravel or broken stone is employed for foundations and the construction of walls of buildings, foundations for heavy machinery, for foundations of asphalt and tile pavements, for abutments and roadways of bridges, in the construction of fortifications, piers, docks and river embankments, cable roads, gas tanks, aqueducts, water reservoirs, sewers, cisterns, etc.; in the manufacture of sewer pipe, ornamental vases, statuary, marbleized mantels and building stone.

Artificial Stone made from Portland Cement, is employed for paving sidewalks, garden walks, play grounds of school houses, corridors in hotels and theaters, railway stations and railway platforms, for fire and waterproof flooring in factories and foundries, breweries, malthouses, refineries, stables, engine houses, cellars, etc., and is much preferred to natural stone. Being applied in plastic state, any shape, the largest slabs, smoothest surfaces and closest joints can be produced.

Recently in a number of warehouses, breweries, etc., floors have been constructed of concrete arches resting on iron beams, with a smooth surface for the floor of the upper story, which proved stronger, more serviceable and cheaper than floors constructed of brick arches with a cement or asphalt surface for the floor above.

Directions for the employment of Portland Cement, preparation of Portland Cement mortar, of Portland Cement concrete and artificial stone pavements for walks and flooring are contained in our special pamphlet.

Numerous testimonials from architects, engineers, contractors and builders residing in the principal cities of the United States are also contained in our pamphlet and will be submitted to all interested parties when called for. The principal architects and builders in this city who have employed and used the Dyckerhoff Portland Cement in the erection of buildings here are:

Messrs. Percy & Hamilton, architects for the Academy of Sciences Building, the Alonzo Hayward Building.

Messrs. Pissis & Moore, architects for the Hibernia Bank Building.

J. K. Littlefield, Esq., architect, for the Concordia Club Building.

Henry Geilfuss, Esq., architect for floors and the erection of several brewery buildings and many private buildings.

Messrs. Wright & Sanders, architects for the State Asylum Buildings at Berkeley.

George Schussler, Engineer Spring Valley Water Works.

Kenitzer & Kollofrath, architects.

George Goodman, Artificial Stone Manufacturer.

Schulze & Meeker, architects.

Chatain & Gilletti, Artificial Stone, Mosaic and Concrete.

Ransome & Cushing, Concrete and Artificial Stone.

P. H. Jackson & Co., Manufacturers of Artificial Stone, Iron Vault Lights, etc.

Hugo Visser, engineer.

Marsden Manson, C. E., Chief Engineer State Harbor Commissioners, and many others.

For any other reliable information regarding the Dyckerhoff Portland Cement, cards and pamphlets, can be procured of the agents in this city, 314 Sacramento street, where samples of the cement made here and in Europe, together with briquettes in different forms can be seen and examined.

MESSRS. CHAS. DUSENBERG & Co., in San Francisco, 314 Sacramento street, below Battery, are the sole agents for the Pacific Coast.

Patent Water Closets.

If there is any one thing above another which should attract the close scrutiny and attention of the owner or builder it is the sanitary arrangements and appliances used in the building.

Nothing has a greater influence upon the health and comfort of the tenant than the sanitary arrangement, and more particularly upon the kind of water closet used.

The most natural and safest way to dispose of soil matter is to pour it out. The most simple, effective and common sense closet should be used, one with no complicated parts to get out of order, no noisy or uncertain action, no hidden or inaccessible receptacle for the accumulation of filth and the generation of deadly gasses and disease germs. Diptheria, typhoid, scarlet fever and numerous kindred diseases are in most cases traceable to defective water closets, and it is certainly to the interests of owners to use such closets as will prevent these gasses escaping throughout the house endangering life and health and making the house lived in a veritable disease breeding machine.

Among the various water closets in use here in this city and on the coast, none stand higher than the Golden Gate Plug Closet, invented and manufactured by Joseph Budde, No. 43 Fremont street.

This closet is the very best of the kind so far constructed, and has the following advantages:

1st. It has a simple, strong valve, suitable for any pressure.

2d. It has a real sanitary overflow, a copper float attached to a bell of the same metal resting on the face of the brass overflow pipe, and operated by the rising of the water in the closet above its level, thus absolutely preventing any escape of sewer gas,

The Oriel Row, on Haigh Street.

A. J. BARNETT, ARCHITECT.



even the closets being without water. No house supplied with these closets is troubled with sewer gas or other gaseous smells, and it is certainly the cheapest and best in the end to place such a closet in the building than to use inferior or poorer ones.

The establishment of Mr. Budde's is the largest of the kind on the coast, his closets being shipped throughout this entire section. He has every facility for filling all orders and contracts on the very shortest notice, his works being equipped with all modern machinery necessary for the conduct of his business. He has received several medals from the California State Agricultural Society, for the Golden Gate Plug Water Closet, it having been pronounced the best by competent judges and is in use in the buildings of the Sharon estate, in Bancroft's History building, 19 closets, Baldwin's building, occupied by Keane, Bros. and Pinkert, Market St., 10 closets, Chas. M. Plum & Co., Market St., 8 closets, Panorama building, 8 closets, New and Old City Hall, 14 closets, Liches Bros. & Co., 4 closets, Grand Hotel, Lick House, Windsor Hotel, Nucleus, Hackmeier and other hotels, James C. Flood building, Abner Doble, Hinkle Houses, 30 closets, Hebrew Church, corner California and Stockton streets, Brooklyn Presbyterian Church, East Oakland and many others.

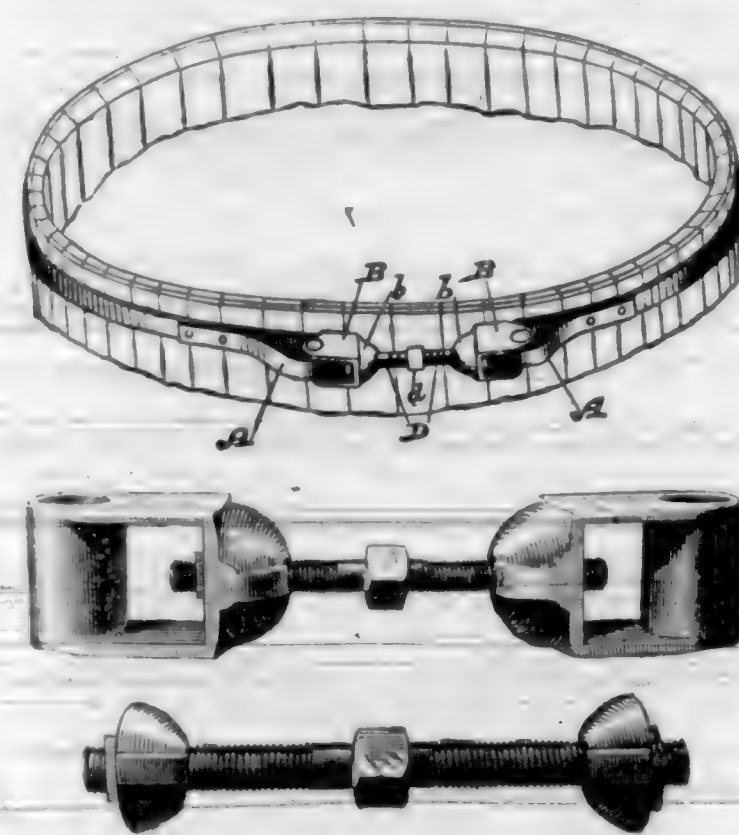
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Mr. George H. Wolfe, having no further connection with this journal, correspondents will in future please address their communications to the *California Architect and Building News*, 408 California street, San Francisco, Cal.

THE Consolidated Convention, which is to meet in Cincinnati on November 20th, will be of very considerable interest to architects. Of course we on the Pacific coast do not care much as to where the home office shall be. If they adopt the itinerant plan of changing it every year it may be our pleasure to see the headquarters in San Francisco for one year at least. We will pass that subject and only refer to the work which has been mapped out for it in advance. We understand that the following matters will come before the Convention: How shall the new institution be governed? Shall the profession be legalized, and applicants be examined for admission? Then there is the important matter of competition for public work. The Convention can do no better work than by formulating some plan by which competitions in future for government building and any public work shall not be open to persons whose qualifications to compete have not been passed upon, or whose greatest genius may be in their power to influence committees.

It is not to be dreamed that this convention will set all things at rest for all time, but we desire to see a code of laws established that will place the architects on a higher plane with the people than heretofore occupied by them. We expect eventually that architects will have the same legal standing that physicians and lawyers have.

THE adjourned meeting of the San Francisco Chapter, A. I. A., was held Friday evening, September 20th. The business before the meeting was the election of officers for the coming year, and the balloting resulted in the choice of the following: President, Seth Babson; Vice-President, W. P. Moore; Secretary, Oliver Everett; Treasurer, John M. Curtis.

After business had been disposed of, matters of current interest to the profession were brought up and discussed at length.

SELECTING the site for the Custom House and Appraisers' stores at Bowling Green is the most interesting event of the week architecturally. Government buildings in general are not matters of any special importance to architects, as they have heretofore been simply ground out of the Treasury. But under so capable a Supervising Architect as Mr. Windrim, we shall hope for better things. Recognizing the utter impossibility under the restrictions imposed by his position of his personally designing such a structure, we should be glad to see him inaugurate a change in the conduct of this important Government building by obtaining from Congress the authorization to offer to American architects a model competition. His experience in the practice of his profession would enable him to block out a competition that would attract the best talent. Then the site offers the opportunity of the generation for an imposing structure, whether viewed by sea or land, one that would impress every stranger on his first sight of our city.

The above editorial taken from *Building* advocates a change in the method of obtaining designs for government buildings, and the proposed change is one that we would most heartily endorse, and that would meet with the unqualified approval of the profession in general.

While undoubtedly many very meritorious buildings now are designed in the office of the Supervising Architect of the Treasury, it is sincerely hoped that Mr. Windrim whose abilities as an architect and whose interest in the welfare of the profession are well known, will consider the matter seriously enough to give it a trial.

Is it not reasonable to suppose that local architects familiar with the methods of construction most in vogue by the builders of their locality, more acquainted with the requirements necessary to make the structure harmonize with its surroundings, more interested in the erection of a striking monument, and ambitious to gain the distinction that comes from success in a public competition, should design a more noble structure than an architect (no matter how capable he may be) employed at a salary by the government, and who has no greater personal interest in his work than the reward of an approving conscience?

Owing to the changing methods of construction, and the enlarged number and variety of materials at the disposal of the designer of to-day, architecture is now passing through a period of evolution, that presents infinite and unparalleled opportunities for the display of originality in design, and the adaption of material to circumstances; and it seems to us but fit that our public buildings should be the medium of record of the best ideas of our foremost architects.

Our country is certainly rich enough not to look at the cost of obtaining the best possible designs and should follow the lead of the most advanced of European nations (notably France) among them by giving substantial encouragement and aid to the progress of the arts of civilization, and what art among them all is more worthy the aid and support of an enlightened government than the art of architecture!

The question is one of special interest to us at the present time, as our new post office building has become such an absolute necessity that some definite action cannot long be deferred, and what could be more appropriate than that it should embody the conceptions of some of our architects, of whom there are many worthy and capable of erecting a structure at once an ornament to the city and a credit to themselves.

Undoubtedly the change from the present method of proceeding would occasion difficulties at first and disarrange to a certain extent the present method, but the advantages to be gained would, we think, amply compensate for any trouble it would cause.

As an exemplification of the present method, take the Appraiser's building in this city. The structure is substantial, and no doubt well adapted for the purpose, yet who will claim for it the least pretension to architectural beauty.

It is not necessary that the external finish of a building should be elaborate to produce an imposing effect, for skillful massing will produce almost as striking effects without as with the aid of ornamentation, and we venture to assert that a much more attractive building could in this instance have been produced at a very little greater expense, a building that would have been emblematic of the aims and purposes it serves, and typical of the people in whose midst and for whose use and convenience it was constructed.

WE PUBLISH in another column the experience of several English towns in the use of salt water for sprinkling streets and flushing sewers. The claim that salt water is more effective than fresh, for street sprinkling is undoubtedly well founded, owing to the well known affinity of moisture for salt, which would tend to prevent the rapid evaporation of the water. One of the objections urged against the use of salt water for sprinkling is that the dust arising from streets that have been repeatedly watered is so strongly impregnated with salt as to become injurious.

A W. VON SCHMIDT has made a proposition on behalf of himself and partners, known as the Lake Tahoe and San Francisco Water Works, to furnish San Francisco with water from Lake Tahoe, to the extent of thirty to sixty million gallons of water daily. The proposition is a good one, as the people are longing for the fulfillment of a dream which has haunted their waking hours for years; but will any sane man think it will be realized just now? We think not. Mr. Von Schmidt says it will cost \$15,000,000, and that the city should pay for it and become the owner. That is another good idea, but our "lawmakers," who never get up to the top story of a reasonable thought, will not permit Spring Valley to be flooded out with 60,000,000 gallons daily of pure crystal water from the mountains. You will never drink of Tahoe as long as there is any Spring Valley or Alameda County pasture drainage to give. Von Schmidt says Tahoe can supply 135,000,000 gallons daily, and not be lowered a foot in a year. Just think of it—and keep on in your reverie. You will have Tahoe nightmare and Spring Valley jimjams a great many times before your disgusted stomach is soothed and cooled by the transparent liquid from the Sierra mountain-sides. We wish Mr. Von Schmidt God speed in his undertaking, but the side doors and open hatchways of law and politics are so numerous that his scheme will probably be lost sight of, though the thought will still be sweet in the memory of his friends.

We again invite all architects or persons interested in architecture to visit our rooms and take advantage of the numerous publications on our tables.

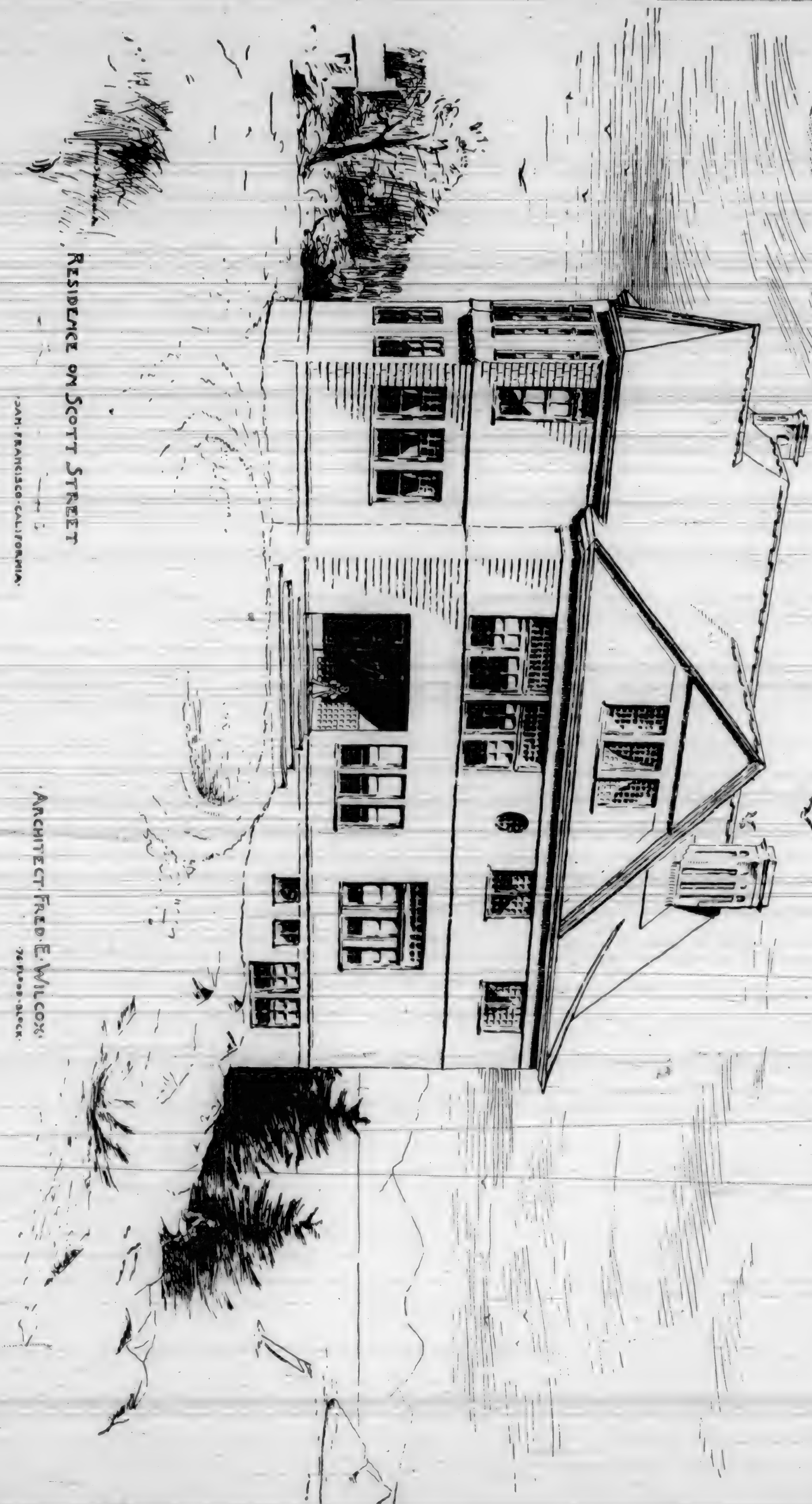
TO THE fraternity of architects in California, Oregon, Washington and elsewhere on the Pacific Coast, we send this greeting: This journal being owned and published by many architects, there is no longer any personality about it—it is of all and for all. We have fitted up the apartments at 408 California street, San Francisco, in such a manner that we are not ashamed to invite you to visit us. We extend to you all a cordial invitation to call at our rooms and partake of the benefits. Should any of you desire to make our rooms a place of appointment to meet business men, do so; that is what they are for. Here you will find all the current literature of our profession, and we will always be cheerful in rendering you any assistance. If there is any information we can furnish you by letter, do not fail to write us, for we shall be pleased to serve you.

TO OUR SUBSCRIBERS we wish to say this: We desire to present you a journal of which you may be pleased to speak in complimentary terms, and as you pay your \$2 each year consider that you have received more than your money's worth. That is our ambition and our purpose. To do this will take time, and your further assistance during the coming year. We shall furnish you with more and better representations of buildings and other architecture of importance, but do not expect to get fairly into line until our January, 1890, number. To this end we ask your encouragement by continuing your own subscriptions and getting your neighbors to do likewise.

ONE word to our advertising friends who have patronized this journal so faithfully in the past—Remember that it is under the direct control of architects, and is to be sustained by them. It is subscribed for by architects, contractors and builders, and will be distributed to and among that profession and calling throughout this Coast. We do not ask you to advertise unless you think it may benefit you—do not do so for "sweet charity's sake," but send us your advertisement in a business like manner, expecting to be pecuniarily rewarded through the circulation of the journal. Keep your wares directly before the people who use them and you will sell them.

CLASS journals are a necessity. In these days of rush and push it becomes important to have some method, or confusion, waste of time and energy will follow. Merchants locate their stores among others of the same class, professional men congregate in nearly the same locality, while bankers and insurance men select another spot, leaving the lumber and machine interests to go off by themselves. It is thus with newspapers and journals—the field is divided, each plowing in his own quarter and each reaping his own harvest. We were prompted to this thought by looking over our city files and seeing *Industry*, conducted by John Richards, a man not unknown to the scientific world; *Wood and Iron*, under the able management of Samuel Everett; *Pacific Lumberman, Contractor and Electrician*, guided by the skillful hands of W. L. and H. D. Peet; the patriarch of all, *Dewey's Mining and Scientific Press*, and our youngest contemporary, *Smith & Young's Building Advertiser*. Each has his work to do, and each is doing it well.

A few days ago a mass of brick work over the entrance of a Court room in the Old City Hall, was precipitated to the floor, owing to the breaking of the rotten wooden lintel that supported it. Fortunately nobody was injured.



Use of Salt Water in Cities and Towns.

