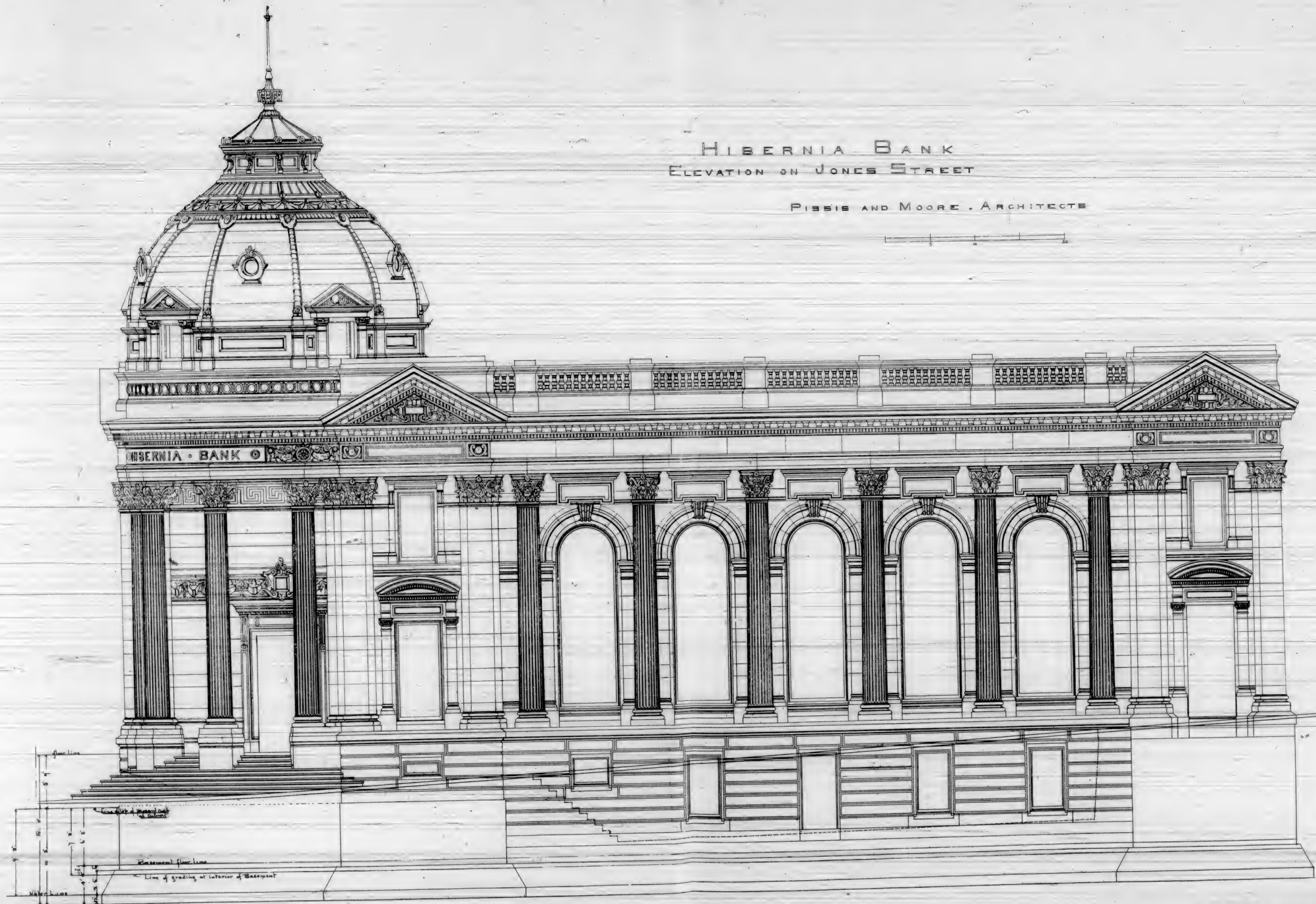


HIBERNIA BANK
ELEVATION ON JONES STREET

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.

Dish 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; \$87 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. Dish 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; \$1,330, 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; \$800, prime coat of paint on; \$1,000, inside ready for painter; \$1,600, 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 & Delezinski; contractors, Schutt & Kreeker; signed Sept. 23; filed Oct. 3; cost, \$4,000; 2-story frame and attic; payments, \$800, 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. M. Marcuse; signed, Aug. 29; filed Sept. 14; cost, \$2,250; Jan. 15, '90; to build; payments, \$302 50, framed; \$302 50, brown coated; \$562 50, completed; \$562 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, 100 days; payments, \$800, 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, \$1,195; 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 E. Jones; signed, September 23; filed, September 24; cost, \$6,700; 90 days, four flats; \$1,256 25, roofed; \$1,256 25, brown coated; \$1,256 25, outside finish on; \$1,256 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. 18, 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; signed, Sept. 26; filed, Sept. 26; cost, \$2,885; 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; \$1,375 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; 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, \$1,180, one-story cottage; \$700 first coat of mortar is on; \$580, 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; 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; 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; 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; 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; 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 Kanningger; architect, Geo. R. Bowles; contractor, Geo. R. Bowles; signed Sept. 18; filed Sept. 19; cost, \$3,100; 2-story house; payments, \$500 framed; \$500 ready for lathing; \$500 plastered; \$500, 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; \$200, 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; \$950, second certificate is delivered; \$562 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; 80 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; signed, Sept. 6; filed, Sept. 7; cost, \$5,700; 90 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; signed, Sept. 21; filed September 21; 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 Mische; 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; store-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; 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, Hincley, 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. to be paid as work is done; balance, 80 per cent., 35 days after completion.

Oak, between Franklin and Gough. Owner, F. Hoffen; architect, P. R. Schmidt; contractor, Wm. T. Connelly; cost, \$15,000; signed Sept. 10, filed Sept. 10; 3 months; to build 1-story frame; payments, 25 per cent. to be paid as work is done; balance, 75 per cent., 35 days after completion.

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 1-story frame; payments, 25 per cent. to be paid as work is done; balance, 75 per cent., 35 days after completion.

Owner, John Talford; contractors, Mullins Bros.; cost, \$500; signed Sept. 20, filed Oct. 5; cost, \$500; Nov. 28, '89; additions; payments, \$500, 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. to be paid as work is done; balance, 75 per cent., 35 days after completion.

Page near Scott. Owner, Robert V. Lucy; architects, John A. Helczynski; contractors, White Bros.; signed Sept. 13, filed Sept. 17; cost, \$2,800; 3-story frame; payments, \$1,200, framed; \$1,600 rough mortared; \$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 frames; payments, \$2,500 framed; \$2,500 brown-coated; \$2,250 white-coated; \$2,500 finished; \$3,250, 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; \$500 enclosed; \$600 brown mortared; \$500 completed; \$500, 35 days.

Pacific and Octavia. Owner, B. J. Huffaker; architect, John A. Helczynski; contractor, Wm. H. Armitage; signed, Aug. 31, filed Sept. 4; cost, \$2,800; 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 Sept. 5, filed Sept. 10; 90 days; 2-story frame; payments, \$2,800, framed; \$2,800, shingled; \$2,800, brown-coated; \$2,800, sta. diag finish is up; \$2,800, 35 days.

Pacific, near Steiner. Owner, James Stewart; architect, Wm. F. Smith; contractor, E. W. Kern; signed Oct. 1, filed Oct. 2; cost, \$2,565; plumbing; payments, \$900, rough plumbing in; \$900, 35 days.

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

Pacific, near Steiner. Owner, James Stewart; architect, Wm. F. Smith; contractor, E. W. Kern; signed Oct. 1, filed Oct. 2; cost, \$19,270; three dwellings; payments, \$2,800, 50 framed; \$2,800, 50 shingled; \$2,800, 50 brown-coated; \$2,800, 50 sta. diag finish is up; \$2,800, 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, \$711.25; third, \$447.50.

Pine and Devisadero. Owner, W. C. Hildebrandt; architects, J. J. and T. D. Newsum; contractor, F. C. Adams; cost, \$1,000; signed Oct. 1, filed Oct. 1; 30 days; to build; payments, \$929.50, framed; \$929.50, chimney's built, etc.; \$800 stable built, etc.; \$1,039, completed; balance, 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, \$600 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, 35 days after completion.