AN enormous saving in water would be effected if sea water were used in all cases where fresh water is not absolutely indispensable, and especially for such purposes as the flushing of sewers and the watering of streets. The advantages to be derived from sea water for such municipal purposes as the above have frequently struck engineers, and are set forth in a paper read by Mr. S. H. Terry before the Civil and Mechanical Engineers' Society. There have not been wanting schemes for supplying sea water even to inland towns, but hitherto it has been objected that sea water, though so abundant, was an expensive commodity to supply to towns, and it has even been asserted that the effect of sea water, on pavements, for instance, was anything but beneficial. These ideas, however, have now been exploded.

A gallon of sea water contains about 2,500 grains of saline matter, of which about 4,890 grains are common salt—chloride of sodium—the remaining 610 grains being composed of other salts; and it is due to the deliquescent character of one of these salts, chloride of magnesium, that any material having once been moistened by sea water, remains moist for a considerable period. But, after storms, there is also present in sea water taken from near the shore in the vicinity of weed covered rocks, a considerable amount of organic matter from the destruction of seaweed, and the consequent mixture of its glutinous sap with the water. It is believed that it is to this glutinous material that the formation and endurance of the bubbles of sea scum, which occasionally, in gales, are driven some distance inland, is due. As, roughly speaking, about eighty pounds' weight of various salts are present in every water cart containing 224 gallons—one ton—of sea water, it will be seen that much material, which may or may not be injurious, is, in the course of a few weeks, spread over the streets of a town by the water-cart. This fact had created a feeling that the use of sea water for streets might not be without its dangers, and Mr. E. Buckham, M. Inst. C. E., Borough Engineer of Ipswich, was so much impressed with it that he instituted inquiries on the subject, and requested information from the engineers of thirty-five coast towns which had used sea water for watering the streets. Twenty-three of the engineers written to replied that they were no longer using sea water, as they had no works for that purpose; twelve stated that they were using sea water, some with suitable works, and some by merely filling the carts by hand; and two that they were about to have works.

The engineers of two towns; Ramsgate and Folkestone, spoke adversely of sea water, and stated that it destroyed all kinds of road material except wood. Some advised its use for sewer flushing, if a sufficient volume was employed; others, again, were of opinion that sea water tended to produce gas when brought into contact with sewage, and should not be used for sewer flushing except in large volumes. But it is probable that sea water only produces objectionable effects in sewers when these are particularly foul, and the influx of sea water stirs up the decomposing matter deposited in them. With regard to the efficiency of sea water as a means of preventing dust on roads formed of flint, gravel or granite, the testimony of those who have used it is almost entirely in its favor. Indeed, the Borough engineer of Berwick-on-Tweed goes so far as to say that persons having control of street-watering should use sea water, where it can be had, for reasons of economy, as well as for the comfort of the inhabitants. In his district he finds that one cart of sea water is equal to two carts of fresh water, and gives more lasting and beneficial results. He states that the macadamized roads that are watered with salt water are a pleasure to drive upon in the summer season, as compared with those watered with fresh water, and they never seem to have a loose stone upon them.

In answer to Mr. Buckham's question, whether sea water occasions any offensive decay of street refuse, and if so, whether this is greater than would be occasioned by rain or fresh water, the pithy reply was: "No; when the scavenging of the town has been properly attended to." Without enumerating all the favorable answers that were received, it will suffice to state that the following important seaside resorts reported in favor of sea water: Portsmouth, Tynemouth, Great Grimsby, Great Yarmouth, Hastings and Littlehampton. Hastings, which has a population of 42,258, and a rateable value of £309,219, has erected extensive works at a cost of £9,000 for sea-watering, which means a charge of about 3d per head of the population, or 1d on the rateable value. Great Yarmouth, with a population of 46,159, and a rateable value of £133,658, has completed works for salt-watering at a cost of £4,500. Here an 8-horsepower Otto Crossley gas engine has been erected, with a 12-inch

pump, engine-house, tower and tank, containing 22,000 gallons, settling-tank and suction-pipe, fixed to the jetty. There are about 9,000 yards of main, ranging from eight feet to three inches, cast-iron socketed pipes, lead jointed, forty stand posts, twelve automatic flushing siphons—field's—each connected to tanks holding 2,000 gallons of sewer flushing.

The total expenses, including interest and capital, repayment of loan in twenty years, depreciation of wages, gas, oil, etc., are under £500 per annum. For this amount some 30,000,000 gallons are raised forty-four feet at a cost of 4d per 1,000 gallons. Of this volume about 5,000,000 gallons are used for street-watering, and 25,000,000 gallons for sewer-flushing. Before these works were constructed, the cost of water for street-watering alone was £404 on an average of each seven years, ending 1883. In 1885 it was as much as £552. To keep the automatic tanks of the size mentioned properly going the cost would have been 2700 per annum. The charge for water at Yarmouth at that time was one shilling per 1,000 gallons. The cost of watering for street watering and sewer-flushing, including all items mentioned above, is less than three pence per head per annum, and sometimes under one penny in the pound. At Gosport a similar experiment has been made, with highly satisfactory results. The facts speak eloquently for themselves, and require no further comment. In some cases, however, the water companies offer a very strenuous opposition to the introduction of sea water, and Mr. Terry instances the case of Kirkcaldy, near Redcar, on the Yorkshire coast, where a very neat scheme was got out for the supply of sea water for street-watering, and it was also intended to supply sea water for bathes to the houses, and but for this intention the scheme would probably have been carried. The law here stepped in, and showed that inasmuch as the district was within the limits of supply of the Stockton and Middlesbrough Waterworks, a loan for such works of proposed supply would be illegal.

The discussion which followed Mr. Terry's paper was nearly all in favor of sea water. Its employment for the watering of streets, at any rate, is a perfectly practicable idea, and one that can be adopted with economy and success. The increasing size of our towns makes adequate supply of water annually a question of greater and greater difficulty, especially when we remember that with the spread of the scientific spirit of the age cleanliness may be said to be advancing at quite an alarming ratio, and that the demands made on our water-supply for municipal purposes are growing almost daily. In London this is felt very appreciably, and it would be interesting to see an experiment tried on a large scale of flushing our enormous sewers, and watering our interminable streets with sea water. For this purpose London is more favorably situated than any other capital in Europe almost, Constantinople and Lisbon perhaps alone excepted. At any rate, there is a strong feeling that something must be done, and that speedily, and Mr. Terry's paper may, therefore, be received as containing what, at least, appears to be a very practical suggestion, and possessing, moreover, the merit of being, as far as we know, the first attempt to bring together in an accessible form all the *pros* and *cons*, and experience and practice connected with the subject. The moderate cost of the pipes necessary for supplying even a large town places the proposal very easily within the reach of realization.—*Engineering*.

THE Grant Monument Committee of New York find it impossible to get its members together to consider the designs that were invited nearly two years ago.

The newspapers of other cities are casting slurs on New York for its dilatory proceedings in this matter, and point to Chicago, where a handsome monument to the memory of our famous general has not only been projected but executed as well. However, we are in no position to cast a stone at New York, for we also are to have a monument some of these days, (though to commemorate a different event) for which the late Mr. Lick most generously provided funds, yet we are no further on the road to its realization, than is New York with its Grant monument.

We are always pleased to see a member of the Technical or Astronomical Society of the Pacific walk into their rooms adjoining the apartments of this journal. They are always open, and heaps of information lie there, subject to inspection.

Chapter Meeting.

The regular monthly meeting of the San Francisco Chapter, A. I. A. was held Friday evening Oct. 11th.

There were present Messrs. Saunders, Babson, Pissis, Percy, J. E. Wolfe, Curtis, Gash, G. H. Wolfe, Bestor and Everett.

The principal business of the evening was the installation of the officers elected at the previous meeting. The retiring officers were tendered a vote of thanks for their past services and the incoming officers duly installed. J. B. Whittenmore was elected an honorary member.

The speeches of the retiring and incoming presidents were ordered printed in full in the official organ of the Chapter.

Owing to lack of space in this issue they will appear in our next number.

HEADQUARTERS CINCINNATI ARCHITECTURAL CLUB, CINCINNATI, October 7, 1889.

Editor *California Architect and Building News*—DEAR SIR: I herewith send you copies of circulars, etc., issued in connection with the National Exhibition of Architectural Drawings and Sketches to be held in this city in November next and contemporaneously with the Joint Convention of the American Institute and Western Association of Architects. The distance that is between us makes it somewhat difficult to create an interest in an undertaking of this kind among our local architects and designers. However, if such a thing were possible it must come through the efforts of the architectural press and so to you we would intrust the task of wakening up your professional men to attempt at collecting an exhibit for the occasion. As you will see by our circular, we have tried to reduce the trouble and expense to our contributors to a minimum. We have arranged to bear cost of transportation both ways, to insure drawings, etc. while in our possession, and to take every care of contributions while in our charge; all this only leaves to shippers the trouble of packing and delivering into the charge of an express company.

I would like very much to write directly to some of your prominent architects and draughtsmen, and so if you would kindly send me a few such names I would take much pleasure in sending them direct invitations to contribute. I hope you may be able to do something for us. We are receiving notifications from almost every other part of the country and so we are naturally anxious to complete the representation by having something sent us from California. Our eastern cities will be well represented, and so far we have received assurances from Chicago, Minneapolis, St. Paul and Denver.

Yours very truly,
G. W. E. FIELD
Pres. C. A. C.

This exhibition will embrace the work of all Sketch Clubs and prominent draughtsmen in America and Canada. The following statement is made:

WORKS EXHIBITED.—Water color studies, India ink, pen and ink sketches, perspectives.

WHEN TO SEND.—All exhibits must be in Cincinnati by not later than Nov. 10th.

HOW TO SEND.—All sketches must be properly packed, and sent by express.

PRIZES.—Hinkle Gold Medal, (A. Howard Hinkle, Esq.) for best exhibit of club work. Anderson Silver Medal, (Larz Anderson, Esq.) for best individual work among club members. The Builder's Exchange will offer a medal for best Water Color perspective.

JURY.—Three prominent architects will act in this capacity.

TIME AND PLACE.—The exhibition opens Nov. 10th, continuing one week, and will be held in Pike's Opera House.

Further information will be cheerfully given, and all letters of inquiry are to be addressed to John Zettle, Secretary, Room 81, 227 Main street, Cincinnati.

The above communication was received at the last minute before going to press. Though the time is short, we hope the architects of this coast will not neglect this opportunity to contribute and make a creditable display at the exhibition.—[EDITOR.]

North-Western Lumberman.—The mammoth Pacific Coast edition of this Journal, for Sept. covering one hundred and forty pages of reading matter and advertising has been laid on our table. It is full of lumber matters foreign and local, and under the management of that worthy journalist J. B. Judson, of Chicago may be pronounced a success. Terms, \$4.00 yearly.

Our Illustrations.

The new management of this journal desires to extend a cordial invitation to all architects on this coast and elsewhere to contribute designs for publication. Drawings should be made with perfectly black lines on a smooth white surface. The merits of all designs submitted will be passed on by the Board of Directors, and those chosen will be published in the journal without charge. All drawings will be returned to their authors, who must bear express charges both ways.

Page 134—Residence designed by T. H. Cole, a Los Angeles Architect.

Page 130—Residence erected on Scott street San Francisco, and designed by Wilcox, architect.

The plan and elevation of the Hibernia Savings and Loan Society's new bank building, now in course of construction on the northwest corner of McAllister and Jones street, Messrs. Pissis and Moore, architects.

The building will be entirely detached, and will be constructed of granite, gray for the portion below the watertable, and white Rocklin granite for the superstructure.

On the corner facing Market street will be the domed rotunda leading to the banking rooms situated on Jones street, and the rooms of the officers of the bank in the first story, and to the attorney's office on the second story of the McAllister street front.

The banking room will be 68 feet square and the full height of the building. The ceiling will be paneled and the center portion will have a domed ceiling light. The banking room will have in addition to the main entrance in the rotunda, a separate entrance with lobby on the upper end of the Jones street front.

At rear of banking room will be the vaults, one burglar proof and two fire proof, each to be 8x28 feet. There will be a basement under the whole structure 12 feet high.

The building will be completely fire proof. The total cost including vaults and fixtures will be about \$400,000.

PERSONALS.

Charles D. Austin, "resident" architect of the Leland Stanford, Jr. University, visited the apartments of this journal a few days since.

Hans L. Schultz, civil engineer and naval architect of Philadelphia, who has concluded to make San Francisco his home, paid us a visit.

We have been pleased to find several situations for draughtsmen this month.

Burglars attempted to effect an entrance to the residence of brother B. E. Henrikson, one evening when he and his wife were attending the fair. The burglars were captured while trying to escape.

The new Chronicle building has now reached its full height. Mechanics are at work on the main cornices and tower.

K. Shimoda, a young Japanese architect from Tokio with the intention of learning American style of building is in town and visited our sanctum and desires a position in some local office.

Mr. E. J. Weston, the well-known architect of this city has gone to Puget Sound on business relating to the profession. He may decide to locate there permanently.

Those of our subscribers desiring the books mentioned in this journal, or any other architectural work, can have the same supplied through this office. Please make a note of this.

There is nothing like holding up your assertions with "facts." When a man or a firm can do that, all controversy as to his or their position must end. We are led up to this thought by the evidence placed before us in a new book just published by N. G. Taylor & Co., Philadelphia, as to the standing of their "Old Style" tin plate. They prove that they have laid the "Old Style" tin on 5,000 buildings, and that 50,000,000 square feet have been used without a single complaint. Such "positive proof" as they present will not go unheeded. "Facts" are stubborn things.

We solicit from architects throughout the Coast items of interest to the profession or the public. Our columns are open to the profession, and if thereby we can help them, or add to our usefulness, shall be doubly pleased. Remember that this is an architects' journal, and if you want to know what is going on here give us a chance to tell what is being done where you are.

Put the Wires Underground.

The National Association of Fire Engineers at Kansas city adopted resolutions concerning electric wires. We quote in part the conclusion.

Resolved,—That we earnestly call upon all municipal and legislative bodies, and urge the necessity of suitable legislation etc.

Resolved,—That we emphatically assert that the only safe method for currents is underground, and place our unequivocal condemnation on all overhead or suspended wires, etc.

It is said Chicago has 3,200 arc lights and every inch of the wire connecting these lights is underground. The potentiality of the current is 3,500 volts, and they work all right. It may cost more, but it is safe.

Validity of Contracts.

In the suit of Thomas Richardson vs. The College of Notre Dame, the annexed opinion was recently filed by Judge Spencer.

This is an action by the assignee of one Binet to recover the unpaid balance of the contract price for the erection of certain buildings for the defendant and for the value of extra work.

It is alleged in the complaint that on the 6th day of April, 1888, said Binet entered into a written contract with the defendant for the construction of certain buildings for the latter on its lands at Santa Clara, California.

That said contract was fully performed, the structure therein provided to be erected was completed by said Binet and accepted by defendant on the 29th of November, 1888.

That there is yet an unpaid balance of the contract price of \$4,300.

That said written contract nor any memorandum thereof was never recorded in the office of the Recorder of the county where said premises are situated.

That no mechanics' or contractors' lien upon the property upon which said buildings were erected has ever been filed and the time for the filing of said lien has expired.

It is further averred that the contractor, Binet, did certain extra work on said buildings, at the instance of defendant, of the value of \$1,170, which remains unpaid, and that no lien has ever been filed in relation thereto.

The prayer is for a money judgment for the sum due on the contract and the value of the extra work.

The complaint is demurred to on the ground that it does not state facts sufficient to constitute a cause of action, and the specific point urged in support of the demurrer is that by the Amendment of March 15, 1887, to Section 1183, C. C. P., the contract sued on is void, and that no action can be maintained thereon.

The provision referred to in the cited section is as follows:

"In case of a contract between the reputed owner and his contractor, the lien shall extend to the entire contract price, and such contract shall operate as a lien in favor of all persons except the contractor to the extent of the whole contract price, and after all such liens are satisfied, then as a lien for any balance of the contract price in favor of the contractor. All such contracts shall be in writing when the amount agreed to be paid thereunder exceeds \$1,000, and shall be subscribed by the parties thereto, and the said contract, or a memorandum thereof. * * * shall, before the work is commenced, be filed in the office of the County Recorder of the county or city and county, where the property is situated, * * * otherwise they shall be wholly void, and no recovery shall be had thereon by either party thereto."

If our attention be exclusively confined to the provisions cited, and no regard paid to the context or subject matter of the legislation therein dealt with, the question presented would be of easy solution in favor of the demurrant. But in the same chapter a subsequent section is found, which provides that "nothing contained in this chapter shall be construed to impair or affect the right of any person to whom any debt may be due for work done or materials furnished to maintain a personal action to recover said debt against the person liable therefor." Section 1197.

This section has remained substantially the same since the adoption of the codes, with the exception that the original section in addition authorized the issuance of an attachment, notwithstanding the existing lien and without impairing it.

It is insisted on behalf of the defendant that the provisions of the two sections are inconsistent with each other, and so wholly irreconcilable that they cannot stand together and both be given effect; and that section 1183, as amended, being the later enactment (the first amendment, containing the nullifying provision, was passed March 18, 1885,) repeals by implication the original Section 1197 and its amendment of March 24, 1874.

On the other hand the plaintiff contends that:

First—Section 1197, being the higher number, must prevail over the lower numbered Section 1183, in conformity with the rule prescribed in Section 4484 of the Political Code, and

Second—That the entire Chapter 2 of Title IV., in which the several provisions under consideration are found, deals exclusively with the subject of mechanics' liens and their enforcement, and that the proper construction to be given to the language found in Section 1183 is that the contract "shall be wholly void," as the basis of a lien "and no recovery shall be had thereon" in an action to enforce a lien.

In support of this contention he calls attention to the headnotes to the chapter in question and insists that the entire scope of the chapter is in relation to liens, and cites decisions by the Supreme Courts of this and other States to the effect that the title of an act, although no part of the body, may be referred to as tending to explain the intention when the language is doubtful, and that the headnotes to subdivisions of an act indicating the particular subjects treated of in the several chapters are entitled to even more consideration for that purpose. (Barnes vs. Jones, 51 Cal. 306; ex parte Koser, 60 Cal., 198.)

The headnotes of this chapter indicate that it is devoted to "Liens of Mechanics and Others Upon Real Property," and the whole scheme and spirit of the entire chapter is manifestly devoted to that subject, but a careful perusal of all its provisions clearly demonstrates that the Legislature was specially solicitous in the first instance to protect sub-contractors, laborers and material men who might be employed by or furnish materials at the instance of the original contractor, and as one of the means for affording them protection against the fraud or negligent conduct of both the contractor and the owner, provision was made for giving at least constructive notice of the terms of the contract by requiring it to be in writing and placed of record.

This requirement is reasonable and just and in order to make such provision effective it is competent for the Legislature to provide such penalty for its non-observance as it may deem proper, including that of declaring the contract void and prohibiting any recovery upon it.

It further occurs to me that construction contended for by the plaintiff is insufficient to satisfy all of the conditions in which the parties would be placed thereby.

If the provision was that the contract should not be enforced against the owner, it might possibly be harmonized with the construction contended for by the plaintiff, but the declaration is that "No recovery shall be had thereon by either party thereto." That is, that not only the contractor shall not recover the contract price but the owner shall not be allowed to recover thereon for any damages he may sustain by reason of a breach on the part of the contractor.

It will be further observed that, pursuing the controlling idea, the Code provides that notwithstanding the fact that the contract was made void for failure to record it, the subcontractors, material men, etc., are protected by allowing them to treat the derelict owner as their employer in place of the contractor who may have in fact employed them, and then give them a lien upon the property for the work performed by them.

The right to thus hold and enforce liens by material men against the premises was recognized in the case of the Giant Powder Co vs. San Diego Flume Co., 20 Pacific Reporter, 420, and it may not be improper to advert to the fact that Justice Thornton in delivering the opinion of the court in that case, in speaking of the effect of the failure to record the contract, says: "The section of the Statutes which declares such contracts wholly void, declares how far it is void" citing Section 1183. "The statute only declares the contract void as between the parties to it."

Although the rights of the contractor and owner as between themselves were not the subject of direct inquiry in that case, yet the validity of the contract was collaterally in question and a necessary subject for consideration, for if the contract had been held valid and enforceable no question could have arisen as to the rights of the material men thereunder in their dealings with the contractor.