Stewart and Mission. Owner, Ernest Brand; architect, H. Geiffuss; contractors, Schutt & Kroeck; cost, \$9,883; 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; 2-story frame; payments, \$900 framed; \$900 ready for plastering; \$900 windows in; \$950 completed; \$1,235, 35 days.

Sixteenth and Sanchez. Owner, D. Meyer; architect, Geo. E. Voelck; contractor, F. Klatt; cost, \$9,900; 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, \$1,600; 60 days; 1-story frame; \$850 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. Dunshie; 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 mortared; \$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-va 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. 2, filed Sept. 4; cost, \$5,462; 100 days; two-story frame; payments, \$6,000 brick work done; \$6,000 from d; \$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, \$6,000; two-story frame; payments, \$1,125 rough plumbing done; \$1,125 brown-coated; \$1,125 white-coated; \$1,125 varnishing completed; \$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 completed; \$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, filed, 6; cost, \$3,550; 100 days; payments, \$865 framed; \$700 brown-coated; \$800 white-coated; \$897, 35 days.

Waller 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 mortared on; \$2,025, 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. 19, cost, \$3,620; 3-story frame; payments, 75 per cent. on the 15th of each month as work progresses; balance, 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 mortared on; \$650, completed; \$817, 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 mortared on; \$1,275, painted; \$1,700, 35 days.

Owner, William H. McDonnell; contractor, Oakland Iron Works; signed October 5, filed October 5; cost, \$3,500; November 1, '89; foundry 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 mortared 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 mortared on; \$580, white mortared 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 Ass. 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 mortared 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 mortared 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 mortared 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 mortared on; \$350 completed; \$350, 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 mortared 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 mortared on; \$650, completed; \$817, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Eight 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 mortared on; \$783, white mortared on; \$783, completed; \$783, 35 days.

Corner Main and C streets, Hayward; owner, Native Sons Hall Association; architects, Shea & Shear; contractor, John A. Hays; cost, \$1,000; signed Sept. 10, filed Sept. 10; 3 months; to build; payments, 25 per cent. to be paid as work is done; balance, 75 per cent., 35 days after completion.

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 mortared 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 mortared 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; 125 days; 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 mortared 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., 35 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.

King's avenue, Alameda; owner, James R. Lynch; architect, George A. Bodwell; contractor, W. G. Reese; cost, \$2,788; signed, August 27th; filed, August 27th; payments—\$697, frame up; \$697, plaster on; \$697, finished; \$697, 35 days.

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H. T. Scott, Vice-President.

Chas. H. Frost, General Manager.

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SEND FOR CATALOGUE

Railroad avenue, between Walnut and Willow; owner, Chas. Lauberheimer; architect, Fred P. Fischer; contractors, D. Straub & Son; cost, \$3,320; signed, September 5th; filed, September 10th; payments—\$900, frame up; \$900, brown mortared on; \$900, plastered; \$830, completed.

Berkeley; owners, J. F. and C. M. Luttrell; architect, Ira L. Boynton; contractors, Lord & Boynton; cost, \$2,000; signed, August 28th; filed, September 2d; December 1, 1889; payments—\$500, frame up; \$500, brown mortared on; \$500, completed; \$500, 35 days.

Butler avenue, Klinkner Tract; owner, C. A. Klinkner; architects, John J. & Thomas D. Newsum; contractor, Wm. Dahl; cost, \$2,070; signed, September 5th; filed, September 10th; payments—\$500, frame up; \$500, framed; \$500, completed; \$570, 35 days.

Dublin; owner, John Green; architect, John J. Clark; contractor, Wm. Dahl; cost, \$2,070; signed, September 5th; filed, September 10th; payments—\$1,075, enclosed; \$1,075, brown mortared on; \$1,075, completed; \$1,116, 35 days.

Hirschfield Tract; owner, J. A. Remmel; architect, John J. Boyle; contractor, John J. Boyle; cost, \$1,000; signed, August 19th; filed, September 12th; January 1, 1889; payments—\$550, brown coated; \$550, completed; \$550, 35 days.

Block "B," Mastick Prop.; owner, Mrs. Diederike Kuh; architect and contractor, H. M. Allen; cost, \$1,500; signed, September 12th; filed, September 12th; 100 days; payments—\$500, building enclosed; \$1,000 on March 1, 1890.

Bancroft Way, near Audubon B.; owner, Edward J. Wickson; architects, Schulze & Meeker; contractor, Robert Smith; cost, \$5,550; signed, September 6th; filed, September 14th; December 31, 1889; payments—\$650, frame up; \$1,170, ready for lathing; \$1,171, first coat of mortar on; \$1,171, completed; \$1,388, 35 days.

Fourth avenue, near Eleventh street; owner, Levens N. Cobbleddick; architects, John J. and T. D. Newsum; contractor, W. N. Concanon; cost, \$1,865; signed, August 4th; filed, August 26th; October 20, 1889; one-story frame; payments—\$466.25, frame up; \$466.

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, \$30 0.

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 Scannel, 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 itself 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. * * *

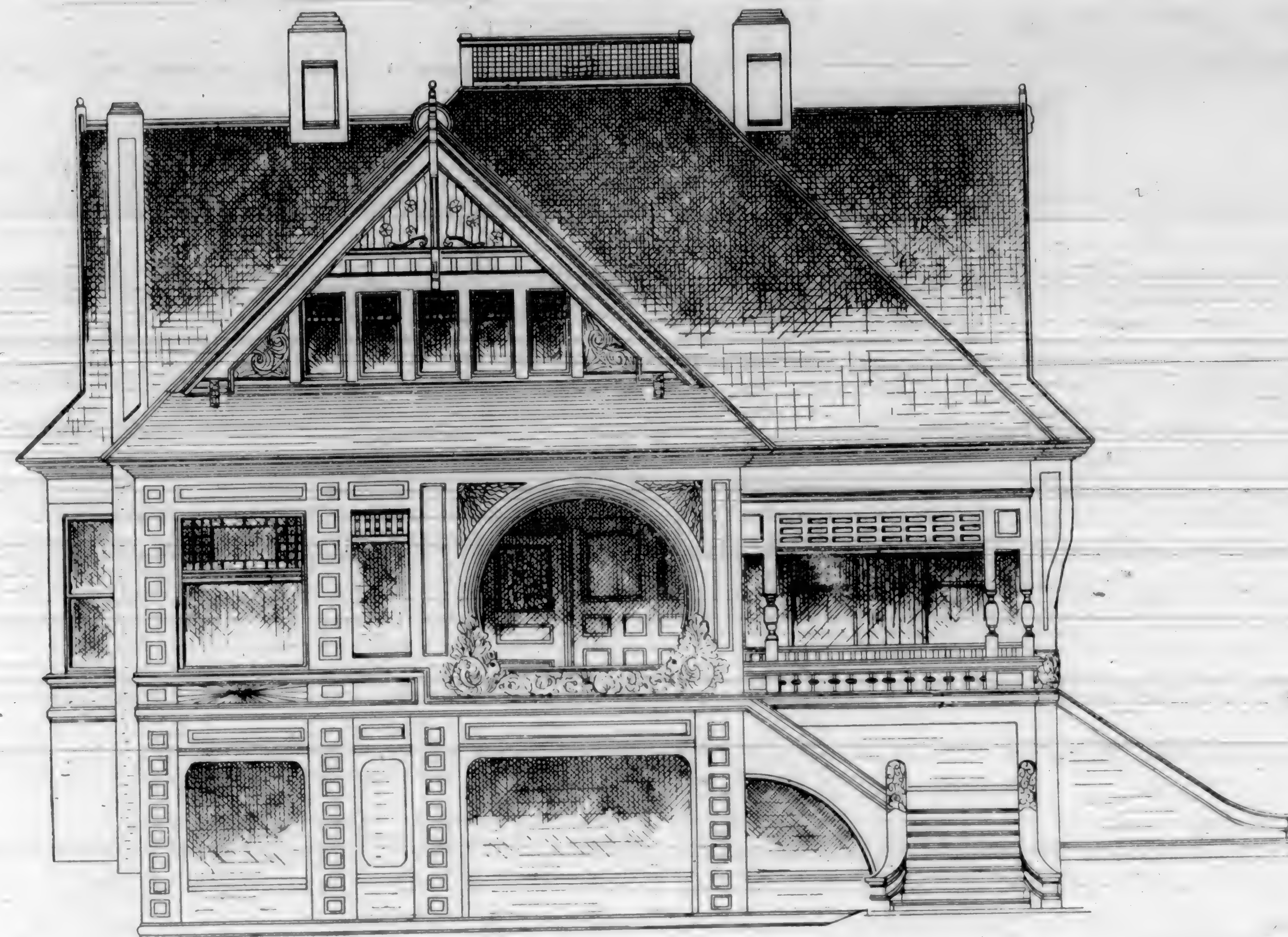
Through the influence and power of the vast expenditures of money to replace the burnt cities of Boston and Chicago, architecture has sprung with a giant leap into a condition of life challenging attention and demanding study and training on the part of its votaries to retain their leadership and satisfy 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

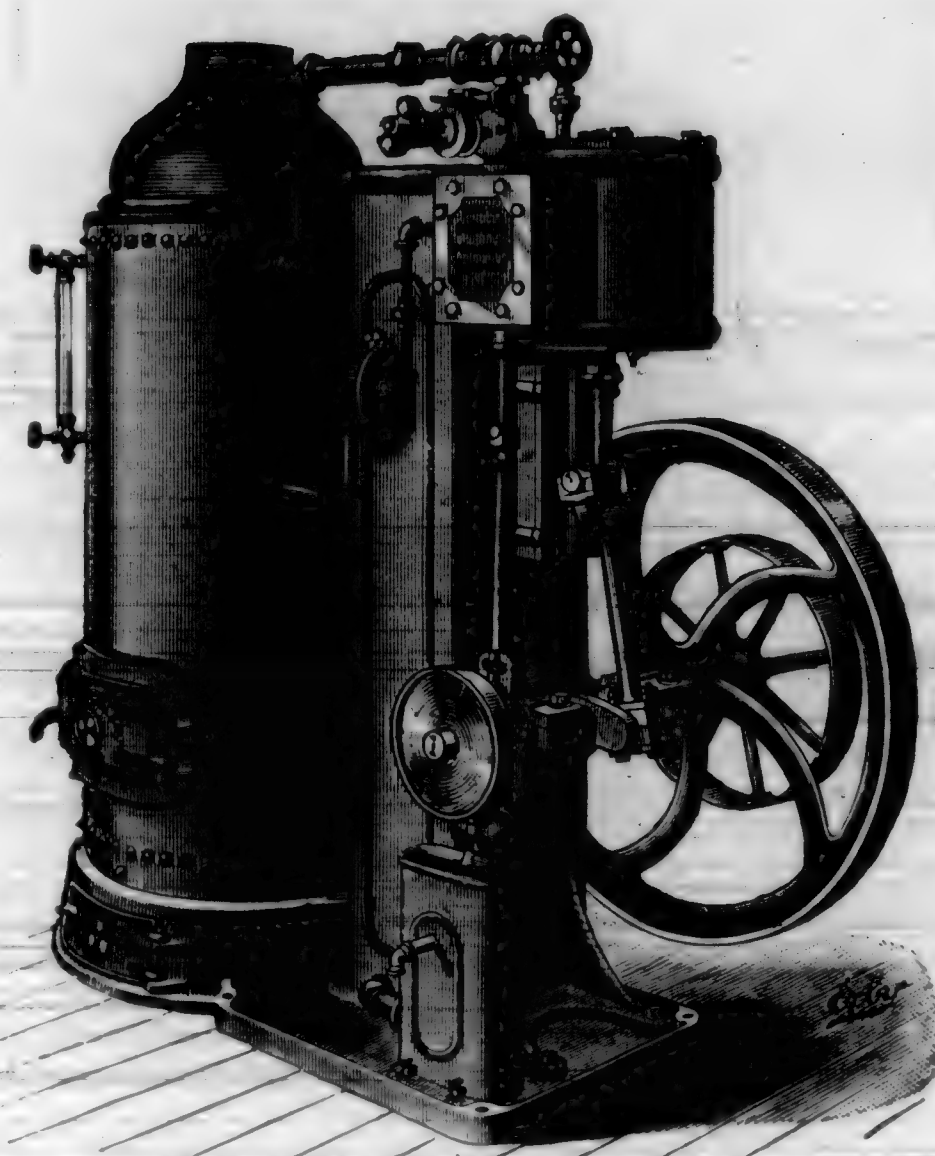
We can furnish any book printed at publishers' prices, and will send all books free by either mail or express.

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 Zwieler; 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 Magority; 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, \$7,900; 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 \$8,887; 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 \$7,000; 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

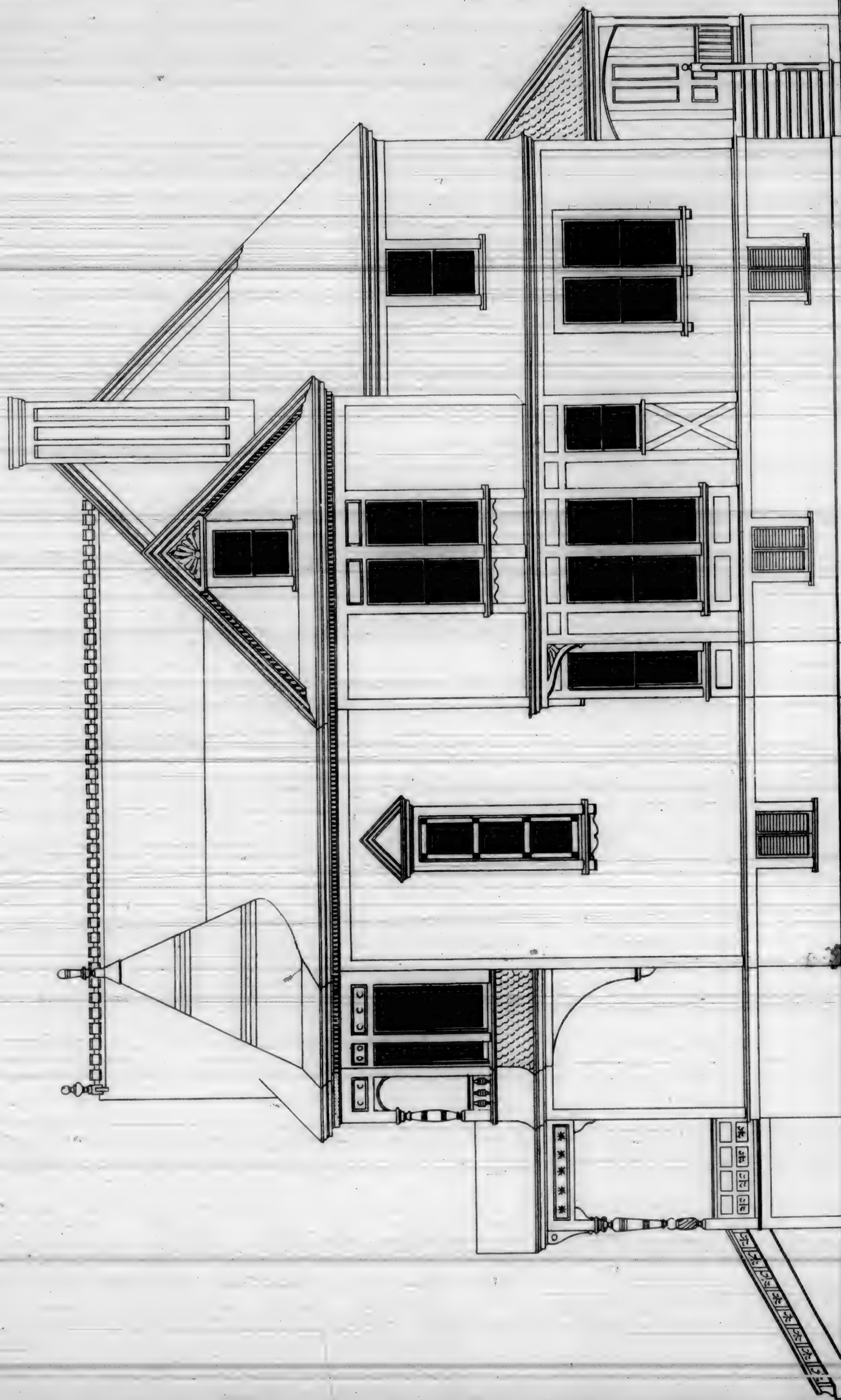
D. Freeman

Architects & Builders

Los Angeles



Plate No. 6.



SETH BABSON, ARCHITECT.

SIDE ELEVATION

November 15, 1889.]