I do not deem it necessary to consider the question whether or not Section 1197 supercedes Section 1183, for the reason that



I am of the opinion that the two sections can be harmonized and stand together.

As I have already indicated, Section 1183 should be construed as declaring that the unrecorded contract is absolutely void. Being void, it creates no liability, no debt or other obligation, it is *nudem pactum*.

Section 1197 speaks of a debt due for work done or material furnished and declares that "Nothing contained in this chapter shall be construed to impair or affect the right" to maintain an action to recover such debt.

But it is obvious that if the contract and its performance does not create a debt, we must look elsewhere for the subject of the action preserved by the last cited section.

This I think, is readily found in the implied agreement arising from the performance of the labor by the builder or so-called contractor, and the acceptance of such labor by the owner.

I think it is reasonable and just to hold that the contract being void and not enforceable by either party, that there should be no obstacle to the operation of the implied contract to pay; not a specific sum for a specified labor, but to pay the reasonable value of the services rendered by one party and accepted and enjoyed by the other.

I am therefore of the opinion that the second count which sets forth a claim for extra work, outside the written contract, and seeks to recover the reasonable value thereof, states a good cause of action, and that the demurrer thereto should be overruled.

For the reasons already indicated, I think the demurrer to the first count should be sustained, and it is so ordered, with leave to plaintiff to amend his complaint and count on a *quantum meruit* for the labor performed in the erection of the buildings if he shall so elect.

THE ANNUAL MEETING OF THE STOCKHOLDERS of the California Architectural Publishing Company will be held in the rooms of the company at No. 408 California street on Tuesday, November 5th, 1889, at 10 A. M., to hear the report of officers, elect directors for the ensuing year and transact such other business as may properly come before the meeting.

W. P. MOORE, President. OLIVER EVERETT, Secretary.
San Francisco, Cal., Oct. 12, 1889.

WASHINGTON ITEMS.

On account of the heavy rain on the latter days of September, the brickyards of Washington Territory are quite all shut down and the making of bricks cannot be commenced until near May 1st, 1890. The price offered now for bricks, is now about \$14, and a manufacturer near Seattle refused \$14 for 200,000 although he had 2,500,000 on hand, but he needed those for contracts made in Seattle at less prices.

Already 1,000,000 bricks have been used on the new Denny hotel in the basement, and 2,000,000 more will be required. The basement walls of this hotel, if placed in a straight line, it is said, would reach nearly a mile in length.

The Rainer hotel at Seattle is nearly roofed in, and Diller's hotel is up to the first story.

At Ellensburg, eighty-four new brick stores are going up and a stone banking house.

Speaking of brick, we understand several of the manufacturers will put in dry kilns before the next season commences so that nature may not compel them to stop on October 1st, of every year.

The Builders Material Company, is putting a new pressed brick machine on Vashon Island, which will turn out 20,000 bricks a day and they have a plain brick machine already in operation.

Building in Seattle and Spokane is going on at a lively rate, some 600 to 800 dwellings being in construction at the present time at Seattle. These houses will cost all the way from \$1,000 to \$2,000, and seldom over \$4,000.

We would infer from the newspapers of Seattle that the architects who competed for the plans of a new courthouse for King county were not fully alive to the peculiar necessities of such an institution, and that a Board of Commissioners had been found up there who knew just what King county wanted. Something like sixteen plans were submitted in competition with estimated cost running from \$175,000 to \$200,000 and all were rejected—rejected because the plans were not suitable for King

county. The motion to reject was certainly not very complimentary to the architects engaged, but then, the Board may have desired to show what they know about architecture.

Query: Is it possible that sixteen different architects, or firms, were each and all so deficient in the knowledge of what was required of them that it takes the plans of the sixteen to make an acceptable design.

We think this emphasizes what we have sometimes said, that it would be far better to place the acceptance or rejection of designs for public work in the hands of a competent committee of duly qualified architects. When this shall be the rule there will be a great advance in these buildings.

As a result, architect W. A. Ritchie is set to work making plans from the rejected "Greek" plans, changing it from a two-story and basement to a three story and basement building. The appearance of the new courthouse will suggest the Ionic style as intended. The basement will be of cut stone and the first and second stories of brick with stone trimmings. Seattle is looking forward to an imposing structure, that will be known the moment you look at it, and be taken for a real genuine courthouse as well as one that will not burn up on the slightest provocation.

REVIEWS.

We have received from Wm. T. Comstock, Part IX of his architectural studies, (city houses). This number illustrates the best designs submitted in a competition given by *Building*, for the planing of a home for a professional *litterateur*, and contains several excellent solutions of the problem. Price, one dollar, postage paid.

The *Brickmaker* a semi monthly publication at Chicago. Price, \$1 per year. As the name indicates, its columns will be entirely in the interest of the brickmaker and his bricks. In this connection we notice one very sensible article on the "Nomenclature of Bricks" and the suggestion that the matter be settled at the convention to be held in Philadelphia next December.

The Canadian *Architect and Builder* publishes a very caustic criticism on the "abuse" of the inverted arch. The criticism, though written in an "inverted" style of composition, is nevertheless effective in pointing out the possible failure of such an arch when not constructed on scientific principles, and the supervising architect is not fully alive to the importance of its use.

Preliminary Notice.

The joint Convention of the American Institute of Architects will be held in Cincinnati, opening on Wednesday, 20th of November next, at 10 A. M.

The annual reports to and of each organization shall be read, and the Constitution and By-laws recommended for the reorganized Institute by the joint Committee on Consolidation, appointed by the two bodies, will be submitted for the final action necessary to consummate unification.

This will be followed by the reading and discussion of professional papers.

An exhibition of architectural illustrations, under the direction of the Cincinnati Architectural Club, will occur simultaneously with the Convention, viz: Tuesday, November 19th, to which all the members of both existing organizations are cordially invited.

Before the close of the convention, opportunities will be afforded for the inspection of the prominent and interesting structures of the city, finished or in process of erection.

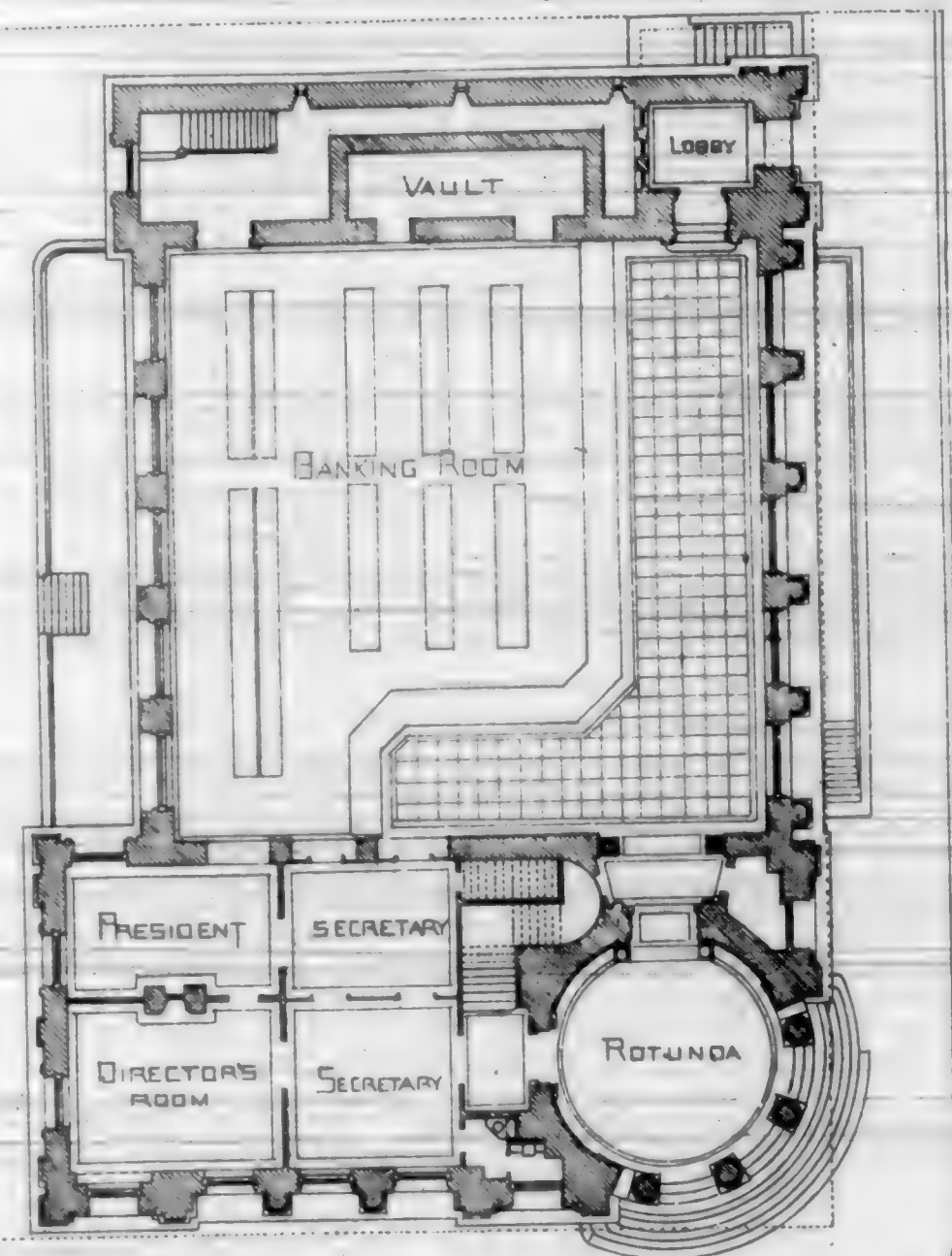
Members of either existing organization, having communications or papers of interest to the profession, which they propose to submit to the joint Convention, should forward them to the appropriate Secretary before the 1st November ensuing.

Full particulars will be forwarded, in due course, to the members, alike of the existing Western Association of Architects and American Institute of Architects.

Joint Committee of Arrangements: E. H. Kendall, Chas. Crapsey, N. S. Patton, Secretary W. A. A., 44 Montauk Block, Chicago. A. J. Bloor, Secretary A. I. A., 18 Broadway, N. Y. September 19th, 1889.

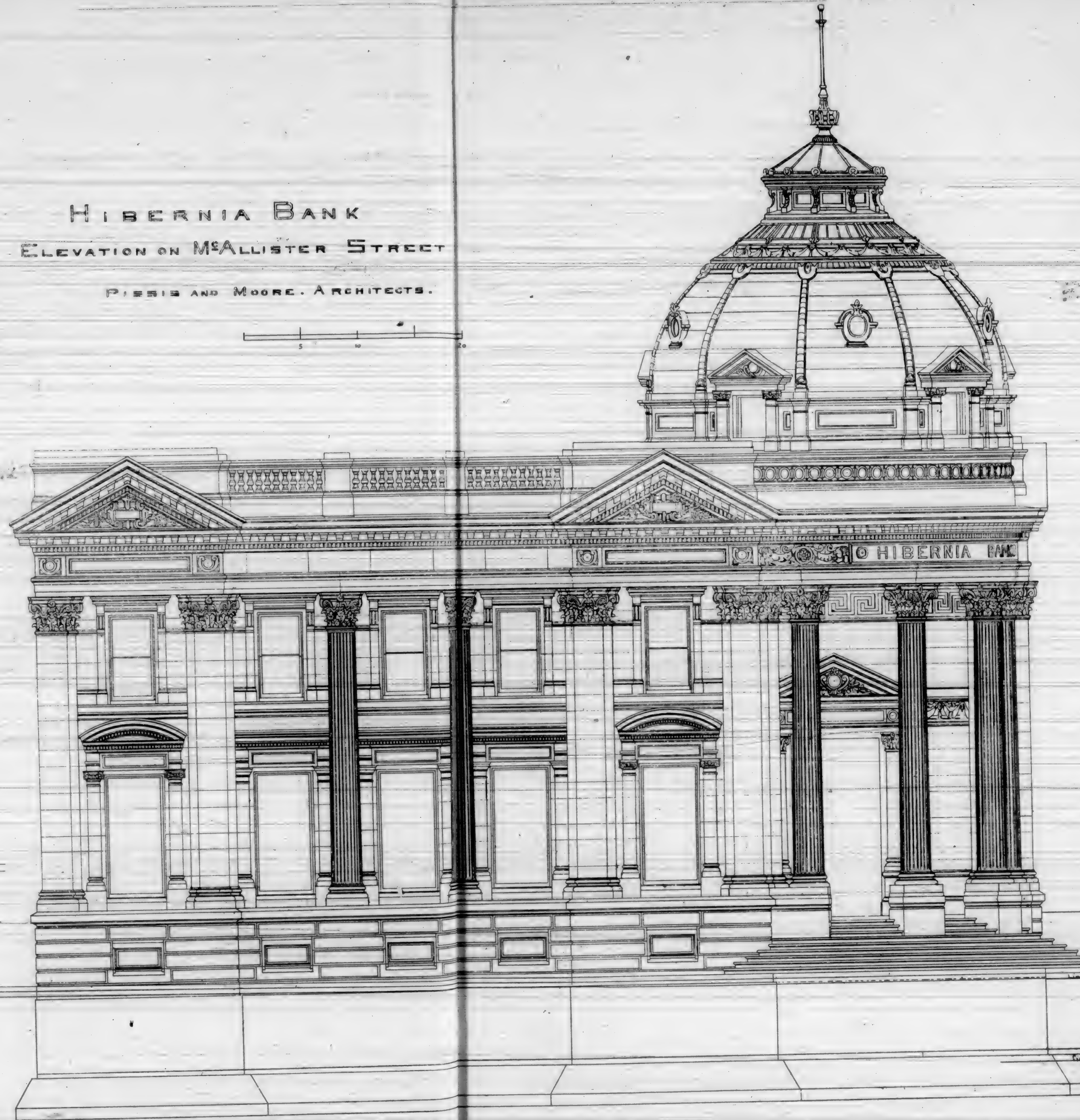
HIBERNIA BANK ELEVATION ON McALLISTER STREET

PISSIS AND MOORE, ARCHITECTS.



McALLISTER STREET

PISSIS AND MOORE
ARCHITECTS



First floor line

Basement floor line

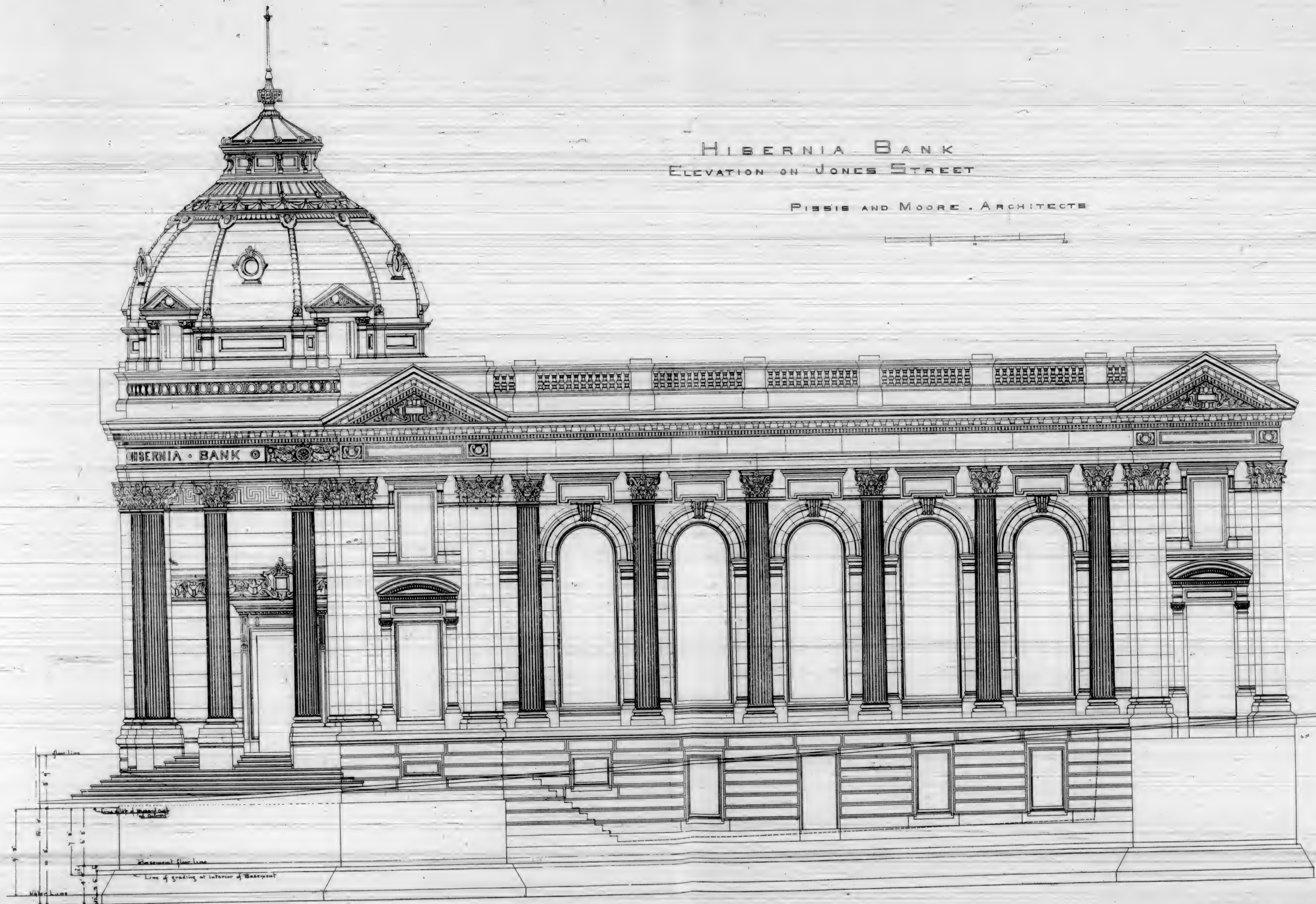
Line of grading at entrance of basement

Water line

San Francisco, Cal.

HIBERNIA BANK
ELEVATION ON JONES STREET

PISSIE AND MOORE, ARCHITECTS



San Francisco, Cal.

CITY BUILDING NEWS.

Austin and Gough. Owner, Alice Kennedy; architect, James E. Wolfe; contractor, Gray & Stover; signed September 26; filed September 27; cost, \$6,600; grading, artificial stone pavement; payments, \$1,600, piers are done; \$275, completed; \$25, 35 days.

Broderick, between Haight and Waller. Owner, W. E. Dennison; contractor, F. W. Kern; surety, Richard Jost; signed Sept. 18; filed Sept. 20; cost, \$4,355, 100 days; 2-story frame; payments, \$1,200 ready for lathing; \$1,200 hard finished; \$1,200, completed; \$1,255, 35 days.

Broadway and Gough. Owner, Amelia L. Leszynsky; architect, J. Marquis; contractor, C. Coady; signed Sept. 12; filed Sept. 21; cost, \$4,625; to build; payments, \$800, framed; \$800, floors laid; \$800, brown-coated; \$1,075, completed; \$1,150, 35 days.

Bush and Baker. Owner, Chas. W. Kenitzer; architect, Kenitzer & Kollerstrath; contractor, A. Miller; sureties, Chas. F. Deane and John C. Roberts; signed September 24; filed September 25; cost, \$6,650; December 20, 1889; two-story frame; payments, \$1,000 framed; \$2,000, roofed; \$1,650 ready to paint; \$400, completed; \$1,650, 35 days.

Broderick and Haight. Owner, Wm. W. Bishop; architects, Townsend and Wyneken; contractor, R. O. Chandler; signed, September 24; filed September 25; cost, \$5,477; painting; payments, \$500, outside first coat and inside second coat is on; \$500, outside second coat and inside last coat is on; \$750, accepted.

Brine, between Howard and Folsom. Owner, John Wyhs and wife; architect, Fred Weinreich; contractor, Fred Weinreich; signed, Sept. 4; filed, Sept. 4; cost, \$8,950, 90 days; carpenter work; payments, \$500 framed; \$300 under roof, etc; \$400, brown mortared; \$700 white mortared; \$550 50 completed; \$587 50, 35 days.

Bluxome, between Fourth and Fifth. Owner, Mrs. M. F. S. Searles; architects, Schulz & Meeker; contractor, John T. Grant; cost, \$1,175; signed, September 7; filed, September 11; 25 days complete a stable; payments, \$281, completed; \$294, 35 days.

Clara Lane, bet. Bush and Butte. Owner, F. Lemme; architect, P. R. Schmidt; contractor, C. Chisholm; sureties, James Conlin and J. J. McKinnon; signed, Sept. 23; filed, Sept. 30; cost, \$11,100; 95 days; 3-story brick; \$2,200 second-story joists laid; \$2,200 topped; \$2,200 basement floor laid; \$2,100 completed; \$3,000, 35 days.

California and Broderick. Owner, Mrs. H. B. Healey; architect, C. C. Morehouse; contractor, James Campbell; signed Sept. 30; filed Oct. 6; cost, \$4,230; Jan. 1, '90; to build; payments, \$900, roof boards on; \$1,000, masonry set; \$1,350, completed; \$1,000, 35 days.

Clay and Hyde. Owner, Martha McL. Ewer; architect, Clinton Day; contractor, George V. Hussey; signed Oct. 1; filed Oct. 2; cost, \$7,900; to build; \$1,100 sheathed; \$1,400 chimneys built; \$900, prime coat of paint on; \$1,000, inside ready for painter; \$1,555, completed; \$1,975, 35 days.

Clinton Park and Delores street. Owners, Henry Proge and wife; architect, Bernard Dreyer; contractor, Bernard Dreyer; signed Oct. 1; filed Oct. 2; cost, \$5,500; 90 days; 2-story frame; payments, \$1,375, framed; \$1,375, brown mortar on; \$1,375, white mortar on; \$1,375, completed.

Church and Army. Owner, F. F. Speckman; architects, John & Delezynski; contractors, Schutt & Kreeker; signed Sept. 23; filed Oct. 3; cost, \$4,005; 2-story frame and attic; payments, \$900, framed; \$800, partitions set; \$1,000, outside finish on; \$900, inside ready to paint; \$1,165, 35 days.

Cor Baker and Vallejo. Owner, H. R. Hopps; contractor, J. A. Rimmel; sureties, F. and M. Marcuse; signed, Aug. 29; filed Sept. 14; cost, \$2,250; Jan. 15, '90; to build; payments, \$302 50, framed; \$502 50, brown coated; \$552 50, completed; \$592 50, 35 days.

Copp, between 22d and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractors, Brennan & Pladung; signed September 27th; filed September 28; cost, \$6,100; 24 days; payments painting, etc; 75 per cent. as work progresses; balance, 35 days.

Clayton, near Page. Owner, Frederick Bryan and wife; architects, John T. Kidd; contractor, John Bruce; signed, Sept. 4; filed, Sept. 4; cost, \$2,145; 10 days; payments, \$900, framed; \$500 plastered; \$300 white coated, etc; \$200 completed; \$538, 35 days.

Church near 21st. Owner, S. Stemmer; architect, Wm. Moser; contractor, A. C. Rogers; sureties, C. S. Holmes and H. C. Simmers; signed September 14; filed, September 23; cost, \$3,900; frame building; payments, 75 per cent. as work progresses; balance, 35 days.

Eddy, bet. Fillmore and Steiner. Owner, S. F. Laundry; architect, Percy & Hamilton; contractor, Richardson & Gale; signed, Sept. 26; filed, Oct. 1; cost, \$1,95; chimney 100 feet high; 75 per cent. on completion; bal. 35 days.

Ellis and Levenworth. Owner, A. C. Heinken; architects, Townsend & Wyneken; contractors, The Gray A. S. P. Co.; signed, September 24; filed September 25; cost, \$2,500; two dwellings; payments, \$900, enclosed; \$1,000, water pipes in; \$1,000 inside hard finished; \$1,000, completed; \$1,300, 35 days.

Ellis and Polk. Owner, P. M. Flood; architect, Wm. F. Smith; contractor, F. W. Kerr; cost, \$6,880; signed Sept. 4; filed Sept. 13; \$1,200 framed; \$1,200 ready for plastering; \$1,200 ready for painting; \$1,200 completed; \$1,720, 35 days.

Eddy and Larkin. Owner, Sacred Heart College; architects, John J. Clark; contractor, George Goodman; signed, Aug. 22; filed, Aug. 31; cost, \$200, artificial stone sidewalk, etc; payments, 75 per cent. as work progresses, balance, 35 days.

Eddy and Laguna. Owner, Maurice Getz; architect, John Gash; contractors, Rohling & Crawford; sureties, F. Jost and Humboldt Mill Co.; cost, \$7,600; signed Sept. 6; filed Sept. 11; two houses; payments, \$1,500 frame; \$1,000 brown mortared; \$1,100 white mortared; \$1,110 outside finish on; \$1,100 completed; \$1,900, 35 days.

Eighteenth street, near Clover Alley. Owner, Johannes Pelsch; contractor, J. C. Brown; signed, Sept. 7; filed, Sept. 7; cost, \$1,010; payments, \$250 framed; \$300 all frames set; \$250 white coat plaster; \$210 completed.

Fourth and Townsend. Owner, Mary K. Knoll; architect, M. J. Walsh; contractor, M. C. Lynch; signed, Sept. 19; filed, Sept. 30; cost, \$13,855; to build; \$3,454 50 roofed; \$3,454 50 first coat of mortar is on; \$3,454 50 completed; \$3,454 50, 35 days.

Folsom and Caroline. Owner, John Tamoung; architects, Townsend & Wyneken; contractors, C. A. Naherty; cost, \$3,780; signed Sept. 11; filed Sept. 12; 3-story frame; payments, \$1,400 framed; \$1,780 brown-coated; \$1,700 white-coated; \$1,700 completed; \$2,330, 35 days.

Folsom near 11th. Owner, Chas. Bogan; architect, James P. Chadwick; contractor, Mayier & Green; sureties, Matthew Harris and Hugh B. Jones; signed, September 23; filed, September 24; cost, \$6,700; 90 days, four flats; \$1,255 25, roofed; \$1,255 25, brown coated; \$1,255 25, outside finish on; \$1,255 25, completed; \$1,675, 35 days.

15th, near Castro. Owner, John Dolan; contractor, A. J. McKee; signed, Aug. 15; filed, Sept. 4; cost, \$2,400, Nov. 20, '89, two-story house; payments, \$700 enclosed; \$700 brown coated; \$1,000 completed.

Folsom and 23d. Owner, P. H. Bielenberg; architect, W. Winterhalter; contractor, George W. Farnum; sureties, F. Jost and W. Thyrke; cost, \$5,000; signed Sept. 12; filed Sept. 13; 90 days; 2-story frame; payments, \$1,200 enclosed; \$1,000 brown-mortared; \$1,000 hard finish on; \$1,000 completed; \$1,400, 35 days.

Folsom, corner of 2nd and Dow Place. Owners, Boyd & Davis; architect, Jno. M. Curtis; contractor, H. W. Hannemann; sureties, Chas. Schrueth and M. Shotwell; \$2,000; signed, Sept. 25; filed, September 26; cost, \$2,585; to build; payments, 75 per cent. as work progresses; balance, 35 days.

Folsom, between 13th and 14th. Owner, Geo. Schafer; contractor, F. L. Hansen; signed Sept. 13; filed Sept. 17; cost, \$7,375; two 2-story frames; payments, \$1,500 framed; \$1,000 enclosed; \$1,500 rough mortared; \$1,875 white mortared; \$2,000, 35 days.

Greenwich and Taylor. Owner, Maria San Pedro; architect, B. E. Henriksen; contractor, Robert Currie; signed, Sept. 16; filed Sept. 17; cost, \$9,100; three 2-story frames; payments, \$1,705 roofed; \$1,705 brown coated; \$1,705 white coated; \$1,705 trimming on; \$2,280, 35 days.

Geary and Octavia. Owner, Francisca E. de Los M. de Smith; contractor, Geo. E. Voelke; contractor, F. Klatt; sureties, B. H. Jost and J. P. Kennedy; \$8,000; signed Sept. 14; filed Sept. 19; cost, \$11,340; 2-story frame; payments, \$500 first-story joists are on; \$1,700, plumbing done; \$2,500 brown coated; \$2,500 second coat of plaster is on; \$1,200 accepted; \$2,340, 35 days.

Geary and Devisadero. Owner, August Brune; architect, Emil John; contractors, Schutt & Kreeker; cost, \$4,321; signed Sept. 6; filed Sept. 10; 2-story frame; \$800 framed; \$800 enclosed; \$800 white coated; \$921 completed; \$1,100, 35 days.

Green and Octavia. Owner, C. M. Symond; architect, S. C. Warden; contractor, R. Reichenbach; et al. sureties, A. A. Turner and Fridolin Ott; signed, Sept. 7; filed, Aug. 31; cost, \$2,142, Nov. 14, '89; To Build; payments, \$500 enclosed; \$500 brown coated; \$500 completed; \$642, 35 days.

Harrison, between 23d and 24th. Owner, R. L. M. Kennedy; contractor, F. Nelson; signed, Sept. 4; filed, Sept. 5; cost, \$1,80; one-story cottage; \$700 first coat of mortar is on; \$680, 35 days.

Hayes, between Gough and Octavia. Owner, G. Hildebrandt; architect, G. Hildebrandt; contractor, Chas. Quinn; signed, Sept. 4; filed, Sept. 4; cost, \$5,550, 100 days; three-story frame; payments, \$1,350 brick work done; \$1,350, brown coated; \$1,350 white coated; \$1,900 completed; \$2,500, 35 days.

Howard, between 22nd and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractor, James Velnery; sureties, Preston & McKinnon; \$25,000; signed Sept. 14; filed Sept. 17; cost, \$70,387; 5 months; brick and carpenter work for two 3-story buildings; payments, 75 per cent. monthly as work progresses, balance, 35 days.

Howard, between 22nd and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractors, Duffy Bros.; sureties, Wm. Cronan and M. H. De Young; \$5,000; signed Sept. 14; filed Sept. 17; cost, \$16,275; plumbing and gas fitting; payments, 75 per cent. per month as work progresses; balance, 35 days.

Howard, between 22nd and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractor, James W. Smith; sureties, John Coop and B. Jost; \$25,000; signed Sept. 14; filed Sept. 17; cost, \$64,477; 5 months; plastering and electric work; payments monthly, 75 per cent. of value of work done; balance, 35 days.

Howard, between 22nd and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractor, Wm. Cronan; sureties, Geo. Duffy and W. H. Mahoney; \$1,500; signed Sept. 14; filed Sept. 17; cost, \$3,905; tin work; payments, 75 per cent. as work progresses; balance, 35 days.

Howard, between 22nd and 23d. Owner, Mary E. Von Schroeder; architect, T. J. Welch; contractor, Bernard Brasley; surety, A. Bernard; \$2,500; signed Sept. 14; filed Sept. 17; cost, \$10,290; painting and varnishing; payments, 75 per cent. as work progresses; balance, 35 days.

Hyde, between Green and Union. Owner, Julius Kanngelser; architect, Geo. R. Bowles; contractor, Geo. R. Bowles; signed Sept. 18; filed Sept. 19; cost, \$3,100; 2-story house; payments, \$500 framed; \$600 ready for lathing; \$600 plastered; \$600, ready for painting; \$700, completed.

Herrmann and Webster. Owner, Mathias Jobst; architect, R. Zimmermann; contractors, Fuchs & Bucher; signed Oct. 1; filed Oct. 1; cost, \$7,593; Jan. 15, '90; 2-story frame; payments, \$1,425, framed; \$1,425, partitions set; \$1,425, ready for painting; \$1,425, accepted; \$1,893, 35 days.

Howard, bet. 3d and 4th. Owner, Mary J. Morrow; architect, W. H. Arncliffe; contractor, Jas. R. Whalen; signed Oct. 1; filed Oct. 1; cost, \$5,500; 50 days; 3-story frame; payments, \$1,000 framed; \$1,125, brown-coated; \$1,000, white-coated; \$1,000 completed; \$1,375, 35 days.

Herrmann street, and Elgin Park. Owner, Emil Woerner; architect, R. Zimmermann; contractor, Brennan & Pladung; signed, September 18; filed, September 20; cost, \$1,850; brickwork for four 3-story frames; \$850 foundation in; \$500, chimney tops set; \$800, 35 days.

Herrmann street near Elgin Park. Owner, Emil Woerner; architect, R. Zimmermann; contractor, F. V. Steinmann; signed Sept. 18; filed September 25; cost, \$19,400; brick and carpenter work; four 3-story frames; \$1,000 first floor joists laid; \$1,000 first story frame up; \$1,000 second and third story frames up; \$1,000.

Herrmann str. et. near Elgin Park. Owner, Emil Woerner; architect, R. Zimmermann; contractor, Chas. M. Depew; signed September 18; filed September 25; cost, \$4,250; roof; \$1,500 floors laid; \$2,450 outside finish on; \$2,000, glazed, etc.; \$2,000 accepted; \$5,000, 35 days.

Herrmann street, near Elgin Park. Owner, Emil Woerner; architect, R. Zimmermann; contractor, Louis Hufschmidt & Bros.; signed September 18; filed September 25; cost, \$2,162; mill work; \$800 outside finish is on; \$800 inside finish is on; \$800 blinds hung; \$800 accepted; \$1,050, 35 days.

Herrmann street near Elgin Park. Owner, Emil Woerner; architect, R. Zimmermann; contractor, August Fick; signed September 18; filed September 25; cost, \$1,750; plumbing, etc; \$800, first certificate is delivered, \$900, second certificate is delivered; \$662 accepted.

Howard near 17th. Owner, Ulrich Renenperger; architect, A. Winterholter; contractor, Th. o. Von Borsdal; sureties, F. Jost and D. Woerner; signed, Sept. 4; cost, \$5,140; payments, \$1,200 enclosed; \$1,300 brown coated; \$1,000 hard finish is on; \$1,200 completed; \$1,640, 35 days.

Ivy avenue, between Buchanan and Webster. Owner, F. Sickel; architect, P. R. Schmidt; contractor, J. O'Connell; sureties, J. W. Leahy and J. Molony; signed, September 16; filed, September 25; cost, \$3,700; 30 days; two-story frame; payments, \$925, rough plumbing done; \$925 hard finished; \$925 completed; \$925, 35 days.

Jackson and Larkin. Owner, Mary H. Barrington; architect, Geo. Barrington; contractor, James C. Bassett; sureties, A. Kendall and James I. McKinnon; \$3,000; signed, Sept. 6; filed, Sept. 7; cost, \$5,700; 30 days to build; payments, \$1,000 75 framed; \$1,000 75 brown coated; \$1,000 75 outside is painted; \$1,000 75 completed; \$1,425, 35 days.

Kearny and Pine. Owner, Moses Rosenbaum; architect, Safford and Kohlberg; contractor, Richardson & Gale; signed, Aug. 29; filed, Sept. 4; cost, \$2,500; 90 days; carpenter work; payments, \$2,500 completed.

Kearny and Washington. Owner, Louis Schultz; architect, Wm. Moser; contractor, Wm. H. Birch & Co.; signed September 6; filed September 23; cost, \$1,720; elevator; payments, 75 per cent. as work is done; balance, 35 days.

Laguna and Lombard. Owner, G. Filippelli; architect, Emilio Depierre; contractor, J. G. Chase; surety, A. Bennett; \$800; signed September 21; filed September 23; cost, \$1,885; 60 days frame building; payments, 75 per cent. as work progresses; balance, 35 days.

Lyon near McAllister. Owner, Adolph Gochi; architect, John & Halzynski; contractor, Fuchs & Bucher; signed, Sept. 21; filed, Sept. 4; cost, \$4,000, two-story frame; payments, \$800 framed; \$800 enclosed, etc; \$800 white coated; \$800 completed; \$1,000, 35 days.

Larkin and Pine. Owner, A. Prowling; architects, Kenner & Kollerstrath; contractor, C. F. Kuppel; sureties, Christian Helwig and William Muehe; \$5,000; signed Sept. 30; filed Oct. 4; cost, \$9,922; Jan. 30, '90; two 2-story frames; payments, \$1,500, framed; \$1,500, roofed; \$1,500, first coat of plaster is on; \$1,200, plastering finished; \$1,742, completed; \$2,480, 35 days.

Maple and California. Owner, Children's Hospital; architect, C. B. McDougall & Son; contractor, A. Jackson; signed Oct. 1; filed Oct. 3; cost, \$3,075; 1-story frame; payments, \$1,000, brown mortar on; \$556 25, completed; \$514 75, 35 days.

Main, bet. Mission and Howard. Owner, The Pelton Water Wheel Co.; architect, Percy & Hamilton; contractors, Ramsome & Cushing; signed, Sept. 27; filed, Sept. 30; cost, \$740; concrete work; 75 per cent. as work progresses; bal. on completion.

McAllister, between Fillmore and Steiner. Owner, E. F. Baruth; architect, P. R. Schmidt; contractor, A. McKay; sureties, Henry Goetz and C. A. Bennett; signed Sept. 13; filed Sept. 19; cost, \$6,200; Dec. 14, '89; 2-story frame; payments, \$1,150, framed; \$1,150, rough plumbing in; \$1,150, hard finished; \$1,200, completed; \$1,550, 35 days.

McAllister and Jones. Owner, Hibernia Savings and Loan Society; architects, Pissis & Moore; contractor, O. E. Brady; cost, \$17,000; signed Aug. 31; filed Sept. 18; stone-work of new bank building; payments in installments on the 1st and 15th of month as work progresses, in sum equal to 75 per cent. of work done; balance, 25 per cent. when work is completed.

Mason. Owner, E. Betz; architect, E. Bolger; contractor, J. P. Hansen; signed Aug. 13; filed Sept. 14; cost, \$1,800; 60 days; to build; payments, \$450 framed; \$400 first coat of plaster is on; \$500 completed; \$450, 35 days.

Natoma, between 11th and 12th. Owner, Wm. Scheer and wife; contractor, A. C. Rogers; sureties, C. S. Holmes; \$2,000; signed, Sept. 7; filed, Sept. 8; cost, \$4,500, three-story frame; payments, \$1,000 framed; \$1,000 brown coated; \$1,000 hard finish is on; \$1,000, 35 days.

Owner, S. S. & N. P. R'way Co.; contractors, Hinkel y, Spiers & Hayes; cost, \$79,000; signed Sept. 5, filed Sept. 10; 9 months; machinery for steamer; payments, 75 per cent. to be paid as work is done; balance, 25 per cent., 35 days after completion.

Owner, S. F. & N. P. R'way Co.; contractors, Dickey Bros.; cost, \$45,250; signed Sept. 5; filed Sept. 10; 6 months to build steamer; payments 20 per cent. boat is in frame; 20 per cent. keel on, etc.; 20 per cent. deck is in, 15 per cent. deck is laid, 25 per cent., 35 days.

Oak, between Franklin and Gough. Owner, F. Hoffen architect; P. R. Schmidt; contractor, Wm. T. Conmy; cost, \$11,000; signed Sept. 10; filed Sept. 10; 3 months; to build; payments, \$1,087.50 framed; \$1,087.50 brown mortar on; \$1,087.50 completed; \$1,087.50, 35 days.

Oak and Steiner. Owner, P. Tillaux; architect, M. J. Welch; contractor, R. P. Parker; cost, \$4,350; signed Sept. 12; filed Sept. 12; to build; payments, \$1,087.50 framed; \$1,087.50 brown mortar on; \$1,087.50 completed; \$1,087.50, 35 days.

Owner, John Talford; contractors, Mullins Bros.; cost, \$950; signed Sept. 20; filed Oct. 5; cost, \$950; Nov. 28, '89; additions; payments, \$250, framed; \$250, plastered; balance in installments of \$50 until all payments are made.

Page near Pierce. Owner, John H. Brunings; architect, Chas. I. Havens; contractor, F. W. Kern; signed, September 24; filed September 25; cost, \$5,200; 2-story frame; payments 25 per cent. frame; partitions set; 25 per cent. inside finish complete; 25 per cent., 35 days.