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

Mission and First, five-story frame, gas and plumbing work. Owner J. Prandenstein; architect P. R. Schmidt; contractors Duffy Bros.; cost \$1,175; signed Nov. 4; filed Nov. 6.

Market between 4th and 5th, California Academy of Sciences with California marble and building stone Co.; architects Percy & Hamilton; cost \$28,000; sureties O. T. Dyer and J. A. Brennan; \$15,000; 75 per cent. as work progresses; balance 35 days from final completion; payments made on 1st of each month.

McLea Court and Ninth street; two-story frame. Owner, Magdalena Messner; architects, John & Balzanski; contractor, Jacob Klein; cost, \$3,200; signed Nov. 6; filed Nov. 8; payments, frame up, \$1,000; enclosed, \$800; outside finish, \$2,100; accepted, \$800; 35 days, \$1,300.

Masonic and McAllister; two-story frame. Owner, Jacob Schlosser; architect, R. Zimmerman; contractor, K. Thaler; cost, \$7,500; signed Oct. 16; filed Oct. 23; payments, all frames up, \$1,400; roof on, floor laid, building enclosed, \$1,400; rough coat mortar on, \$1,400; accepted by architect \$1,425; 35 days after completion, \$1,875.

Ninth near Market, one-story frame. Owner, R. P. Doolan; architect, F. T. Doolan; contractor, John McLeary; cost, \$2,350; roof and lined \$800; brown coat on \$800; accepted \$850.

Ninth near Market, three-story frame. Owner, T. Doolan; architect, F. D. Doolan; contractor, M. P. Doolan; cost, \$16,000; payments, 75 per cent. as work progresses, balance on completion.

Natoma and Seventh, three-story frame. Owner, M. B. Gevy; architect, John T. Kid; contractor, Chris Peterson; sureties, Frank P. Lataon and A. W. Starbird; cost, \$2,300; signed and filed Nov. 2; payments, additions complete, \$435; complete inside, \$435; white-coated, \$435; complete, \$420; 35 days, \$375.

Natoma, No. 1023; alterations, etc. Owner, Margaret McCormick; architect, John T. Kid; contractor, Chris Peterson; sureties, Frank P. Lataon and A. W. Starbird; cost, \$2,300; signed and filed Nov. 2; payments, additions complete, \$435; complete inside, \$435; white-coated, \$435; complete, \$420; 35 days, \$375.

O'Farrell No. 235; alterations, etc. Owner, F. A. Paddock; contractor, Geo. Houston; time, 30 days; cost, \$1,272; signed Nov. 2; filed Nov. 8; payments, ready for rustic \$1,000; brown coat on, \$1,000; doors and windows in, \$1,000; 35 days completed, \$1,275.

Oak near Webster, two-story frame. Owner, Mrs. M. M. Lataon; architects, Percy & Hamilton; contractor, O. E. White; time, 100 days; cost, \$13,000; signed and filed Nov. 7; payments, 75 per cent. as work progresses, balance 35 days after completion.

O'Farrell and Laguna streets; frame. Owner, Fred I. Frisel; architect, T. J. Welch; contractor, J. J. Dunn; cost, \$12,493; signed Nov. 4; filed Nov. 8; payments, first stone joints are on \$1,300; studing up \$1,800; cornice up, \$1,800; brown mortar on, \$1,000; white coat on, \$800; complete \$1,800; 35 days, \$5,493.

Page, between Devisadero and Broderick, two-story frame. Owner, Margaret Nolan; architects, Shea & Shea; contractor, Richard Sinnott; sureties, C. S. Holmes and W. J. Adams; cost, \$5,000; signed Oct. 15, filed Oct. 29; time 90 days; payments, frame up \$1,050; brown coated \$1,050; outside primed \$1,050; 35 days, \$1,050.

Pacific and Steiner; carpenter work. Owner, Mrs. N. Kittle; architect, W. J. Mathews; contractor, J. B. Gwynne; cost, \$1,425; signed Oct. 21; filed Nov. 2; payments, one-half work completed, \$534; completed, \$534; 35 days, \$557.

Pond, between 16th and 17th streets; two-story frame. Owner, Mrs. D. Van Iderstine; contractor, O. E. White; cost, \$3,000; signed Oct. 17; filed Oct. 18; time, 68 days; payments, brown mortar on, \$1,000; completed, \$1,250; 35 days after acceptance, \$800.

Park avenue. Alterations to hospital; D. Buckley, contractor; Huerne & Everett, architect; cost, about \$5,000.

JOHN H. WISE,
President.

H. T. SCOTT,
Vice-President.

CHAS. H. FROST,
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Post and Octavia; frame. Owner, Joseph Fohelm; architect, John Marquis; contractor, J. H. Makay; cost, \$5,400; signed October 21; filed October 24; payments, frame up, \$1,000; ready to lath, \$1,000; outside finished, \$1,400; 35 days after completion, \$1,350.

Seventeenth near Noe, frame. Owner, O. M. and Margaret Duane; architect and contractor, Augustus Kollner; cost, \$1,200; filed Oct. 15; time, Jan. 11, '90; payments, frame raised and chimney built \$350; enclosed and shingled, etc. \$350; first coat plaster on and plumbing done, \$400; 30 days after finished \$400.

Nanchez and Army; frame flats. Owner, Henry Nelson; contractor, C. Peterson; cost, \$1,250; time, 40 days; payments, frame up, \$312.50; brown-mortar, \$312.50; completed, \$312.50; balance, \$312.50, 35 days, filed Oct. 15.

Steiner, between Clay and Sacramento; changes and additions. Owner, George E. Brooke; architects, Townsend & Wycken; contractor, John Thompson; sureties, W. Weldon and H. Weldon; cost, \$1,575; signed Oct. 17; filed Oct. 21; payments, frame up \$400; enclosed, \$250; completed, \$250; accepted, \$252; 35 days, \$292.

Stevenson and Willow avenue, frame. Owner, Lily E. Ransome; architect, J. C. Chadwick; contractors, Blanchard & Lane; cost, \$1,300; signed and filed October 16; time, 75 days; payments, frame up, \$800; brown mortar on, \$800; outside finish on, \$800; completed, \$800; 35 days, \$1,200.

Stewart between Mission and Howard; brick building. Owner, C. F. Jones; architects, Townsend and Wycken; contractor, J. O'Sullivan; cost, \$4,300; signed October 23; filed October 26; payments, walls up to grade, first floor beams on, \$1,075; walls up, roof and first coat of mortar on, \$1,075; accepted, \$1,075; 35 days, \$1,075.

Turk near Laguna; three-story frame. Owner, Mrs. Lizzie Lobree; architects, Chas. R. and J. M. Wilson; contractor, Henry Holmberg; cost, \$5,400; signed October 25; filed October 26; payments, rough frames up, \$1,000; brown mortar on, \$1,000; white plaster on, \$1,000; accepted, \$1,500; 35 days \$1,500.

Third, near Howard, addition and alterations. Owner, M. Borgan; contractor, G. W. Hand; cost, \$850; signed Oct. 9; filed Oct. 23; payments, weekly payments \$35; balance on completion.

Twenty-Third near Alameda, two-story frame. Owner, James Ribby; architect John J. Clark; contractor Thos. F. Mitchell; cost \$3,200; signed and filed Nov. 4; payments frame 800; brown mortared \$300; inside finish \$800; balance 35 days after completion.

Turk and Pierce streets; two-story frame. Owner, Mrs. J. Webster; architect, John I. Clark; contractor, B. Hauer & Son; cost, \$2,800; signed Oct. 17; filed Oct. 19; time, 90 days; payments, frame-work up, \$500; brown coat complete, \$500; doors hung, inside finished, \$400; 60 days after completion, \$1,000.

Taylor street, No. 106; alterations frame building. Owner, M. Englander & Son; architects Kenitzer and Kollfrath; contractor, E. R. Shain; cost, \$2,622; signed October 23; filed October 25; payments, brickwork done, and first and second story floor joints set, \$900; completed \$992; balance, 35 days, \$630.

Twenty-second and Guerrero; two-story frame. Owner, M. M. Donovan; contractor, C. E. Dunahie; cost, \$3,000; signed Oct. 21; filed Oct. 22; payments, frame up, \$750; plaster on, \$750; carpenter work complete, ready for painter, \$750; 35 days after completion, \$750.

Union Place and Green; four frames. Owners, E. Rave zani and G. Gagliardi; architects, Townsend and Wycken; contractors, G. E. Antonia and P. Antonia; cost, \$5,400; signed October 3; filed October 24; payments, frame up, enclosed and roofed in, \$1,600; first coat of mortar on, \$1,900; second coat of mortar and ash hung, \$1,600; 35 days after completion, \$1,600.

Vallejo, between Montgomery and Kearney, frame. Owner, A. Glover; architects, Townsend and Wycken; contractor, John D. Herby; cost \$2,617; signed Oct. 25; filed Oct. 30; payments, frame up and roof on \$500; outside done \$800; accepted \$500; 35 days, \$500.

Van Ness Avenue and Grove street, alterations. Owner, Lena Harris; architect Geo. E. Voelkel; contractor, R. K. Thon; cost, \$13,705; signed Nov. 7; filed Nov. 9; payments, rafters on \$750; roof on \$1,000; brown mortar on \$1,400; glass done \$1,200; inside and outside finish done \$2,000; completed \$3,925; 35 days \$3,430.

Van Ness Avenue and Jackson street; frame. Owner, L. Wehman; architects, Plask & Moore; contractor, J. B. Cogg; well; cost, \$27,100; signed Oct. 33; filed Oct. 28; payments, ready for first-story floor joists, \$1,500; frame up, \$3,000; enclosed and roofed, \$3,000; first coat plaster on, \$3,000; interior plaster finished, \$3,000; work ready for painter, \$5,000; completed, \$1,000; 35 days, \$7,100.

Webster, near Grove; frame. Owner, Michael McCoy; architect, T. J. Welch; contractor, G. T. Kropf; time, 90 days; sureties for \$3,000, J. Wagner and C. Williams; cost, \$5,300; filed October 25; payments, frame up, \$1,300; brown mortar on, \$1,300; accepted, \$1,300; 35 days \$1,400.

Washington, between Devisadero and Broderick, additions to two-story frame. Owner, David Voerner; architect, W. Winterhalter; contractor, Wm. Plums; cost \$2,740; signed Oct. 17; filed Oct. 31; time 55 days; payments, brick work done \$600; outside finish done \$500; accepted \$540; 35 days, \$800.

COUNTRY BUILDING NEWS OAKLAND.

Curtis, near Twentieth street; 2-story frame. Owner, E. C. Veeder; contractor, H. H. Adams; cost, \$2,550; signed and filed Oct. 30; payments, enclosed, \$500; plumbing done, \$500; outside finished, \$500; painted, \$500; 35 days, \$650.

Oakland Avenue and Orange street; 2-story frame. Owner, George C. Perkins; architect, W. J. Mathews; contractor, W. N. Concanannon; cost, \$17,000; signed Oct. 25; filed Oct. 30; payments, 1.5 work complete, \$2,563; 2.5 complete, \$2,563; 3.5 complete, \$2,563; 4.5 complete, \$2,563; complete, \$2,563; 35 days, \$4,275.

Tenth street, near Broadway; 3 story brick. Owner, Pres. Board of Theological Seminary; architect, W. J. Mathews; contractor, W. Winnie; cost, \$5,045; signed Nov. 1; filed Nov. 2; payments, 1.4 completed, \$1,134; 1.2 completed, \$1,134; 3.4 completed, \$1,134; completed, \$1,134; 35 days, \$1,512.

Fifteenth street, between 10th and 11th avenues, flats. Owner, T. A. Downing; architect, R. Gray Frise; contractor, George Gale; cost, \$5,745; signed Oct. 18; filed Oct. 23; time, Jan. 20, 1890; payments, enclosed, \$1,436.25; brown mortar on, \$1,436.25; windows in, \$1,436.25; completed 35 days, \$1,436.25.

Clay and 12th streets; iron and slate work. Owners, Y. M. C. Association; architect, G. A. Bordwell; contractors, Conlen & Roberts; cost, \$2,315; signed Oct. 17; filed Oct. 23; payments, \$1,735; completed, \$580; 35 days.

Oakland View Hill; frame. Owner, John O. Calman; contractors, A. W. Pattani & Co.; cost, \$3,482; signed Oct. 12; filed Oct. 24; time, Jan. 12, 1890; payments, chimney built, \$1,000; exterior primed, \$800; completed, \$811; 35 days, \$871.

November 15, 1889.]

Adeline and 19th streets; 2-story frame. Owner, A. Fletcher; architects, G. K. Hill & Co.; contractor, P. F. Nels n; cost, \$2,382; Jan. 1, 1890; signed Oct. 23; filed Oct. 24; payments, foundation done, \$500; brown mortar on, \$600; completed, \$680; 35 days, \$596.

Tenth street, near Broadway; brickwork. Owner, Pacific Theological Seminary; architect, W. J. Matthews; cost, \$17.30 per thousand rough bricks; \$3.75 per thousand pressed brick; on stone work \$2.75; and 25 cents per foot for furnishing and setting terra cotta tile linings; signed Oct. 21; filed Oct. 24; time, 12 days from commencement; payments, 75 per cent. as work progresses; balance, 25 days.

Brush and 13th streets. Owner, Bertha I. Foote; architect, W. J. Matthews; contractors, Ingerson & Gore; cost, \$1,600; payments, work completed, \$302.50; completed, \$462.50; 35 days, \$575.

Clay and Twelfth streets; plumbing. Owner, Y. M. C. A.; architect, Geo. A. Bordwell; contractor, H. Maclaren; cost, \$1,795; signed and filed October 15; payments, rough work \$675; finished, \$570; 35 days \$450.

Block M. Fifty Associates Track; cottage; Owner, Lulu G. Jeffries; architect, C. K. H. R. superintendent, James E. White; contractor, H. M. Kirkwood; surety, W. S. Biglow \$450; signed October 14; filed October 16; cost, \$1,700; time, 90 days; payments, frame up, \$500; plaster on, \$500; completed, \$830; 35 days, \$400.

Jackson north of Twelfth; dwelling. Owner, Edwin Goodall; architect, W. J. Matthews; contractors, Pierer & Ruch; time, 130 days; signed October 4; filed October 18; cost, \$12,839; payments, for each 1-7 of the work completed, \$1,378; balance, 35 days, \$3,213.

Two story frame. Owner, Chas. Jacobs; architect, W. H. Weilbye; contractor, Wm. H. Griffith; cost, \$4,250; signed October 15; filed October 19; time to February 1, 1890; payments, brick work done, \$1,000; enclosed, \$1,150; completed, \$1,100; 35 days, \$1,100.

BERKELEY.

Dwight Way, near Fremont; 2-story frame. Owner, A. T. Eggleston; contractors, Higginson, Davidson & Co.; cost, \$2,069.50; signed Oct. 19; filed Oct. 29; payments, enclosed, \$413.90; brown mortar on, \$517.37; ready for paint, \$517.37; 35 days, \$255.

MISSION SAN JOSE.

Addition to Catholic church. T. Carraber; architect, T. J. Welch; contractor, Frank Davis; cost, \$1,094; signed and filed Oct. 28; payments, completed, \$794; 35 days, \$300.

NEVADA CITY.

Gehrting's brewery to be rebuilt; stone work completed; roof of corrugated iron; cost, \$11,000. other roofs in the city will be covered in the same manner.

ALAMEDA.

St. Charles street, near Central avenue; frame dwelling. Owner, Mrs. M. H. Pennell; contractors, George N. Quinn & Co.; cost, \$1,355; signed Oct. 10; filed Oct. 30; payments, frame up, \$250; enclosed, \$250; brown mortar on, \$350; completed, \$250; 35 days \$255.

Encinal avenue, between Walnut and Oak streets; cottage. Owner, John Brick; architect, John Stabight; contractors, Miller & Conant; cost, \$1,830; signed and filed Oct. 31; payments, frame up, \$100; chimneys built, \$440; ready for casing, \$572.50; 35 days, \$477.50.

Frame. Owner, Williams; contractors, Geo. N. Quinn & Co.; cost, \$1,650; signed and filed October 14; payments, frame up, \$250; enclosed, \$150; brown mortar on, \$350; completed \$500; 35 days \$300. Another frame. Owner, Halsey; same contract.

Block 17 Ala. Park Homestead; two-story frame. Owner, Henrietta E. Culver; architect, Schuler & Meeker; contractor, Wm. Winnie; sureties, O. Rosenberg and R. Jones; cost, \$2,986; signed October 19; filed October 23; time, to January 19, 1890; payments, framed, \$410; ready for plaster, \$468.50; first coat of paint on outside, \$550; completed \$708; 35 days \$750.