Page near Scott. Owner, Robert V. Lucy; architects, John A. Belczynski; contractors, White Bros.; signed Sept. 13; filed Sept. 17; cost, \$8,300; 3-story frame; payments, \$1,200, framed; \$1,500 rough mortar on; \$1,320 completed; \$1,340, 35 days.

Point and Octavia. Owner, W. H. Adams; architect, Wm. H. Armitage; contractor, O. F. White; cost, \$10,000; signed Sept. 3; filed Sept. 11; 100 days; two 2-story frame; payments, \$2,500 framed; \$2,500 brown-coated; \$2,500 white-coated; \$2,500 finished; \$8,250, 35 days.

Perrin and Steiner. Owner, Mary F. Kennedy; contractor, J. P. Shepard; signed Sept. 3; filed Sept. 4; cost, \$2,400; 75 days to build; \$800 enclosed; \$600 brown mortar on; \$500 completed; \$600, 35 days.

Pacific and Octavia. Owner, B. J. Huffaker; architect, John A. Belczynski; contractor, Wm. P. Paine; signed, Aug. 31; filed, Sept. 4; cost, \$8,500; payments, \$2,000 framed; \$1,500 enclosed; \$1,500 white-coated; \$1,720 completed; \$2,250, 35 days.

Page near Scott. Owner, J. Peterson; architect, R. H. White; contractor, W. Plunz; cost, \$1,000; signed, Aug. 31; filed, Sept. 4; cost, \$1,000; signed, Sept. 5; cost, \$5,000; 90 days; \$800 framed; \$700 enclosed; \$700 brown-coated; \$800 standing finish is on; \$800 completed; \$800, 35 days.

Pacific, near Steiner. Owner, James Stewart; architect, Wm. F. Smith; contractor, Richard Rice; signed Oct. 1; filed Oct. 2; cost, \$2,565; plumbing; payments, \$900.00, rough plumbing in; \$900.00, comp. etcd; \$944, 35 days.

Prosper near 16th. Owner, Brusa Achille; contractor, L. Cuneo; et al; signed, Sept. 27; filed, Sept. 30; cost, \$1,675; 1-story frame; \$418 framed; \$418 brown-coated; \$418, 75 finished; \$418, 35 days.

Pacific, near Steiner. Owner, James Stewart; architect, Wm. F. Smith; contractor, R. W. Kern; signed Oct. 1; filed Oct. 2; cost, \$19,270; three dwellings; payments, \$2,300.50, framed; \$2,300.50, shingled; \$2,300.50, brown-coated; \$2,300.50, sta. diag finish is up; \$2,300.50, completed; \$4,817.50, 35 days.

Pacific and Laguna. Owner, D. F. Walker; architect, Wm. F. Smith; contractor, James H. O'Brien; signed Oct. 2; filed Oct. 2; cost, \$1,700; 25 days; grading; lot; payments, first payment, \$671.25; second, \$717.25; third, \$447.50.

Pine and Devisadero. Owner, W. C. Hildebrandt; architects, J. J. and T. D. Newsum; contractor, F. C. Adams; cost, \$4,000; signed Sept. 11; filed Sept. 12; N. V. 1, 30, 2-story frame; payments, \$900 first floor of joists are on; \$600 framed; \$600 brown-coated; \$600 ready to paint; \$600 completed; \$1,000, 35 days.

Ritch and Folsom. Owner, G. Mounicot; contractor, A. McKay; cost, \$1,000; signed Sept. 11; filed Sept. 12; N. V. 1, 30, 2-story frame; payments, \$900 first floor of joists are on; \$600 framed; \$600 brown-coated; \$600 ready to paint; \$600 completed; \$1,000, 35 days.

Seventh and King. Owner, Eagle Oil Refining Co.; contractors, Riley & Loane; signed, Sept. 13; filed Sept. 14; cost, \$1,500; 15 days; warehouse; payments, \$1,125 completed; \$375, 50 days.

Sixth and Stevenson. Owner, Margaretta Schewardt; contractor, J. S. Eckert; signed, Sept. 14; filed Sept. 16; cost, \$1,025; foundation wall; payments, the first two payments as work progresses; balance when completed.

Stewart & Mission. Owner, Ernest Brand; architect, H. Geiffuss; contractors, Schutt & Kroeck; cost, \$9,083; signed Sept. 7; filed Sept. 11; 3-story brick; payments, \$1,250 first try joists laid; \$1,870 fire walls topped; \$1,870 brown coated; \$1,873 completed; \$2,500, 35 days.

Sanchez and 16th. Owner, Hannah Donlan; architect, Patrick Dolan; contractor, Ruhlberg & Crawford; cost, \$4,825; signed Sept. 10; filed Sept. 11; 30 days; 3-story frame; payments, \$900 framed; \$900 ready for plastering; \$900 windows in; \$950 completed; \$1,235, 35 days.

Sixteenth & Sanchez. Owner, D. Meyer; architect, Geo. E. Voelck; contractor, F. Klatt; cost, \$9,000; signed Sept. 4; filed Sept. 11; 3-story frame; \$1,000 framed; \$1,000 first plastered; \$1,500 plastered; \$1,500 second coat of paint is on; \$900, 35 days.

Scott and Vallejo. Owner, Stanley Forbes; architect, Fred E. Wilcox; contractor, Lord & Boynton; signed Sept. 4; filed Sept. 5; cost, \$4,775; to build; payments, \$1,200 framed; \$1,200 brown-coated; \$1,151 25 completed; \$1,193, 75, 35 days.

Stewart and Mission. Owner, J. O'Sullivan; architect, H. Geiffuss; contractors, Schutt & Kroeck; cost, \$4,833; signed Sept. 7; filed Sept. 11; 3-story brick; payments, \$1,250 first try joists laid; \$1,870 fire walls topped; \$1,870 brown coated; \$1,873 completed; \$2,500, 35 days.

Sixth and Berry. Owners, Pacific Woodware and Cooperage Co.; architect, James E. Wolfe; contractor, L. D. Frichette; signed Oct. 1; filed Oct. 2; cost, \$5,575; to build new, and raise and remove old buildings; payments, 75 per cent. as work progresses; balance, 35 days.

Second Ave., bet. Pt. Lobos Ave. and A street. Owner, Wm. Embury; architect, Chas. J. I. Devill; contractor, Thos. H. Adams; cost, \$1,000; signed Aug. 21; filed Oct. 1; cost, \$1,000; 60 days; 1-story frame; \$250 framed; \$550 roof complete; \$100 completed; \$405, 35 days.

Shotwell and 21st. Owner, Wilhelm H. Becker; architect, M. J. Walsh; contractor, R. O. Davis; signed Sept. 26; filed Oct. 1; cost, \$3,950; to build; payments, \$987.50, framed; \$987.50, brown-coated; \$987.50, completed; \$987.50, 35 days.

Shotwell, near 14th. Owner, J. W. Stanley; architect, M. J. Walsh; contractor, Ovid Hault; signed Sept. 28; filed Oct. 1; cost, \$3,235; to build; payments, \$808.75, framed; \$808.75, brown-coated; \$808.75, completed; \$808.75, 35 days.

Twenty-first and Valencia. Owner, E. A. Schumacher; architect, Chas. I. Havens; contractor, C. E. Dunshee; signed Oct. 3; filed Oct. 3; cost, \$4,890; 2-story frame; payments, \$900, enclosed; \$900, brown-coated, etc.; \$900, hard finished; \$905, completed; \$1,235, 35 days.

Tennessee near Butte. Owner, David Brady; architect, M. J. Walsh; contractor, R. O. Davis; signed, Sept. 25; filed Sept. 27; cost, \$1,257; additional story; payments, \$314 35 framed; \$314 25 brown mortar on; \$314 25 completed; \$314, 25, 35 days.

Vallejo, near Buchanan. Owner, P. M. Maw; contractor, J. A. Owen; signed Aug. 12; filed Oct. 2; cost, \$1,000; to grade a 50-vara lot; payments, 1-3 of total sum upon completion of 1-3 of the work; 1-3 upon completion of 2-3 of the work; balance on completion.

Vallejo and Webster. Owner, E. H. Moore; architect, Copeland & Pierce; contractor, Heating & Kretzel; signed, Sept. 4; filed, Sept. 4; cost, \$5,462; 100 days; two-story frame; payments, \$6,000 brick work done; \$6,000 framed; \$1,000 brown-coated; \$700 white-coated; \$950 50 completed; \$1,805 50, 35 days.

Vallejo, 158, near Po'k. Owner, Thomas Y. Knipe; architect, B. E. Henriksen; contractor, R. R. Thornton; cost, \$1,500; signed, Sept. 8; filed, Sept. 8; cost, \$1,500; two-story frame; payments, \$1,125 rough plumbing done; \$1,125 brown-coated; \$1,125 white-coated; \$1,125 varnishing complete; \$1,500, 35 days.

Vallejo near Buchanan. Owner, F. W. Kern; architect, H. Geiffuss; contractor, Fred Wagner; signed September 13; filed September 23; cost, \$1,708; brick work; payments, \$450, framed; \$458, chimneys topped out; \$800, 35 days.

Vallejo and Buchanan. Owner, Cesar Bertheau; architect, H. Geiffuss; contractor, F. W. Kern; signed Sept. 18; filed Sept. 21; cost, \$7,400; payments, \$1,110, framed; \$1,110 floors laid; \$1,110, brown-coated; \$1,110, white-coated; \$1,110, ready for painting; \$1,850, 35 days.

Vallejo and Sansome. Owner, Ann Price; architect, John T. Kidd; contractor, C. Peterson; cost, \$1,000; signed, Sept. 13; filed, Sept. 13; 2-story frame; payments, \$600 framed; \$900 brown-coated; \$400 white-coated; \$350 complete; \$645, 35 days.

Valencia and 26th. Owner, O. F. Von Rhein; architect, H. Geiffuss; contractor, F. W. Kern; signed, Sept. 3; filed, 4; cost, \$6,240; 30 days; alterations; payments, \$936 framed; \$936 enclosed; \$936 brown-coated; \$936 white-coated; \$936 completed; \$1,560, 35 days.

Washington and Broderick. Owner, Julia R. Eastman; architect, John T. Kidd; contractor, C. Peterson; cost, \$1,000; signed, Sept. 6; cost, \$8,550; 100 days; payments, \$865 framed; \$700 brown-coated; \$800 white-coated; \$897 completed; \$888, 35 days.

Haller and Broderick. Owner, W. A. Von der Nienberg; architect, M. J. Walsh; contractor, L. E. Lopez; signed, Sept. 14; filed, Sept. 18; cost, \$4,025; to build; payments, \$1,000 framed; \$1,000 brown mortar on; \$1,026, completed; \$1,000, 35 days.

Washington and Baker. Owner, Genevieve Bancroft et al; architect, Sam'l Newsum; contractor, W. H. Wickersham; cost, \$1,000; signed, Sept. 14; filed, Sept. 14; 3-story frame; payments, \$1,000 framed; \$1,000 brown mortar on; \$1,026, completed; \$1,000, 35 days.

Washington and Broderick. Owner, W. A. Von der Nienberg; architect, M. J. Walsh; contractor, L. E. Lopez; signed, Sept. 14; filed, Sept. 18; cost, \$4,025; to build; payments, \$1,000 framed; \$1,000 brown mortar on; \$1,026, completed; \$1,000, 35 days.

Clinton avenue, near Grand street, Alameda; owner, A. Dalton Harrison; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; signed, September 17th; filed, September 27th; cost, \$2,060; payments, \$550, chimney built; \$500; brown mortar on; \$495, completed; \$515, 35 days.

Bancroft Way, near Anderson street, Berkeley; owner, M. E. Rickard; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; signed, September 21st; filed, September 27th; cost, \$3,267; payments, \$900, chimney built; \$900, brown mortar on; \$650, completed; \$817, 35 days.

Eighth avenue, in Block 119, East Oakland; owner, Henry Saxtorph; architect, T. R. Goth; contractors, B. D. Thurston and T. R. Goth; signed, September 30th; filed, September 27th; cost, \$3,132; payments, December 19, '89, \$783, roof on; \$783, brown mortar on; \$783, white mortar on; \$783, completed; \$783, 35 days.

Lot 4, Levy W. Brk. Tp. Owner, Miranda Kimball; architect, C. K. Hill & Co.; contractor, Norman R. Turner; cost, \$1,250; signed, September 30; filed, September 30; cost, \$2,615; December 15, 1889, 2-story frame; payments, 75 per cent. as work progresses every two weeks; remaining 25 per cent. 35 days after completion.

Lot 4, Levy W. Brk. Tp. Owner, Miranda Kimball; architect, C. K. Hill & Co.; contractor, Norman R. Turner; cost, \$1,250; signed, September 30; filed, September 30; cost, \$2,615; December 15, 1889, 2-story frame; payments, 75 per cent. as work progresses every two weeks; remaining 25 per cent. 35 days after completion.

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Pacific avenue, between Oak and Walnut street, Alameda. Owner, Mrs. Henrietta Brand; architect, Chas. S. Shaner; contractor, D. S. Brehaut and J. C. Diamond; cost, \$3,000; signed Oct. 5th; 105 days; payments, \$1,275 sheathing on; \$1,275, roof on; \$1,275 brown mortar on; \$1,275, painted; \$1,700, 35 days.

Owner, William H. McDonald; contractor, Oakland Iron Works; signed October 5; filed October 5; cost, \$3,500; November 1, '89; foundation and machine shop and water tank; \$2,000; completed; \$1,500, 35 days.

Lot 10, Block I, 50 Associates Tract, East Oakland; owner, Samuel Rawson; architect, A. R. Denke; contractor, J. H. Styles; signed September 17th; filed, September 20th; cost, \$2,400; December 31, '89; cottage; payments, \$600, framed; \$600, brown mortar on; \$600, completed; \$600, 35 days.

Southwest corner of Tenth and Chestnut streets, Oakland; owner, Charles T. Rodolph; architect, H. H. Adams; contractor, H. H. Adams; signed, September 18th; filed, September 20th; cost, \$2,900; December 18, '89; two-story frame; payments, \$580, roof on; \$580, brown mortar on; \$580, white mortar on; \$580; completed; \$580, 35 days.

Park street, Alameda, owner, George L. Lewis; architect, A. R. Denke; contractor, J. H. Young; signed, September 19th; filed, September 21st; cost, \$3,675; December 24, '89, two-story frame; payments, \$500, framed; \$400, shingled; \$900, two coats of plaster on; \$900, finished; \$975, 35 days.

Lot 5, Peralta Park, Oakland Township, owner, Miss Anita Fallon; architect, Fred E. Wilcox; contractors, Lord & Boynton; signed, September 17th; filed, September 21st; cost, \$3,500; two-story frame; payments, \$875, frame; \$875, first coat of mortar on; \$875, completed; \$875, 35 days.

Lot 5, Block B, 50 Asso. W., East Oakland; owner, John Nelson; architect, Fred E. Wilcox; contractor, J. A. Eastman; signed, September 17th; filed, September 23d; cost, \$1,375; 50 days; frame; payments, \$343, closed in; \$343, brown mortar on; \$343, white coat on; \$346, 25 days.

Lot 17, Block K, Taylor and Page Tract, Alameda; owner, J. A. Remmel; architect, Fred E. Wilcox; contractor, George A. Beneman; signed, September 21st; filed, September 24d, cost, \$1,650; payments, \$550 brown mortar on; \$550 completed; \$550, 35 days.

Railroad avenue, Alameda; owner, Mrs. Mary White; architect, G. A. Beneman; contractor, G. A. Beneman; signed, September 4th, filed, September 23d; cost, \$1,600; 75 days payments; \$400, frame up; \$400, brown mortar on; \$400, completed; \$400, 35 days.

Lots 8, 9, 10, Block M, Kennedy, W. Knowles and Potter Subdivisions; owner, Mrs. Jane and L. J. Rector; architect, G. A. Beneman; contractor, J. A. Eastman; signed, September 23d; filed, September 23d; cost, \$1,400; November 9, '89, one-story frame; payments, \$350, enclosed; \$350, brown mortar on; \$350 completed; \$350, 35 days.

Twenty-third avenue, between East Fifteenth and East Sixteenth streets, East Oakland; owner, Alexander McBain; architect, G. A. Beneman; contractor, J. A. Eastman; signed, September 23d; cost, \$2,050; November 15, '89; payments, \$1,500, completed; \$515, 35 days.

Clinton avenue, near Grand street, Alameda; owner, A. Dalton Harrison; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; signed, September 17th; filed, September 27th; cost, \$2,060; payments, \$550, chimney built; \$500; brown mortar on; \$495, completed; \$515, 35 days.

Bancroft Way, near Anderson street, Berkeley; owner, M. E. Rickard; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; signed, September 21st; filed, September 27th; cost, \$3,267; payments, \$900, chimney built; \$900, brown mortar on; \$650, completed; \$817, 35 days.

Eighth avenue, in Block 119, East Oakland; owner, Henry Saxtorph; architect, T. R. Goth; contractors, B. D. Thurston and T. R. Goth; signed, September 30th; filed, September 27th; cost, \$3,132; payments, December 19, '89, \$783, roof on; \$783, brown mortar on; \$783, white mortar on; \$783, completed; \$783, 35 days.

Lot 4, Levy W. Brk. Tp. Owner, Miranda Kimball; architect, C. K. Hill & Co.; contractor, Norman R. Turner; cost, \$1,250; signed, September 30; filed, September 30; cost, \$2,615; December 15, 1889, 2-story frame; payments, 75 per cent. as work progresses every two weeks; remaining 25 per cent. 35 days after completion.

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October 15, 1889.]

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

Corner Main and C streets, Hayward; owner, Native Sons Hall Association; architects, Shea & Shear; contractor, John A. Hays; cost, \$1,000; signed, September 18th; filed, September 21st; cost, \$1,033; four months; payments, \$1,200, first story joists in place; \$1,144, frame up; \$2,144, rustic on; \$2,144, brown mortar on; \$2,146, completed; \$3,260, 35 days.

Schilber, between Railroad avenue and Pacific avenues, Alameda; owner, A. Roundy; architect, Charles S. Shaner; contractor, G. A. Beneman; cost, \$1,000; signed, September 16th, filed, September 18th; cost, \$2,437; 105 days; three cottages; payments, \$1,359 25, sheathing on; \$1,359 25, brown mortar on; \$1,359 25, completed; \$1,359 25, 35 days.

Southwest corner of Eleventh and Castro streets, Oakland; owner, L. H. Long; architect, Salsfield & Kohlberg; contractors, Marius Jonas and Wolf Drossener; cost, \$1,000; signed, September 18th; filed, September 19th; cost, \$9,495; 110 days; \$1,000 framed; \$1,500 floors laid; \$1,500 brown mortar on; \$1,322 doors hung; \$1,500 completed; \$2,274, 35 days.

Park street, Alameda; owner, Wm. McFarland; architect, A. R. Denke; contractor, A. R. Denke; signed, September 11th; filed, September 20th; cost, \$2,305; November 10, '89; one-story frame; \$600; enclosed, \$600; plastered, \$508; finished, \$600; 35 days.

Claremont avenue; owner, John Hoppe; architect, Chas. Mau; contractor, W. N. Concanon; cost, \$6,150; signed, August 28th; filed, September 24; cost, \$2,305; payments—\$1,537.50, material furnished and work done; \$2,537.50, material furnished and work done; \$3,537.50, completed, \$4,337.50, 35 days.

Lots 13 and 14, Block "C," Berkeley Homestead; owner, Jeanie S. Campbell; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$2,850; signed, August 29th; filed, September 3d; 60 days; one-story frame; payments \$800, chimney built; \$700, brown mortar on; \$638, completed; \$715, 35 days.

Dwight Way, Berkeley; owner, Jos. M. Mo. Namara; architect, George A. Embury; contractor, George A. Embury; cost, \$1,150; signed, September 4th; filed, September 4th; September 3, '89; payments—75 per cent. as work progresses, viz.: 25 per cent., frame up; 25 per cent., enclosed; 25 per cent., completed; 25 per cent., 53 days.

Sixteenth street, near Telegraph avenue; owner, Edward A. Bushnell; architect, Chas. Mau; contractor, Wm. McDonald; cost, \$2,630; signed, September 4th; filed, September 10th; November 1, 1889; one-story cottage; payments—\$657.50, material furnished and work done; \$657.50, material furnished and work done; \$657.50, completed; \$657.50, 35 days.