SEBESTOPOL.

Frame dwelling. Owner, George Allen; builder, T. O. Coon.

LOS GILICOS.

School houses soon to be erected.

SANTA ROSA.

Ludwig's Addition; frame dwelling; \$2,000.

The Grand Hotel is being altered and additions made.

Morgan street; two frame dwellings; architect and builder, T. J. Ludwig.

Plans for the Presbyterian Church have been prepared by T. J. Ludwig, architect.

Petaluma road; frame. Owner, J. F. O'Connor; Same locality, frame dwelling and barn; owner, Dr. R. P. Smith; contractor, J. H. Hayden.

GLEN ELLEN.

Frame; owner, W. Gordenkoa; contractor, John Rains.

LIVERMORE.

Tasajera Valley; additions. Owner, S. Williams; contractors, A. Weymouth and John McIver.

Aug. Harms is building an addition to his house and otherwise improving the same. L. M. Lyster is doing the work.

SACRAMENTO.

The Sacramento Foresters are reported to be considering the proposition of erecting a \$50,000 hall at an early date.

NOVATO.

J. M. Kill, a Petaluma builder, has taken a contract to construct a Catholic church at Novato. The contract price is \$8,200.

GEORGETOWN.

The building of A. A. Francis is having additions and improvements made; also a building by C. Hotchkiss. Several new cottages are being built; carpenters are in demand.

MODESTO.

Corner of F and Tenth streets, a two story brick building. Builder, Caris Brown; contractor, W. E. Hunt.

SANTA CRUZ.

A. J. Meany of Merced, has been awarded the contract for building the new county jail, cost, \$24,884.

PLACERVILLE.

Garden Valley; building. Owner J. W. D. Phillip, lumber on hand.

SAN LEANDRO.

San Joaquin avenue. James Quinn, owner, two cottages about to be erected.

HAYWARDS.

Winton Road, two story residence; owner, John Foster, cost, \$3,000. Alameda add

REYNOLDS & ADAMS,

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Hardwood Flooring,

Parquetry Floors,

Wood Carpets,

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Designs and Estimates furnished on application.

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SAN FRANCISCO, CAL

**REVIEWS.**

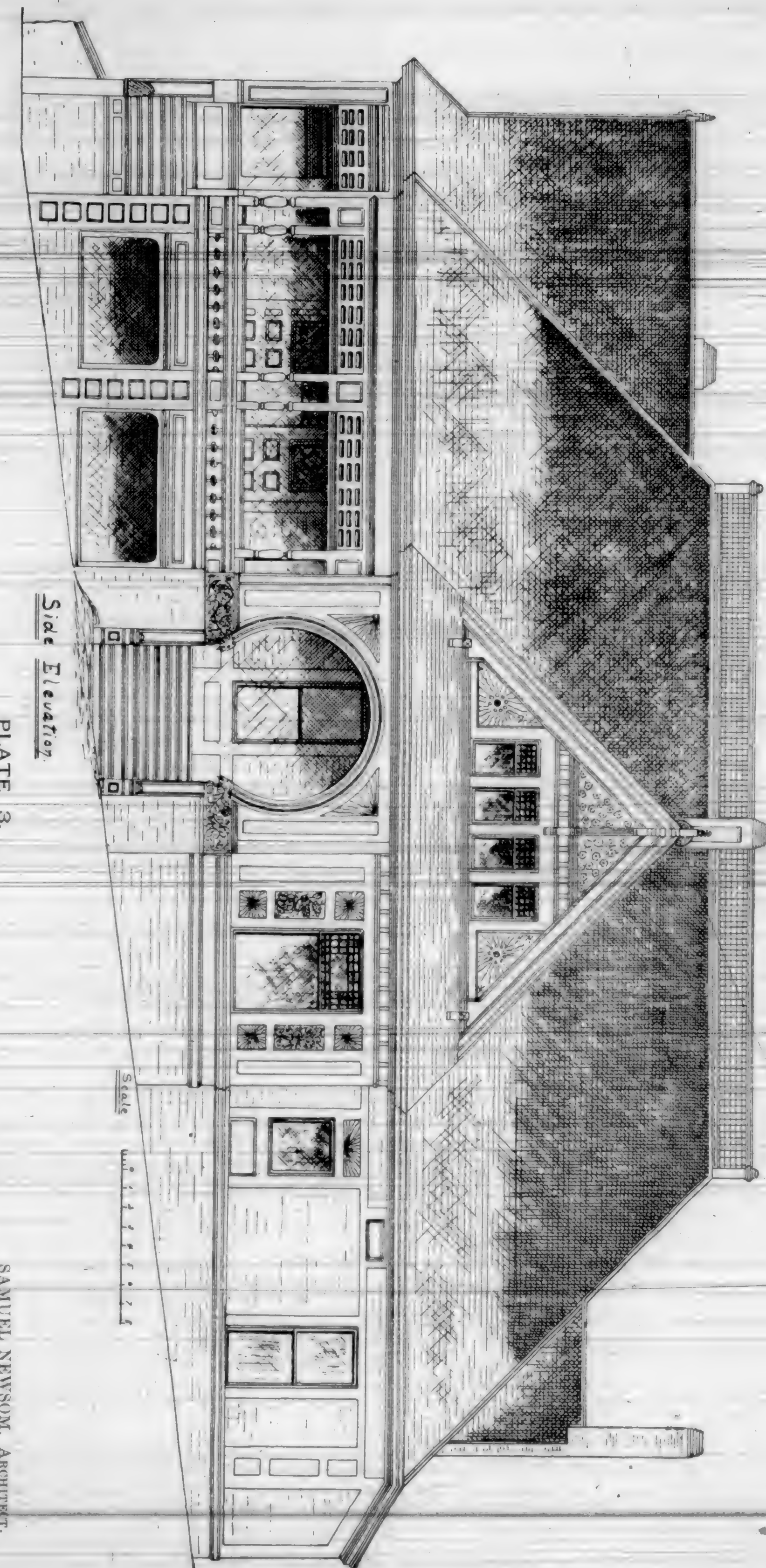
Revista dos Constructores, a journal published at Rio de Janeiro, has been received at this office. It is full of valuable reading and statistics of Brazilian matters.

Cutting & Delaney of Buffalo, N. Y., have recently published an artistically arranged little book entitled "Decorator's Lattice." It is bound in paper covers and is full of valuable information upon the subject of decoration, displaying as its chief feature about one hundred and seventy illustrations of decorative designs, many of which cover the full page. The price is 25 cents.

The *Scientific American* of September 28th gives an account and also a view of the method used at Ocean Grove on the New Jersey Coast for pumping salt water by means of the ocean waves. The contrivance is simple enough, and it is said that 40,000 gallons are pumped daily for street sprinkling purposes. If would only be necessary to increase the pumps and reservoirs to obtain any desired amount of water.

GENERAL SPECIFICATIONS OF HIGHWAY BRIDGES OF IRON AND STEEL," by J. L. Waddell, Consulting Engineer, Kansas City, Mo., price, 25 cents, is now in its second edition, and somewhat enlarged in size. The object of the pamphlet, as stated by the author, "is to bring about a reform in present methods of designing, letting and manufacturing bridges," but he seems to think that any reformation among country commissioners is almost impossible. To use his own language, "any reform through men who are entirely ignorant of the first principles of bridge building, or even the necessity of perfectly safe structures," can not be expected.

PERSPECTIVE; "A Series of Elementary Lectures by Ada Cone, late Instructor in Massachusetts State Art School; supervisor of drawing in Concord, N. H., public schools and Lecturer on industrial art to Teachers Institute; Pupil Museum of Fine Arts, Boston. For sale by W. T. Comstock, New York. A 12mo. volume, price \$1.00. Sent by mail, free of postage, to any part of the world." The author has improved the opportunity of filling a gap that has long been felt in the line of text books on perspective. It is quite evident from the manner in which the subject is treated that the author has made herself a companion among the students in their desperate struggles to untangle the confused snarls of perspective lines. She has found a way by which all extraneous thoughts and works are pushed aside from the work in hand. Not a letter, line or word in her little treatise that is not necessary, or that can be dispensed with. Her experience seems to have impressed upon her the importance of right words and lines, used sparingly, using only those having a direct bearing on the lesson before her. The work will be found of great value to young teachers who have not had sufficient mathematical training to enable them to grasp the instructions given in many of the text books now in use. The student without the assistance of a teacher will find in it sufficient encouragement to attract him to its study until he shall have mastered the elementary principles, which acquisition will give him a foretaste of its utility and beauty. We commend the work to all who wish to economize in time and labor in the attempt to master the elements of perspective.