John H. Wise, President.

H. T. Scott, Vice-President.

Chas. H. Frost, General Manager.

C. S. Preble, Secretary.

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Block A, Adeline tract, O. Tp.; owner, W. H. Goddard; architect and contractor, W. R. Battani; cost, \$1600; signed August 27; filed August 27; one-story cottage; \$400 frame up; \$400 brown mortar on; \$400 completed; \$400, 35 days.

East Twenty-first street and Twelfth avenue; owner, S. H. Nourse; architects, J. J. and T. D. Newsum; contractor, Thos. H. Bassett; cost, \$1,500; signed August 27; filed August 27; one-story cottage; \$400 frame up; \$400 brown mortar on; \$400 completed; \$400, 35 days.

Block "C," Patterson Hl., Berkeley Tp.; owner, C. Thompson and W. S. Thompson; architect, J. D. Sprague; contractor, J. D. Sprague; cost, \$3,500; signed, August 27; filed August 29; two dwelling houses; payments, 1-3, ready for plastering, 1-3, plastering completed, 1-3, completed and accepted.

LOS GATOS.

Queen Anne residence for C. A. Bronaugh of Los Gatos. C. F. Seaman is the contractor and the cost will be about \$2,000.

LOS ANGELES.

Residence. E. F. C. Klokke, owner; architect, J. C. Newsum; cost, \$8,000.

Brick building. C. Raphael, owner; architect, R. B. Young; cost, \$18,000.

Residences. N. & C. Jacoby, owners; A. M. Edelman, architect; \$8,500 each.

Three-story brick. Owner, E. McLaughlin; architect, F. J. Capitani.

Brick building. Owner, Martin Anderson, architect; cost, \$22,500.

Residence. Owner, L. J. Rose; architects, Curlett, Eisen & Cuthbertson; cost, \$60,000.

Lodging house. A. M. Hough, owner; architects, Doane & Slocum; cost, \$17,000.

Zahn Block.

Residence. M. W. Connor, owner; architect, J. J. Newson; cost, \$25,000. Same architect—residence; E. Hildreth; owner, cost, \$14,000. M. Riddick, owner; cost, \$12,000. Brick house; E. Chanvin, owner; cost, \$18,000. Geo. Shattre, owner; cost, \$30,000. J. Brian; cost of additions, \$26,000.

MISCELLANEOUS.—Congregational Church; cost, \$13,500. A. M. Rawson; brick building; cost, \$10,000. Lutheran Church; cost, \$12,000. Residence; A. Wartz; cost, \$3,000. Cottage; E. A. Miller; \$5,000. Cottage; E. C. Hodgman; cost, \$3,000. Brick stores; S. Hellman, owner; cost, \$7,700. Brick building; Maria Howes; cost, \$10,000. G. Knecht; residence; cost, \$6,260. H. Lindley; brick dwelling; \$5,750. G. C. Perrett; brick building; cost, \$15,500. Franklin Block; cost, \$19,900. Presbyterian Church, to cost \$5,000. Orphan asylum; cost, \$125,000. W. H. Joy; block; \$8,000.

Courthouse. Architects, Curlett, Eison & Cuthbertson; cost, \$410,000. Same architects have Garvey Block; cost, \$65,000. Residence for Wm. Curlett; \$8,000, and Cable Co.'s engine-house, finished; cost, \$195,000.

LORIN.

Mark Ashley, residence; Ashbury avenue. On Mason street, eight-room cottage. Pattani & Co., three cottages on Newbury Tract.

NEUBURY.

L. E. White, four frame dwellings on Ward street.

SAN LUIS OBISPO.

Residence, near Oso Flaco. Owner, Mr. Fox; contractor, Smith.

PASO ROBLES.

Two warehouses—one by the Southern Pacific Mill Co., and the other by the Grangers. Also a new hotel.

WARM SPRINGS.

J. L. Beard, additions to winery. S. Peason, residence, soon to be finished.

LIVERMORE.

A. Weymouth, brick work finished, two-story frame on Chestnut street.

AGUEWS.

R. Summers, contractor with trustees Agnews Insane Asylum, to erect administration building and ward building No. 3.

TEMESCAL.

Block of stores on Telegraph avenue, terminus of car stables.

STOCKTON.

Central M. E. Church; contractor, Robt. Powell; cost, \$50,120.

PLEASANTON.

Mr. S. E. Jackson is building a new house on his recently purchased property of A. W. Brodt.

SANTA CLARA.

John Dibble has secured the contract for putting the roofing on the large winery at Lawrence. It will require sixty-three sheets of tin, being 101x63 feet.

SAN JOSE.

Two cottages on Fox avenue for Mrs. R. G. Woods; architect, J. O. McKee; cost, \$1500.

Two-story residence on Second near Empire street; architect, J. O. McKee; contractors, Irish & West; cost, \$4000.

Modern cottage for Mrs. Cordell on Delmas avenue; contractor, Ed Basse; architect, J. O. McKee; cost, \$1400.

Modern cottage on Seventh street for S. N. Johnston; architect, J. O. McKee; cost, \$2000.

Two-story residence for Professor Allen near Wrights station; day's work; architect, J. O. McKee; cost, \$2500.

Cottage for X. E. Burns on San Francisco road; architect, J. O. McKee; cost, \$2000.

Cottage on Ninth and San Carlos streets for James Farney; contractor, P. R. Wells; architect, G. W. Page; cost, \$3000.

Cottage, corner of Sixteenth and St. John streets, for R. D. Pease; W. S. Boyles, contractor; J. O. McKee, architect; cost, \$3,500.

Livery stable for M. M. Tinkham on Bassett street; J. O. McKee, architect; Mr. Kelsey, contractor; cost, \$4,000.

Emanuel Baptist Church, corner of East and Crandall streets; H. T. Hite, architect and contractor; cost, \$1,700.

Cottage for E. B. Saunders on Cottage Grove Tract; cost, \$1,200.

Cottage for S. L. Nugent on Cottage Grove Tract; cost, \$1,500.

Fifty modern cottages on Cottage Grove Tract; I. G. Hazzard contractor and architect; average cost, \$1,500.

Cottage for Jay K. Smith on Prevost street; I. G. Hazzard architect and contractor; cost, \$1,300.

Two-story cottage on the Stevens' Creek road for S. A. Mattson; J. O. McKee architect; H. Kuler contractor; cost, \$3000.

Two-story residence for Ed Younger on North First street; B. H. Vincent architect and contractor; cost, \$3500.

The Archer building on Second, near Santa Clara street; R. M. Summers contractor; Jacob Lenzen & Son architects; cost, \$20,000.

The New Franklin Engine House; Theodore Lenzen architect; Mabury & Phillips contractors; cost, \$7000.

Two-story residence for W. W. Collins on Second street; J. M. Ware contractor and architect; cost, \$3700.

Modern cottage on William, west of Market street; J. S. Wheeler, architect and contractor; cost, \$1600.

Cottage on South Eleventh street, near San Carlos street; J. H. Lenzen & Son architects; J. E. Forgrave contractor; cost, \$1800.

Ryland building on South First street; J. Lenzen & Son architects; R. Summers contractor; cost, \$40,000.

Bank of Hollister building, in Hollister; J. Lenzen & Son architects; Jacob Dorne contractor; cost, \$20,000.

Cottage for Mr. Neale on South Tenth street; Frank Davis contractor; mill plans; cost, \$2200.

Cottage for J. E. Harris on Thirteenth, near St. James street; E. A. Van Dalsem contractor; mill plans; cost, \$1500.

Cottage for Chan Chan on San Fernando near River street; A. C. Bates contractor; mill plans; cost, \$1300.

Two-story residence on North Second street for Dr. Pratt; Irish & West contractors; J. O. McKee architect; cost, \$1000.

Cottage for J. Colombet on Sixth street near St. John; contractors, Talbot & Scherracke; architect, J. O. McKee; cost, \$3000.

Brick building for C. S. Crydenwise on Fountain alley; H. Clifton contractor; J. O. McKee architect; cost, \$5500.

Cottage on Second street, near Hensely avenue for W. Judah; day's work; J. O. McKee, architect; cost, \$2800.

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SAN FRANCISCO, CAL.



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SAN FRANCISCO, CAL.

VOLUME 10.

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NUMBER 11.

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MR. GEORGE H. WOLFE, having no further connection with the business of this journal, correspondents will in future address their communications to the *California Architect and Building News*, 408 California street, San Francisco, Cal.

AN IMPORTANT extension of the fire limits is under consideration by the Board of Supervisors. The changes, as proposed, enlarge the limits to include the business portion of Hayes Valley, besides other blocks nearer town.

The change is not viewed with favor by the property-owners in the limits affected, judging by the number of protests that have been made to the committee. This is a case, however, where the public good takes precedence over private interests, and the property-owners should take the matter as philosophically as possible.

The blocks in the proposed new limit are mostly pretty well covered with frame buildings, and the owners claim that if they had to rebuild they could not afford to put up brick buildings, and that consequently their property would depreciate in value.

Now, it seems to us that in case a building, in close proximity to other buildings, is burned, that the new building erected to replace the one destroyed should be so constructed as to give some sort of protection to its neighbors, which were undoubtedly jeopardized by its destruction.

The fire commissioners are acting for the good of the city in urging the adoption of this new ordinance. It is particularly necessary to have as many protections and barriers as possible against the spread of a conflagration that is particularly liable to spread in a city of frame buildings, such as ours, where the fire department, according to the repeated warnings of Chief Scannell, is not kept up to the requirement of the increasing demands on its service.

THE REGULAR monthly meeting of the San Francisco Chapter of the A. I. A. was held on the evening of November 8th. The routine business of the society was transacted. A paper on the "Architecture of Japan" will be read at the next regular meeting, Friday evening December 13th, by a young Japanese architect, Mr. K. Shimoda. Interesting photographs and drawings of Japanese constructions designed by Mr. Shimoda will be exhibited in illustration of the paper. All members of the profession whether connected with the chapter, or not, are cordially invited to be present.

WE ARE in receipt of the journal of the Royal Institute of British Architects, September 26, 1889, and also the Kalendar of that body for 1889-90.

The editor in his "notes" commenting on various architectural publications that appear at the Royal Institute compliments this journal for the "rapid strides it has made in the path of improvement." Under the same heading it advances an idea which is worthy of consideration by architects on this coast, and that is: "There is no better form of profitable advertisement than the reading room table in the library of the Royal Institute of British Architects."

The application of this apparent truism is that the rooms of the San Francisco Chapter of the A. I. A. might be made the depository of all the leading publications useful to the profession—while the same rooms could be made a place of general resort to compare ideas or mould public sentiment. Let us ask a question. Is there a body of men in our community who by a combined and energetic move in the line of public improvements sanitary measures, and the general beautification of this city could do more than the architects? Can you suggest who it would be?

The merchant has his Chamber of Commerce—the grain man his Exchange—the stock men, their Board—the laboring men have their various unions, clubs and exchanges—and yet, the men who are determining the character of our public works seem to be shy of forming a "Board" or place of general meeting.

There never was a better opportunity than now, and there is no fitter place than the rooms of this journal. Here the Technical society, the Astronomical society, and the San Francisco Chapter of A. I. A. all hold their meetings. Here can be gathered all the current literature desired by the profession—and further than that, this journal is the organ for the whole body of the profession and its columns are open for their communications. Shall we have an architectural Board, reading room, and exchange?

THE ANNUAL ADDRESS

Delivered by President Sanders before the San Francisco Chapter of the American Institute of Architects at the monthly meeting, October 11, 1889.

Gentlemen: Leaving to my successor, Mr. Babson, the pleasing task of portraying the future, I will merely take a brief backward glance at the past two years, which seem to call for some remark, as presenting matter for reflection, and which I will endeavor to state in the following cursory observations:

The first point to which I wish to draw your attention is the generally thriving condition of the architectural art throughout this continent, and particularly within the bounds of the United States. Indeed, it may, perhaps, be truly said to be, practically, almost confined to this country; for while the broad area of the dominion of Canada exhibits much sympathetic interest in the progress of architecture, and is making commendable efforts to hold up her end of the plank, yet it must be confessed it is, after all, pretty much as she receives the sun's rays in winter. She is on the northern rim of the temperate zone of the art, and must be looked upon as a truly sturdy dwarf, rather than as a well-grown and developing tree, such as the art presents in appearance within the bounds of the Union. Southward, again, in Mexico, for instance, I should conclude that the torrid zone began to get the best of it, and that the capabilities of the art are at the present time undeveloped from precisely opposite causes; nature there does too much instead of too little, and the rational incitement to progress in the arts is the lacking element, instead of that arising from the overbalancing conditions of natural obstacles to advancement, as in the North.

A rapid run through the principal cities of the Northern States and Canada, last year, made this condition of things so far apparent to me, as the eloquent records of the truly magnificent publications of the *American Architect* and the *Inland Architect* indicate, unequalled as they are, so far as I am aware, by any similar journals in the world—a notable fact on which American architects are to be congratulated. The same fact is also made apparent by the flourishing condition of the two great professional societies which have sprung into life in this country, which are now betrothed and soon to celebrate their nuptials in a union as notable as it is auspicious; a union, indeed, not of contending factions, but of bosom friends—of complementary parts of one great whole—of Eastern delicacy and refinement with Western energy and independence! Long may the union of the Institute and the Western Association continue, and firmly may it be cemented, and a glorious family of subordinate Chapters and Associations may they raise, and as the result thereof, may there also be a development, not of a single style, but many; as many as the States; ay, if you will, as many as the counties, cities, towns, and even villages, throughout this broad land! For I hold that art is as various as the rational human mind from which it springs, and which is, in its turn, born of the breath of that Divine power which breathes the universe into existence, and which, while it leaves its impress in some peculiar beauty on each created object throughout the stupendous whole, will undoubtedly, through the mediumship of intelligent human efforts, stamp a reflection of his own individual image on every work of man.

And here it is in order to remark that, in point of fact, the profession of architecture in America seems really to have only practically come into existence as such, during the past century.

In the early years of this republic, when the Capitol at Washington was designed, it must not be forgotten that the first adopted scheme was not that of an architect, but a physician; and it would seem that most of the old colonial buildings were erected, not by architects, as such, so much as by the local builder, mason or carpenter, as the case might be. These men seemed to be content with producing very excellent work in its way, and to have been only careful to follow in the footsteps of their predecessors from the parent soil. Nevertheless, a careful examination of old colonial architecture unmistakably indicates an individuality not recognizable in any particular trans-Atlantic style that I am acquainted with, though generally allied to those which came into vogue during the Hanoverian era in England.

A stroll through Germantown, in the neighborhood of Philadelphia, and in the older streets of New York, seems to make this to me quite apparent; the variations and differentiations which can be seen in the delicate and very carefully executed designs of the various structures remaining, are confined within

very narrow limits indeed. When professional architects of any note became known as such, and the profession began to be recognized, apart from the practical builder-architects above alluded to, may be difficult to determine, but the rise of the profession, in America, would seem to date from a period subsequent to that time. At all events, the formation of the Institute and the publication of the *American Architect* undoubtedly had great influence in giving an impetus and a dignity to the calling, which nothing else could have accomplished so speedily or so well.

The respectable position and progressive condition of the art of architecture in America at the present time, is also undoubtedly due in great measure, to the active and organized efforts of European schools to establish correct principles of study and practice on their side of the ocean.

Following the great Renaissance wave, which, after sweeping before it the effete and corrupt remnants of the glorious vernacular of the middle ages—itselt broke in shattered ruins on the rock-bound shore of artistic debasement—came that great movement, the Gothic revival. The "Battle of the Styles" followed speedily; then the Queen Anne question, the Eastlake craze, and, later still, the Romanesque development superseded, the most important of them all, in this country, at least, and is probably the only one likely to leave any visible solid results, in an artistic sense, behind.

In California we have only begun to join in the race, and it behooves us to cautiously examine, and carefully to weigh the principles of design offered for our imitation and adoption by our eastern brethren. For though we may indeed receive much benefit by judicious observation from their example and experience, it is rather by suggestion of fresh developments than by servile imitation of any style or styles of art, however intrinsically good they may be in themselves, that any advance can be made or that the peculiar adaptation of means to ends may be brought about, by which the "personal equation" can be realized in our municipal, state and national art. The tendency to coalesce indicated by the union of the two bodies into which the profession has hitherto been divided, is one also to which we should give a good heed. The formation during the past four years of an architectural league in the Eastern and Middle States, and the effort to organize a body of the same kind in San Francisco, is an indication that the motion to combine among the seniors has not been without its effect on their subordinates. If guided by judgment, pursued with perseverance, and followed up by study and effort, which alone constitutes the real value of such an organization, it cannot be doubted that great good may be effected by the movement.

Some years ago, it was determined by the San Francisco Chapter to inaugurate regular classes for the benefit of the young men who might be attached to the offices of architects connected with the Chapter, either as articulated pupils or as employees. This was effected in an imperfect way by the establishment of three classes, one in geometry, Mr. John Gash teacher; one in practical architecture, Mr. Albert Pissis, teacher, and one in freehand drawing, under the present incumbent. In due time also a class for the study of French was inaugurated with good results while it lasted. These classes for a time were quite successful and a large amount of work was turned out of more or less merit. Some competitions were arranged, prizes given, and much interest was manifested, both by principals and pupils in the progress of the school; by degrees, however, interest flagged, one class after another was dropped, and at last only the drawing class remained. This has been maintained under varying circumstances, and with some unavoidable interruptions, to the present time, with the exception of a short interval during which the class was given up in favor of those established by the Architectural League. This organization was formed on similar principals to those existing in eastern cities; but the classes, only two of which were organized, have been given up and the Chapter class has been resumed and is now beginning to assume somewhat of its former aspect. If the other classes could be also resumed, there is no reason why they might not be as successful as ever. What is lacking is first, interest and assistance on the part of the Chapter; second, attendance of the Chapter's students whom the members of the Chapter should encourage in joining; third, voluntary teachers in mathematics, architecture and construction. During the short time at the command of the one teacher on one evening of the week, it is out of the question to conduct more than one class. The work of the class is to draw from flat studies and models in charcoal and crayon, and from natural foliage in color, and to sketch from nature on Saturday afternoons, hitherto once a month. Were the Chap-

ter to take the interest they once did, in these classes, by offering premiums in competition, and opening the pages of their journal for the publication of the successful designs, etc., there is every reason to suppose that they would prove of great use to the young generation of architects now growing up in our midst.

It was proposed early in the year that an exhibition should be held in connection with a reception. Were something of the kind to be inaugurated, it is probable that fresh interest in the Chapter would be excited and an influx of new membership would immediately ensue.

During the past year the Chapter has engaged rooms of its own and is now no longer indebted to another society for the use of their apartments, and we feel it incumbent upon us to acknowledge the many favors and the great kindness shown us by the San Francisco Art Association.

The movement to purchase the *THE CALIFORNIA ARCHITECT AND BUILDING NEWS* from its original founder and publisher, James E. Wolfe, Esq., and the formation by members of the profession, of the corporation who now own it, is one altogether in the right direction, and cannot fail to greatly add to its influence and to a reflex advantage to the profession in California.

If properly supported, energetically conducted, and perseveringly pushed up to the highest state of mechanical and artistic perfection, not only may a successful and distinctive journal be inaugurated among us, but the reactionary effect upon our professional community could hardly be estimated at its true value.

The modern development of architectural study and practice in America, and to some extent throughout the world, indicates the slow but sure establishment of true principles, and a knowledge of design which will doubtless result in an individualizing of a variety of styles, having a common basis of utility, beauty and truth, which will find its adaption in every direction and every country with the happiest effects. But the future and its developments I beg to leave with the best of wishes to my worthy successor. With these few words, thanking you earnestly in my own and fellow officers, names, for your cordial co-operation in the past, and bespeaking the same for our successors in the future, I beg leave to introduce our next president, Mr. Seth Babson.

THE INAUGURAL ADDRESS

Of Mr. Babson, President of the San Francisco Chapter A. I. A., delivered on the Evening of October 11, 1889.

Gentlemen and Members of the Chapter.

I thank you for the honor bestowed in selecting me as your presiding officer for the coming year. Gratifying as may be the feeling, with regard to your preferment, it is not unaccompanied with a certain degree of solicitude that all of your expectations may be realized.

I shall rely upon your good sense and magnanimity, to assist in preserving the honor and standing, and increasing the influence the Chapter has obtained under the management of our worthy past President, his able Vice assistant and their predecessors. We should ever keep in mind the objects stated in article II of our Constitution which reads as follows: "To unite in fellowship the architects of the Pacific Coast, encourage, promote and sustain professional standing, dignity and harmony, to stimulate friendly intercourse, and to combine in efforts for the promotion of the artistic, scientific, and practical proficiencies in the profession. * * * *"

Separated as we are from the great centers of the eastern population, we miss that attrition of thought and sentiment, the leaders of the profession enjoy in thickly settled communities of long standing. We miss their charming display of art treasure and their wealthy patrons, whose influences develop into life and intense activity the sleeping resources of the American genius. But notwithstanding our isolation, thrown more upon native ingenuity and a cosmopolitan taste, a type of architecture has been developed essentially characteristic of the wants and tastes of the coast.

The Chapter and its work are evidences of the efforts the Pacific Coast architect has made to lift the profession to a higher plane of excellence and usefulness; and to-day it is looked upon as a nucleus by many of its members, around which happier sentiments will gather, and from which a loftier ambition may reach out for distinction and honor.

The coming year should be one of increased interest for old and new members of our profession. The fact that the parent

organization, The American Institute of Architects and the Western Association of Architects, are to unite their fortunes for the formation of a grand head family to lead the profession onward, will be hailed with delight by every lover of his profession. This means a more rapid stride towards a national style of architecture, a higher standard of practice among its votaries, and a quickening of the ambition of the architect to improve the grand opportunities of the age. For within its fostering circle will be gathered the learned professor of architecture as well as the most able and boldest of the creators of those magnificent modern structures now completed, and in course of construction, adorning the great cities of the country.

All honor to those of our predecessors, and present members, who have so faithfully sustained this organization through all these many years of existence. And to those who have made it a part of their professional duty to inculcate correct principles of drawing and a pure taste for architecture among the students and draughtsmen employed in the various offices of the city, by sustaining classes which are open to all connected with the Chapter, a great measure of praise is due. Their reward is to be found in the position many of the former students now occupy as active members of the profession.

It is hoped that all the recipients of this free-class training will show their appreciation of these advantages by their assistance in perpetuating and sustaining the good work for the benefit of their successors. There can be no honorable practicing member who has at heart the well-being of his fellow men who is not solicitous for the advancement of his profession beyond its present status, both with regard to honor, and its qualifications for creating a higher and more beautiful type of architecture.

To create a beautiful design is to add to the sum of human happiness, through the exercise of the higher faculties of our being.

With the growing facilities for education and culture the human mind is pushing onward with rapid strides to satisfy its longings, with but an imperfect equipment for the struggle. In an address by Professor Comfort, before the Western New York State Association of Architects, a short time since, the Professor says: "I only repeat to you what I have often stated to the students of our university, that, in my opinion, you represent the most rising and important profession, the one which offers the most promising and attractive opportunities to young men of talent in our land." In no other profession is there so limited a number who are fully qualified to meet the great demands of the country, or, indeed, the present generation of its patrons.

But a new period is upon the world. In the future the architect in America must have an extensive scholastic training before entering upon the practical work of his profession. It is to this new period in architecture which is pressing rapidly upon the country, to which I refer in calling architecture the most inviting profession to young men of talent in our land. * * *

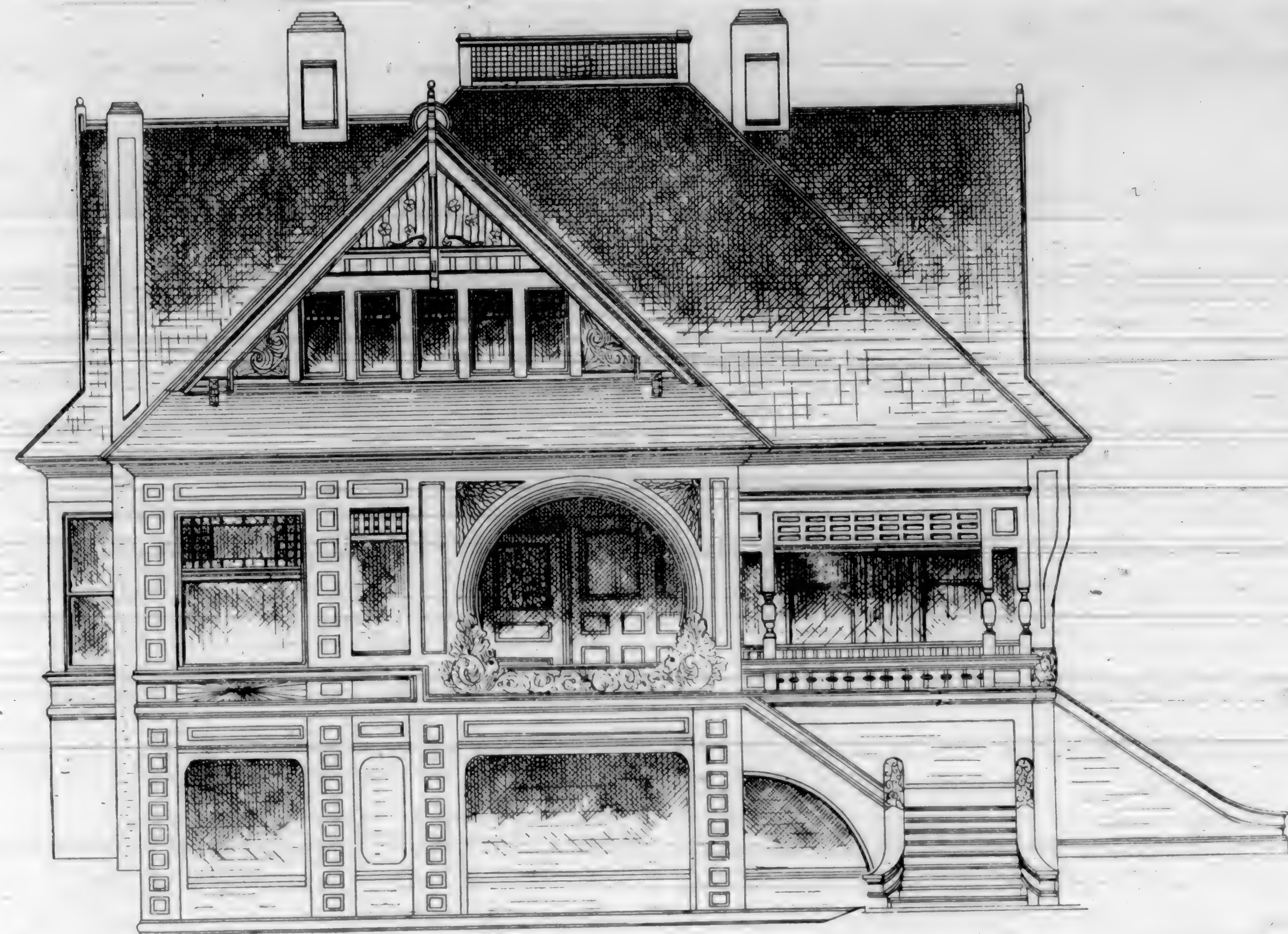
Through the influence and power of the vast expenditures of money to replace the burnt cities of Boston and Chicago, architecture has sprung with a giant leap into a condition of life challenging attention and demanding study and training on the part of its votaries to retain their leadership and satisfy the demands for higher attainments.

To guide the profession to a higher condition of excellence and honor will require the united efforts of the most practical and the most accomplished architects of the present generation. With especial force will these remarks apply to the western portion of our country, toward which population is advancing with unprecedented strides. Whatever can be done to develop a correct taste and produce a higher standard for the architect should receive the best efforts of the members of this Chapter. To do this, a little self denial must be practiced and more service thrown into the scale of honor and public good.

The owners of the Palace Hotel have on foot a project to rearrange the first story with a view to improve the general disposition of the rooms. One of the main objects in view is to secure more sunlight for the parlors. Architect Wood has the project under consideration.

VODGE'S ARCHITECTS' AND BUILDERS' POCKET COMPANION AND PRICE BOOK. 368 pages; full bound, \$2.00; cloth, \$1.50.

BRICKS, TILES, TERRA COTTA, ETC.: A practical treatise on same by Charles Thomas Davis. Second edition; 217 engravings; 1 volume, \$8.00; cloth, 501 pages, \$5.00.



Front Elevation

PLATE 1.

SAMUEL NEWSOM, ARCHITECT.

NEXT to the education of the school and college, there is nothing more beneficial to the student than travel abroad. And we do not mean to be understood as limiting our remarks to the student who has just left college, but would include all people of intelligence who have not yet gone too far down on the shady side of life. The representatives of any business or profession who would not be benefited by travel in foreign lands are few or none. We are all apt to settle down into narrow grooves and to create for ourselves a little world of our own, beyond which we so seldom look, that we begin to believe that our own selfish and narrow interests are the only ones of any importance. But when we once "tear ourselves away" from this rut into which we have unconsciously fallen and travel in other lands with open eyes and receptive mind our ideas of life are enlarged, our store of knowledge increased, and we lose sight of our own petty cares in the new interest awakened within us by a view of the varied and wonderful industries and enterprises in the great world around us; we return to our business or profession with broader views of life and a precious store of valuable information for the entertainment of our friends and our own personal profit. Among all professions none, probably, receive more benefit from an extended course of travel abroad, than the architect and artist. To the architect the prospect of a tour in foreign lands opens up a delightful visit of grand possibilities. What may he not accomplish after he has studied the works of the great minds on other shores, looked upon the ruins of ancient Greece and Rome, and visited the cradle of architecture still watched over by the silent and inscrutable Sphinx in Egypt. The very thoughts of it fires his imagination and thrills every fibre of his being with the keenest anticipations of pleasure. A trip abroad is the architect's opportunity, and dull must be he who does not avail himself of all the advantages it affords; especially when at present the other attractions are heightened

by the Paris Exposition. The International Congress of Architects which was held at the same place lately was an event of great interest, and attracted representatives of the profession from various countries throughout the world. When shall we attain a position in the architectural world which will warrant us in holding an International Congress of Architects and inviting our foreign brothers to the United States? It is just possible that they might even now be able to learn something of us in regard to the interior domestic arrangements of our dwellings, methods of heating, and many of the mechanical devices and inventions which enter into our buildings and constitute our "modern improvements." Notwithstanding the fact that we have no ancient ruins nor old historical associations to attract the travelers from foreign lands we may certainly lay claim to some advantages over our brothers in the old world.—*Architectural Era.*

In this connection we notice that some of our architectural exchanges, and particularly the *Building and Engineering Journal*, of Australia, are urging that "some vigorous efforts should be made to secure for young students of ability and promise the benefits of travel," by the establishment of traveling scholarships. Here is an opportunity for the Chapter of A. T. A. to instigate a movement in the right direction for the encouragement of the young.—[Editor.]

OBITUARY.

WE REGRET to chronicle the death of Michael Joseph Kelly, who was one of the prominent contractors and builders of this city, and who had charge of erecting many large buildings.



Floor Plan

SAMUEL NEWSOM, ARCHITECT.

PLATE 2.

WASHINGTON NEWS.

Seattle is to have a new opera house, the cost of which including the site for same will be quite \$300,000. Competition will be advertised for so that all the architects of the country will have a chance. The promoters of this enterprise are Thomas Ewing, John Leary and others. Geo. F. Fry also intends to erect within a year one of the finest opera houses on the Pacific Coast. It will be L-shaped 75x180x120 feet, three stories in height and constructed of brick, iron and stone. Seattle's new court house is to be one of the best buildings in the Northwest. Architect Ritchie has submitted the revised plans which show a building with a frontage of 195 feet and a depth of 125 feet, while rising high above the roof is an immense octagon tower 100 feet higher than the roof and 160 feet from the ground. Architect W. E. Boone has finished the plans for Dexter Horton's immense building on corner Second and Cherry streets. This structure in connection with the one adjoining will be known as the "Seattle Block." Size of the new portion will be 120x108 feet, six stories in height, and built of stone and brick. Cost of the new building \$200,000. John Leary has just received from Comstock & Trotsche the plans of his new five story hotel to be erected on Marion street, of brick, stone and terra cotta; cost of building \$60,000. The foundation for J. M. Colman's immense block is completed at a cost it is said of over \$40,000. The building itself will only be finished to the second window and temporarily roofed in for the winter. The Hotel Rainer is completed and this is the way they figure the time and labor on it: 3,500 days work all told, and distributed as follows: carpenters, 1,800 days; masons, 500 days; painters, 300 days; electricians, 100 days; steam heaters, 156 days and the balance common labor. The time actually consumed was two months, so say Larimer & Waite, the contractors. Architect Boone also awarded the bids for Mrs. L. M. Starr's new seven story building on the site.

It would be simply impossible to name all the substantial improvements going on in Seattle at the present time. To use the language of the Seattle *Post-Intelligencer* it "would take thirty days to complete such a record." This is the way they sum it up: Front street—Busy workmen building big blocks on both borders. Commercial street—little space that is not occupied by solid buildings. South Second street—The clang of the trowel heard on every hand. South Third street—Structures crowded along the limit of the limits of the fire district. Second street—many splendid structures rising to lofty heights. Third street—Dexter Horton's massive block on Third street is being roofed. There is no retreat from the sound of the hammer, the rattle of the saw, the clang of the trowel and the click of the stone chisel.

Port Townsend is talking about a \$150,000 hotel, and J. E. Clark, Frank A. Bartell and R. B. Hill have been appointed a committee by the Chamber of Commerce to work the matter into shape.

Ellensburg has completed work on 75 storerooms, some of which are three-story buildings and mostly finished in brick and stone. It is expected that as many more will be completed in the next sixty days.

Hoquiam on Gray's Harbor is having a boom and money is being spent on public improvements, wharves and stores in a manner that indicate great confidence in the future.

At Puyallup, C. T. Uhlmann of Tacoma, has purchased a tract of land for \$10,000 and is to erect a meat packing establishment to cost \$40,000.

Cosmopolis is advancing to the front with rapid strides and bidding for public attention. Already a handsome City Hall has been erected—a day dock is to be built—and new mills and shops are going up—verily the great Northwest is waking up.

CORRESPONDENCE.

Mr. R. H. Daley submits for publication the following invitation of which he was the recipient as a sample of the kind that are too frequently made to induce Architects to risk time and money to enter a wild-goose-chase. The italics are ours.

Mr. Daley's reply to the invitation was brief, and intimated that he did not enter architectural competitions on the terms offered.

OFFICE OF THE
MASONIC HALL ASSOCIATION OF ALAMEDA,
DATED, ALAMEDA, OCT. 29, 1889.

R. H. Daley, Architect: The Board of Directors of the above mentioned association hereby advertise for plans and specifications in detail for the erection of a three-story brick and stone building with basement, on the south-west corner of Park street and Alameda avenue, in the city of Alameda. Said building to occupy about sixty feet on Park street and one hundred feet on Alameda avenue. All plans to be drawn to one-fourth inch scale. *The Board reserves the right to reject any and all plans and specifications presented for adoption in reply to this advertisement, and no compensation will be allowed to any architect whose plans and specifications may be rejected.*

Plans and specifications presented for adoption under this advertisement will be received in the office of said Association, Bank of Alameda, on or before November 23, 1889.

For further information apply to A. Gewer, 323 Front street, San Francisco, and Wm. O. Dickson, P. O. Box 36, Alameda.

A. GEWER, Pres.

WM. O. DICKSON, Sec.

Please notify the undersigned of your intentions in this matter. Details at my office. A. GEWER.

MECHANICS' LIENS.

Another Point Decided by the Supreme Court—
Material Men May Recover From the Owner on
an Unrecorded Contract.

The Supreme Court has decided a case which is of great importance to owners. The suit was that of Kellogg et al. vs. Howes et al., appealed from the Superior Court of Los Angeles county.

The action was brought by the plaintiffs as material men, laborers and sub-contractors against the defendants to enforce a lien for material furnished and for labor done in the construction of a dwelling. The defendant, Howes, was the owner of the real estate, and contracted with his co-defendants to construct the building, and the latter contracted with the plaintiffs for the labor and material done and furnished by them.

The contract between the owner and his co-defendants was not filed for record as provided by the Civil Code. The owner had paid the contractor the greater portion of the contract price, but when suit was brought had not a sufficient amount of the contract price remaining to satisfy the claims of plaintiff, though before the contractor had been paid there was more than enough to satisfy such claim. Judgment passed for the plaintiffs for the full amount of their claims, and the defendant Howes appealed.

The question on appeal was whether or not a material man or sub-contractor can recover beyond the amount unpaid by the owner to the original contractor on the contract where it has not been recorded, and where no personal notice has been given by such material man or sub-contractor to the owner to withhold the payments due such contractor, the material man and sub-contractor having actual notice that there was such a contract.

The Court, after reviewing the cases on that subject, decided that the material men and sub-contractors under the circumstances named can recover for the full amount of their claims, even though it exceeds the amount of the contract price remaining in the hands of the owner unpaid; and it is no answer for the owner to say that it works a hardship or injustice on him. As the contract between him and the main contractor is not filed as required by statute, it is wholly void, and the material men and sub-contractors should proceed to enforce their lien as if no contract existed. The judgment and order of the lower Court in favor of the plaintiffs were accordingly affirmed.

Our Illustrations.

Plates 1, 2 and 3 show the plan and elevations of a residence designed by Samuel Newsom, architect.

Plates 4 and 5, a residence erected by Seth Babson, architect.

Our double plate No. 6 is the perspective view of a commodious country residence designed for D. Freeman, Esq. by Messrs. Curlett, Eisen & Cuthbertson, architects of Los Angeles, Cal.

Building Supplement and Trade Reviews.

VOLUME 10.

NOVEMBER 15, 1889.

NUMBER 11.

The Ideal Sash Pulley.

The accompanying cut shows the No. 21 Ideal sash pulley manufactured by the Stover Manufacturing Co., Freeport, Ill., who claim for it several points of excellence not to be found in any other make. The pulley wheel has a cone axle cast to it, under a new process, which it is claimed by the manufacturers greatly enhance the working qualities.



- 1st. In point of accuracy.
- 2d. In the matter of durability and light running.
- 3d. Renders it perfectly noiseless in operation.

The bearings in case are made with reference to the cone shaped axle of pulley and when put to actual use, the weight and sash weight applied to the sash cord running over the pulley wheel causes it to run to a center or midway between the two sides of case, thus relieving it from contact with sides of case and overcoming the friction and noise.

This company makes various styles of cone axle bearing sash pulleys together with a line of builders' hardware, which are already very popular with the trade. The pulley shown in this connection is more particularly adapted for the mill trade, as it is readily applied with mortising machines such as are in general use, or may be applied by hand in the usual way. The company will on application send sample free with catalogue illustrating the different style soft goods manufactured by them.

N. & G. Taylor Company.

In our last issue we should have stated that the firm of N. & G. Taylor, now N. & G. Taylor Co., was established in 1810, and it sold what is now known as the Taylor "Old Style" brand of roofing tin as early as 1830. The manufacture at that time was necessarily crude. A sheet of 10x14 bright tin was dipped by hand in a bath of molten lead, but the result was the best roofing tin that ever had been or has been made, its utility being demonstrated after forty years of use. About 1873 N. & G. Taylor Co. entered into an arrangement with Leach, Flower & Co., of Neath, Wales, the makers of the finest plates known for deep stamping, for the production of what, having regard to the beginning, was now called the "Old Style," these words being selected as a brand which had never been used before. Among the prominent buildings covered with this tin may be mentioned the Government Printing House at Washington, National Soldiers' Home, Los Angeles, and Independence Hall, Philadelphia.

A subscription to the ARCHITECT now will entitle you to the November and December numbers of this year free. Only \$2 per year, and each number will contain a representation of some important public or private work.

Architectural and Mechanical Works.