SAMUEL NEWSON, ARCHITECT.

Technology Architectural Review—We have had the first numbers of volume two of this excellent journal placed on our table. We cannot speak too highly of it in commending it to the younger members of the fraternity. Each number seems to give the results of first and second "mention" in their monthly competitions, and on plates that are deserving of preservation. It affords us pleasure to quote from their circular.

The *Review* is issued from the Architectural Department of the Massachusetts Institute of Technology eight times a year. Eight numbers constitute a volume. Its size is eleven by fourteen inches; the text is bound with the covers and the illustrations are infolded. The plates are photographic reproductions from original drawings, printed upon very heavy stock. At least four gelatine, or heliogravure plates will accompany each number. The *Review* is protected and mailed flat.

Subscriptions, \$3 per volume, to be paid in advance.
Specimen copies, 50 cents each.

CURRENT PUBLICATIONS.

The *Building and Engineering Journal* of Australia and New Zealand for September 7th, contains the following articles: "Australian Building and Bush Work" by Fred Harrison, M. R. V. I. A.; "The Source of the Under Ground Water in the Western Districts of N. S. Wales," by H. C. Russell, F. R. S., before the R. S. N. S. W.; also an account of the Royal Institute of Architects' annual dinner, containing much valuable information upon the issue of the day; illustrations, "Proposed Front Elevation of New Zealand and South Seas Exhibition, 1880-90," "Measured drawing of the Treasury Buildings," Hobart Tasmania and "competition drawings for a Village Club, by members of the Builders' and Engineers' Designing Club." For September 21st: "Some Suggestions for Economical Interior Decorations," by R. Gordon Hyndman, A. R. V. I. A.; "Stress Diagrams of Solid Structures," "Study on Unity of Design, in planning New Towns and Suburbs," "The Operation of Power Companies and Power Transmission by Compressed Air," illustrations asketch from a colored drawing by Kenwood & Kerle architects, Sydney for a proposed hotel at Wollongong, New South Wales, also a design for a suburban residence by Chas. A. Ogg.

National Builder of Washington for October 12, contains: "Defective Plumbing in Old Houses," by E. J. Hannan. Including October 5th, the illustrations have been notably valuable, namely, Canterbury Cathedral, from the S. E., with towers, and Stratford-on-Avon, showing Guild Hall and Shakespeare's Grammar School.

November 2nd, John Ruskin on "Decorative Art" Illustrations, Outer Court of Trinity College, Cambridge, England.

The *Builder and Woodworker* for October, contains an article of importance on "Carpentry and Joinery," which has extended through several numbers back; chapter X has for its subject, "Battening and Grounding." For November, among the illustrations, first prize design, Schoolhouse Competition, by the New York State Educational Department.

The *Woodworker* for October, publishes several articles of value. "Theory and Practice as Applied to Mechanics," by Mr. C. R. Tomkins, M. E.; "Building and Repairing," by Mr. J. T. Langdon, and "Factory Fires," by Mr. George Fisher.

Building for October 12th, contains the following: "Sun Dried Bricks," by E. A. Gardner; "Mill Flooring," and an "Account of the Convention of the Western New York State Association." Illustrations, design of New York State club, in competition, subject, "A Well House in the Country," by Mr. C. H. Dash; competition drawings of the Building Sketch Club (third competition) subject, "Pair of Semi-Detached Houses on Suburban Lot," by W. S. Aldrich, of Portland, Me.; for October 19th, "Disasterous Effect of Spontaneous Combustion," "team Plants, for Isolated Electric Light Plants," "Change of Internal Structure in Iron," and "Artistic Use of the Imagination." Among the illustrations, design for residence in Building Sketch Club competition, by "Jersey Lighting" William H. Orchard, Rochester New York. For October 26th, "Criminal Court Plans," "Forest Fires," "Experiments Upon the Transmission of Power by Compressed Air, in Paris," by Mr. Alexander B. W. Kennedy, F. R. S., before the Mechanical Science Section of the British Association at New Castle, September 17th. Among the illustrations competitive design for semi-detached houses, on a suburban lot, by John W. Lees, St. Louis, Mo., showing perspective elevation and plans. November 2nd, Sir Christopher Wren and his architecture from a lecture by Prof. J. Rogers Smith University College London.

The *American Architect* for October 5th contains the following: "Berlin Dwelling Houses," "The Problems of Concentrated Residences," "The Theory of mouldings and old Colonial Work of Virginia and Maryland." Illustrations: competitive design for the Cathedral of St. John, the Divine New York, by Messrs. Carrere and Hastings, architects. Also designs for same by T. P. Chandler, architect, and W. S. Fraser, architect. This competition has brought forth remarkable drawings. For October 12th, "The Restoration of the Ducal Palace, Venice," "London's water supply," "The Grant Monument Competition" and "Equestrian Monuments." For October 19th, "Safe Buildings," "Letters from Canada, Australia, Paris, Washington and

Chicago. Illustration, competitive design for cathedral of St. John the Divine, New York, by R. W. Gibson, architect, also by Messrs. Cope & Stewardson and Peabody & Stearns. October 26th, "Equestrian Monuments" (Joan of Arc,) designs for the Hinkle gold medal. November 2d, "Jean Paul Aube," "The Responsibility of Architects," "Baths for the People." Notes on competitive designs for the Cathedral of St. John the Divine. Illustrations for which are furnished by H. M. Congdon, architect, New York.

The *Inland Architect* for October contains articles upon the following subjects: "The Art Exhibition at the Chicago Exposition, Notes and observations," by H. C. Payne; "The Artistic Use of the Imagination," by Louis H. Sullivan, architect; "How shall we Build," by J. C. Yost, architect; "Sketching on the Continent," and "Rules and Regulations Governing the Drainage and Plumbing of New Buildings in Chicago." For illustrations: "Ranch House" by Wilson, Marble & Lamson, architects; Chicago, Illinois, residence at Rochester, New York by Otto Block, Architect; St. Louis residence by C. C. Helmer, architect; Trinity Episcopal Church, Michigan City, Indiana, by Henry F. Starbuck, architect; Chicago Tenement Block, by G. W. and F. D. Off, architects; Minneapolis, Minn. Country Residence, Grape Creek, Illinois, by Irving K. and Allen L. Pond, architects; Chicago, Illinois, thirteen story office building by J. M. Van Osdel & Co., architects; and an office building by Mason & Rice, architects, Detroit.

The *Sanitary News* for October 19th contains articles upon "Management of Garbage in Large Cities," "Household Sanitation," and "Purification of Sewage by Electrolysis," giving a synopsis of a paper upon that subject read by W. Webber before the British Association, demonstrating the destructive power of electricity upon sewage matter. October 26th, "Steam Plant for Isolated Electric Light Plants," by Prof. J. W. Sweet of Rochester City, before the Convention of the State Association of Architects at Syracuse, N. Y.

Scientific American for October contains designs of the memorial monument of the battle of Langside, A. Skirring, architect; Wynn Memorial Public Library Massachusetts, H. H. Richardson, architect; New Court House and Post Office, New Bedford, Massachusetts. The Mexican Pavilion at the Paris Exhibition and the Fitzwilliam Museum, classic design, Cambridge, by George Basier, architect; November, "Cathedral of Seville," with illustration; "Strength of Stone Masonry" by Prof. I. O. Baker, Illinois in Stone and "The Amiens Process of Sewage Purification," from Iron. Among the illustrations: New Post Office and Court House, Asheville, N. C. Christ Church, East Orange, N. Y.

The *Western Architect* of Denver presents a special edition for October with an increased number of designs handsomely produced. Contents: "Removal of Garbage," "Arches," by Mr. Ben Pitman, "Architecture of New Mexico," by Alexeris Compere, "Asphalt" and "Asphalt Again," from a Paris correspondent. Illustrations: Some Denver Doorways, viz I. Masonic Temple; II, Denver High School; III, Trinity Church; IV, Kittridge Building; V, Church at Santa Cruz, (three hundred years old) and a Denver residence by R. S. Roeschlaub, architect.