In our list below will be found the names of books on architectural and mechanical subjects, the prices of which have been greatly reduced if taken in connection with the CALIFORNIA ARCHITECT. Old subscribers will be given the books at a large discount, so that they may feel that no favoritism is shown. It will be noticed that some of the books are given free to new subscribers.

	Price of Book.	With Cal. Architect.
Mechanics' Geometry.....	\$5 00	\$5 57
Monckton's National Carpenter.....	5 00	5 75
Cottages.....	1 00	5 40
Shavings and Saw Dust.....	1 50	2 75
Moore's General Assistant.....	2 50	2 25
Plaster and Plastering.....	1 00	3 40
Hand-Book of Legendary Art.....	3 00	2 75
Manual for Furniture Men.....	1 00	3 40
Water Closets.....	1 50	2 40
Cutting Tools.....	1 50	2 00
Sewer Gas and Its Dangers.....	1 25	3 50
Handrailing and Staircasing.....	1 25	2 75
Sloan's American Houses.....	1 50	2 75
Amateur Mechanic's Workshop.....	1 50	2 00
American Cottage Builder.....	3 50	3 00
Wheeler's Rural Homes.....	1 50	4 00
Burns' Ornamental Drawing.....	1 00	3 40
Manual of Drawing for Carpenters.....	3 00	2 00
Steam Engine Catechism.....	1 00	4 40
Grimshaw on Saws.....	4 00	2 75
Modern Low-Cost Houses.....	50	4 00
A Cosy Home.....	25	2 00
California Picturesque Architecture, No. 1.....	3 00	4 00
California Picturesque Architecture, No. 2.....	3 50	4 25
The Artisan.....	5 00	5 75

The following are justly recognized as standard publications. Some of them are perfectly new works, but we make the same general reduction:

	Price of Book.	With Cal. Architect.
Tredgold's Carpentry.....	\$7 50	\$8 25
Building Construction, 3 vols., Smiths.....	14 00	14 75
Picture-Making with Pen and Ink.....	4 00	5 25
New Cottage Homes and Details (Palliser's).....	4 00	5 25
Palliser's New Quarterly, per year.....	3 00	4 00

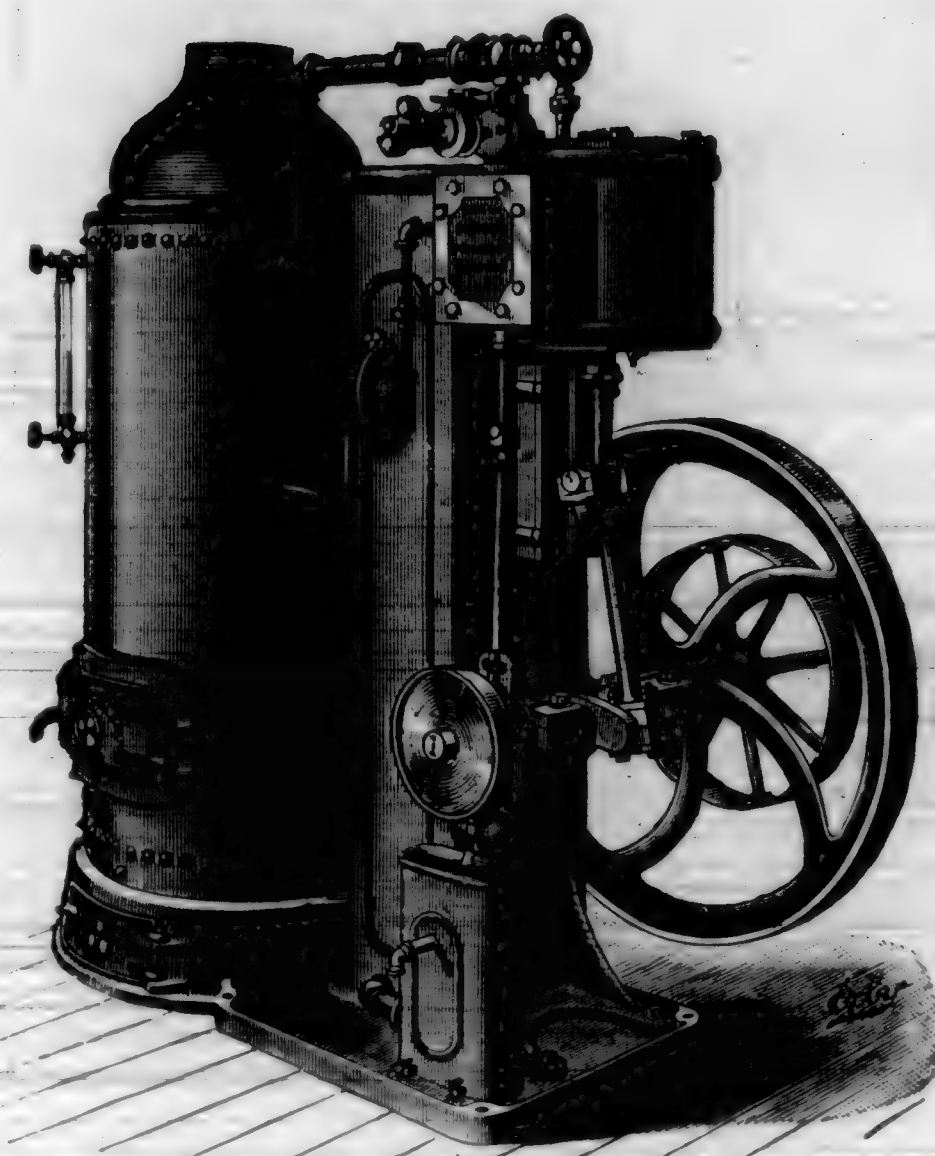
We can furnish any book printed at publishers' prices, and will send all books free by either mail or express.

A TREATISE ON MASONRY CONSTRUCTION. This work is the outgrowth of the authors own class room and nearly all the matter is believed to be entirely new. The suggestions in the book are from practical masons and engineers. The structures illustrated are actual ones, and the illustrations all from well authenticated copies of working drawings.

Although the book has been arranged for architectural and engineering students, it will still be useful for a man of experience.

Contents: Materials and method of testing strength, etc.; combinations of material, composition, etc.; Foundation—testing the bearing power of soil, etc.; Masonry Structure—stability against sliding, over-turning, crushing, etc. Complete in one volume of about 500 pages, with 125 illustrations and eight or ten folding plates. By Ira O. Baker, C. E., 8 vo., cloth, \$5.00. For sale by John Wiley & Sons, 15 Astor Place, N. Y.

EXAMPLES OF AMERICAN DOMESTIC ARCHITECTURE: By John Calvin Stevens and Albert Winslow Coff. 60 full-page plates, etc. One large quarto oblong volume; cloth; \$10.00.



WILLARD CONDENSING ENGINE.

The extensive sale of gas engines and hot-air engines, notwithstanding the high cost of the engines, and of gas, reveals the very general demand for an engine of small power, say 2 to 4 H. P., for the use of small industries, which shall be perfectly safe, and the manufacturers of the Willard Condensing Engine (of which we give an illustration), who have been engaged in the manufacture of small engines of various types for the past ten years, believe that, in this new engine, which they have now put upon the market for the first time, they offer a motor which possesses all the advantages of other motors of this class, and is free from the structural faults that exist in some of the other machines. The manufacturers claim that the cost of fuel will not exceed one per cent per horse-power per hour that it requires no watching; does not increase the rate of insurance, can be safely managed by a person having no knowledge of engines; and that it is absolutely safe under every and all circumstances, and cannot be exploded, because there can be no steam pressure whatever.

The manufacturers, in putting this engine upon the market, desire to impress upon the public the fact that it is not a hot air engine or a kerosene oil engine or a gas engine, but it is a condensing engine using a small quantity of steam at less than one pound pressure, burning wood or coal, and is perfectly simple and reliable; making no noise or objectionable smell.

A full descriptive circular with illustrations and prices can be obtained by addressing Chas. P. Willard & Co., 236 Randolph St., Chicago.

Cincinnati Corrugating Co.

The Cincinnati Corrugating Company has recently established new rolling mills and factories at Piqua, Ohio, a thriving manufacturing city about eighty miles north of Cincinnati. The company's latest catalogue reads as follows: "In our new location, we have the most modern rolling mills, operated by natural gas and under our sole control; the most improved processes of annealing, forming, galvanizing and painting our iron and steel sheets; machinery for grinding and mixing our paints; ample buildings and grounds, comprising fourteen acres for extending any buildings made necessary by the development of our specialties, as well as good railroad connections for obtaining the lowest freight rates." The catalogue further contains illustrations of corrugated arches,

curved roofs, corrugated buildings, elevator sheets, iron frames, lathes, metallic paint shufflers, etc., besides giving invaluable information upon the subject. The edition consists of 10,000 copies, is copyrighted and should be in the hands of everyone interested in the building trade.

Merchant & Co.

We are always pleased to congratulate our business friends on any sign of growing prosperity, or to mention a fact which would seem to bring them into a prominent position in the country. How many of us will think during the next few years that possibly every penny or nickel that jingles in his pocket passed through the factories of Merchant & Co. Most people think their "tin" comes from the mint, but where did the mint get it? From Merchant & Co.

The well-known firm of Merchant & Co., Philadelphia, has just closed a contract with the United States government to furnish the Mints with 100,000 pounds copper blanks for making pennies, and 50,000 pounds nickel blanks for coining five cent pieces.

CITY BUILDING NEWS.

Hartlett near Twenty-fifth, 21 story to chapel. Owners, Bethany Church; architect, Seth Bais n; contractors, Wenden & Virgin; cost, \$4,750; signed Oct. 25; filed Oct. 28; payments, enclosed and roof shingled, \$418; interior plaster; first coat \$413; ponches built second coat plaster on \$413; interior finish completed \$413; painting complete \$413; completed 35 days \$800.

Block X, San Miguel Rancho, cottage. Owner, Jani Whitaker; contractor Geo. Doving; time 45 days; signed Oct. 30; filed Nov. 4; cost \$1,400; payments enclosed \$350; brown coated \$350; completed \$350; 35 days \$400.

Buchanan and Pacific, alterations. Owner M. Esberg; contractor Wm. Plums; cost \$2,575; payments work half completed \$800; accepted \$100; 35 days \$675.

Buchanan street and Hickav avenue, two-story frame. Owner John Besmich; architect J. E. Wolfe; contractor Pa. Rick Lynch; cost \$1,800; signed Oct. 28; filed Nov. 7; payments frame up to 21 floor \$556; brown coated \$400; completed \$400; 35 days \$450.

Broderick and Haight, frame. Owner, Ross Hadjesky; architect, Samuel Newson; contractor, R. W. Murray; cost, \$9,440; signed Oct. 22; filed Oct. 23; payments, on 22nd of each month note, 75 per cent. of work done; balance, 35 days after completion.

Buchanan, between Pacific and Webster, additions to two-story frame. Owner, Sarah Kahn; architect, John Gash; contractor, Alex. I. Campbell; cost, \$9,495; filed Oct. 22; payments, excavation brickwork, building in place, and floor joists of new part laid, \$200; brown coated mortar on, \$480; outside finished, \$450; all inside finish done, \$480; work completed, \$481; 35 days after, \$874.

Camp and 24th, two-story frame, four flats. Owner, Th. mas Neary; contractor, Caspar Zwierl in; cost, \$5,200; signed Sept. 25; filed Oct. 15; payments, frame up, enclosed, \$1,000; brown-mortared, \$1,000; mortar on, mill work up, \$600; completed, \$1,000; 35 days, \$1,300.

California and Devisadero, double frames and addition. Owner, Hugh Magarity; contractor, Geo. M. Salsbury; cost, \$1,000; signed, October 18; filed October 4; time, 30 days; payments, frame up, \$1,500; enclosed, \$1,500; brown coat on, \$1,500; 35 days after completion \$1,500.

Califonia and Taylor, bulkhead walls. Owner, Gustav Sarr; architects, Percy & Hamilton; contractors, Chastain & Giletti; cost, \$625; signed October 25; filed October 29; payments, 75 per cent. as work is done; 35 days after completed balance of 25 per cent.

Devisadero and Haight, completion fourth story of building now in course of erection. Owner, Anita Fallon; architect, Fred. E. Wilcox; contractor, J. H. McKay; cost, \$1,600; signed Oct. 24; filed Oct. 30; payments, brown coat mortar on \$800; completed \$800; 35 days, \$400.

Dolores street, frame dwelling. Owner, William G. Dobson; architect, William Moser; contractor, J. R. Wheeler; cost, \$5,382; signed Oct. 12; filed Oct. 19; payments, at rate of 75 per cent. as work is up; balance, 35 days after completion.

Elisl and Leavenworth, three-story frame. Owner, A. C. Henicken; architects, Townsend & Wyneken; cost, \$3,590; signed Nov. 4; filed Nov. 6; payments, enclosed, \$800; ready for lathing, \$1,600; brown coated, \$1,000; sash hung, \$1,000; white coat on, \$1,000; completed, \$1,000; 35 days, \$2,150.

Folsom and Eleventh, three-story frame. Owner, James Scrober; architect, Geo. H. Miller; contractor, Ferdinand Wagner; cost, \$1,115; signed Oct. 22; filed Oct. 23; time, 30 days; payments, chimney-work completed and work done, \$1,115.

Firs' avenue near Clement street, cottage. Owners, James Murphy et al; contractor, C. E. Du cher; cost, \$1,600; signed Nov. 1; filed Nov. 2; payments, rustic on, \$500; first coat plaster on, \$500; completed, \$500; 12 months, \$300, at \$25 per month; interest, 5 per cent.

Fillmore and Oak streets, frame building. Owner, P. H. Livingston; architect, Wm. Moser; contractor, J. J. Dunn; architects, Behrend Joost and F. A. Moser; cost, \$2,994; signed Oct. 10; filed Oct. 19; payments, r te of 75 per cent. as work is done; balance, 25 per cent., 25 days after completion.

Florida and 24th, two-story factory, well and engine, including basement. Owners, D. Block & Co.; architects, J. G. and J. N. Day; cost, \$14,700; contractor, P. R. Schmidt; signed Oct. 19; filed Oct. 21; time, 50 days; payments, four installments as work progresses, 75 per cent. on work done; balance, 25 per cent., 35 days after completion.

Franklin near Broadway, frame. Owner, Mrs. Bertha Greenberg; architects, Pissis & Moore; contractor, J. R. Whelan; cost, \$6,200; signed October 17; filed October 29; payments, frame up, \$1,200; first coat plaster on, \$1,200; interior plaster on \$1,000; ready for painter, \$1,000; accepted, \$250; 35 days, \$1,550.

Folsom and Eleventh, plumbing, gas fitting, etc., on the same three-story building. Owner, James Scrober; architect, Geo. H. Miller; contractors, Thos. Clark & Sons; cost, \$5,028; signed October 16; filed October 18; time, 30 days; payments, rough work in, \$1,000; completed, \$1,288; 35 days, \$800.

Grove and Van Ness Avenue, alterations and construction of two-story frame. Owner, Isaac Haritz; architect, Geo. F. Voelkel; contractor, Max Hartenberg; cost, \$9,060; signed Oct. 26; filed Oct. 28; payments, r of on \$2,000; plaster finished \$2,500; completed \$2,295; 35 days, \$2,205.

Guerrero and Fifteenth, two adjoining two-story frames. Owner, Jeremiah Geary; architect, A. J. Barnett; contractors, Brennan Bros.; cost, \$7,850; signed, October 17; filed, October 19; time, 30 days; payments, 75 per cent. as work progresses, on the first and third Mondays of the month; balance, 35 days after completion.

Grove near Polk, three-story frame. Owner, Louis Leiser; architect, Henry Gelfus; contractor, Tegeler & Miller; cost, \$5,825; signed and filed Oct. 28; payments, frame up \$870; enclosed \$870; brown coated \$870; inside finish \$870; accepted \$870; 35 days, \$1,475.

Grove, near Polk, two-story frame. Owner, N. McConaghey; architect, Chas. Man; contractor, Tegeler & Miller; cost, \$5,900; signed and filed Nov. 1; payments, \$1,075 as each is completed; balance, \$1,075, 35 days after completion.

Hollis, between Ellis and O'Farrell, three-story flats. Owner, W. F. Penbody; architects, Ashton & Stone; contractor, Ira Fancher; cost \$8,387; signed Oct. 18; filed Oct. 25; sureties, H. Williamson, O. D. Baldwin, Behrend Joost; payments, frame up 25 per cent. enclosed and brown coat on; 25 per cent. completed; 25 per cent. balance, 25 per cent., 35 days.

Harrison and Main, frame. Owner, David Woerner; architect, W. Winterhalter; contractor, Chas. W. Kinsman; cost \$1,800; time 30 days; payments, frame ready for corrugated iron sheeting \$900; accepted \$900; 35 days, \$500.

Howard near Twenty-fifth, alterations and additions. Owner, John Mough r; architect, Chas. I. Havens; contractor, James Maguire; cost, \$2,500; signed Oct. 25; filed Oct. 28; payments, enclosed and brown mortar on, \$600; finish up \$600; accepted \$600; 35 days, \$600.

Herman street and Elgin Park, plastering, etc. Owner E. Woenne; architect R. Zimmerman; contractor W. C. Watson; cost \$2,650; signed Nov. 4; filed Nov. 5; payments brown coat on \$1,000; finished \$850.

Harrison and 7th, frame. Owner, Edmund Neave; architect, M. J. Welsh; contractor, A. J. Ahern; cost, \$2,965; signed Oct. 21; filed Oct. 22; payments, frame up, \$563.75; brown mortar on, \$563.75; completed, \$563.75; 35 days, \$563.75.

Howard street, three-story frame. Owner Morris Stockwitz; architect, M. J. Welsh; contractor, A. C. Rogers; cost, \$5,100; signed October 23; filed Oct. 24; payments, frame up, \$1,020; brown mortared, \$1,020; finishing coat on, \$1,020; completed, \$1,020; 35 days, \$1,020.

Ivy and Gough, two-story frame. Owner Mrs. Timothy Donighe; architect, A. J. Barnett; contractor Thos. Riddell; time 100 days; cost \$3,000; signed Nov. 1; filed Nov. 4; payments 75 per cent. as work progresses, balance 35 days completed.

Jansen and Greenwich, frame tenement. Owner, Mrs. Fannie Day; architects, Pissis & Moore; contractor, J. W. Wisinger; cost, \$2,950; signed Oct. 16; filed Oct. 17; payments, frame up, \$550; first coat of plaster on, \$550; plastering finished, \$550; completed, \$550; 35 days, \$750.

Lyon near Washington, frame. Owner, Mrs. M. F. Grant; architects, Pissis & Moore; contractor, S. H. Kent; cost, \$8,000; signed, Oct. 11; filed, Oct. 16; payments, frame up, \$1,500; plaster, first coat on, \$1,500; interior plaster on, \$1,500; work ready for painter, \$1,250; completed, \$900, 35 days, \$2,000.

Laguna bet. Pine and Bush Sts., 15 two-story houses. Owner and Builder William Hinkle Total Costs \$75,000 Frame up Nov. 15th

Leavenworth and Broadway, 2 story frame. Owner, Mrs. M. White; architect and contractor, G. T. Knopf; cost, \$2,770; signed Nov. 2; filed Nov. 7; payments, frame up, \$1,000; completed, \$1,100; 35 days, \$770.

Minna and Ninth, 4-story frame. Owner, R. R. Hinde; architects, Ashton & Stone; contractor, W. M. Fletcher; cost, \$9,800; signed and filed Nov. 4; payments, frame up, \$1,893.45; enclosed, \$1,893.45; brown-coated, \$1,893.45; accepted, \$1,893.45; balance in 35 days.

Minna and Fifth, four-story frame. Owner, R. R. Hinde; architect, Ashton & Stone; contractor, W. M. Fletcher; cost \$10,745; signed and filed Nov. 4; payments, frame up \$2,868.35; brown coat on \$2,014; white coat on \$2,014 65; completed \$2,014 65; balance 35 days.

November 15, 1889.]

THE CALIFORNIA



FRONT ELEVATION

SETH BABSON

ARCHITECT.

Residence at Inglewood

D. Freeman

Architect & Albertson

Architects Los Angeles



Plate No. 6.