The *Engineering and Building Record* for October 5th contains a continued article on "Pavements and Street Railroads," illustrations perspectives, plans and erections, pumping station, Wakefield R. I. Water Works, Willard Kent, architect; Woonsocket, R. I. for October 12th an exhaustive and valuable article on the "Forth Bridge," illustrated by Benjamin Baker, (abstract of an address before the British Association,) also article on the "Removal of Rock under Water without Explosives" by Fred Lobnitz, Associate M. Institute C. E.; October 19th, presents a brilliant scarlet cover quite a contrast to its pale-faced contemporaries with an increased number of pages and containing "Electric Light Wire Problem in New York," "Thames River Bridge," and "Kanawha River Bridge," and the "Water Supply for the Paris Exposition." For October 26th, "Manchester Ship Canal," "Inspection of Cements," by F. Collingwood, Mem. Am. Soc. C. E., and "Sewerage and Land Drainage." For November 2d, "The Girard Hydraulic Railway Exhibited at the Paris Exposition." Explaining the method of propulsion and its adaptability to common usage. Diagram and statistics for proposed English Channel Bridge and "Building Construction Details," (Machinery Hall Paris.)

Carpentry and Building for October presents "Effects of Time on Slack Lime" by M. Faraday; "Masonry" (continued from July); an extensive correspondence from all over the country, and an extended criticism on "Graphics, or the Art of Calculation by Drawing Lines, Applied Especially to Mechanical Engineering," by Robert H. Smith.

The *Northwestern Architect* for October contains "Venetian Glassmakers" and "Stained Glass," from *Le Semaine des Constructeurs*, and "Building Stones of the Northwest." Among the illustrations is the residence of S. C. Gale, Minneapolis, L. S. Buffington, architect.

American Builder, Nov. 15, contains "Joints and Fastenings in Carpentry" and an article on "Masonry."

Journal of Proceedings, October 24, contains "Presidential Address of Mr. T. Mellard Reade, F. G. S., before the Liverpool Society, subject, 'Architecture, Ancient and Modern.'" "Scottish Architecture," by J. Alfred Gotch; "The Building of Blenheim," by Wyatt Papworth, and

Mr. Leonard Stoker's address before the Architectural Association, a paper filled with interesting matter for the profession.

Brickmaker for November: "Aluminum Street Paving Bricks," "Brick Burning with Coal Fuel."

BUILDING-LOAN NEWS.

Under this heading we propose from time to time to give some facts regarding these associations which are doing so much towards making homes for our people. Considerable attention is being directed at present to the new institutions being started in other parts of the country calling themselves "Nationals," "Americans," or some other over-spreading name, and inviting investments in their shares from every section. Our advice to our readers is to go "slow." The promises which these associations make are encouraging, and the temptation to invest is strong, but, let us stop and think awhile before sending the money to Minnesota or New York to be invested by strangers in strange ways. We say strangers, because we are advocating the support of local institutions, where the money is loaned by those we know, to those we know, and upon property we can see and value *ourselves* any day. There is no myth or mystery in any respect about our home societies! In this issue we shall only mention a few of our local societies and give their assets at date of their last loan statements, viz:

HOME SEC., Oakland, incorp'd	1875, loans & other assets,	\$133,393
Union - S. Fran.,	1881, " " "	351,304
Occidental - " "	1885, " " "	315,064
Citizens' - " "	1885, " " "	242,706
Homestead L'n. Berkeley,	1885, " " "	110,047
Home Mut., S. Fran.,	1885, " " "	89,188
Commercial, " "	1886, " " "	44,533
W. Oakland, Oakland,	1875, " " "	186,949
S. F. Mut L'n, S. Fran.,	1882, " " "	393,777
Ital. & Swiss, " "	1887, " " "	76,769
S. F. & Oak., " "	18 9, " " "	26,967

"The average number of shareholders in an association who are able to procure loans is found to be about one in four. Complaints frequently reach us that agents of certain national associations have represented that the number of shareholders who will receive loans is much larger than this. In fact, they are said to hold out to every subscriber the hope of obtaining a loan. We are satisfied ourselves, that their representations are not authorized. * * * They use too much rose color in painting the prospects to new members."—*Building and Loan News.*

Retail Price List of Lumber.

PINE, FIR AND SPRUCE.		Space, dressed, shelving	36 00
Per 1,000 ft.		" " 1/2 inch.	36 00
Rough Pine, merchantable to 40 ft inclusive.		" clear, " 1/2 inch.	33 00
" " 41 to 50 "		Rough dunnage, delivered.	20 00
" " 51 to 60 "		REDWOOD.	
" " 61 to 70 "		Rough Redwood, merchantable.	19 00
" 1x3, fencing.		" second quality.	16 00
" 1x4, "		" selected.	25 00
" 1x3, 1x4 and 1x6, odd lengths		" clear.	34 00
" second quality.		" merchantable boards	21 00
" selected.		" 1/2 inch surfaced.	31 00
" clear except for flooring.		" No. 1 do	34 00
" for flooring less than		" No. 2 do	25 00
flooring.		" T & G, 1x6, 12 ft. and	
Clear V. G. No. 1 Flooring, when ordered,		" over, No. 1.	34 00
extra.		" other sizes, No. 1	37 50
Fire Wood.		" 7 to 11, No. 1.	25 00
Dressed Pine, flooring, No. 1, 1x6.		" under 7 "	22 00
" 1x4.		" Rustic, No. 1.	35 00
" 1 1/2 x 4, 1 1/2 x 6 and odd		" 2.	31 00
sizes, No. 2.		" T & G b'ded 12 ft. and	
all sizes, No. 2.		" over, No. 1.	34 00
Stepping, No. 1.		" other sizes, No. 1	37 50
" 2.		" 7 to 11 "	25 00
Ship Timber & Plank, rough selected.		" under 7 "	22 00
" select'd pl'nd, 1 sq.		" Sliding, 1/2 inch.	25 00
" 2 "		" 1x3, 4x6, Clear, under 7.	22 00
" 3 "		Pacific Coast Planing Mill,	
" 4 "		A. KENDALL,	
Deck Plank, rough		Corner Grove and Second Sts., Oakland.	
" dressed, average 35 feet.		Moldings, Brackets, Frames	
Pickets, rough, B. M.		DOORS, SASH AND BLINDS,	
" 1/2 x 1 1/2 - 4 ft. long.		Water Tanks, Ornamental Fences.	
" 1/2 x 1 1/2 - 4 1/2 ft. long.		Book Cases and Mantles to Order	
" 1/2 x 1 1/2 - 5 ft. long.		STAIR BUILDING A SPECIALTY.	
" 1/2 x 1 1/2 - 6 ft. long.		COUNTRY ORDERS SOLICITED.	
" 1/2 x 1 1/2 - 7 ft. long.			
" 1/2 x 1 1/2 - 8 ft. long.			
Furring, 1x2.			
Lath, 1 1/2 x 4 ft.			
Spruce, rough.			

There are about sixty local associations in New York City, and say, forty in Brooklyn.

Ohio has organized a Building Association League, and California will follow her example in the coming spring.

New Hampshire has enacted the following amendment to Chapter 93, Laws of 1887: Section 1—Every building and loan association shall pay annually a tax of one per cent upon the whole amount paid upon its stock of shares which are in force, and no other tax shall be assessed on said stock or shares or against the holders on account thereof. Section 2—Building and loan associations shall be under the supervision of the bank commissioners.

E. B. Rambo, president of the Citizens Building Loan in an article published with the secretary's quarterly report of that society makes this statement regarding the so-called "Nationals": "Of all dues paid in, twenty cents with each dollar, or 16 2/3 per cent, likewise, goes to their officers for expenses. Thus an enormous fund is collected for the benefit of these gentlemen, not the member's property at all. Had our Association collected such sums, a fund of over \$50,000 would have been distributed to officers only."

A preliminary meeting of The League of General Building and Loan Associations of the United States was held at Chicago July 25th, E. Summers was chosen secretary *pro tem*. Articles of Association were adopted, officers elected, and committees appointed to serve until November 13th, when a permanent organization will be effected. The following are the officers elected:

M. D. Miller, St. Paul, Minn., president; J. V. Ryan, Memphis, Tenn., vice president; Owen Scott, Bloomington, Ill., secretary; T. J. Bunn, Bloomington, Ill., treasurer. The associations represented may be stated thus—three "Americans"—two "Interstates"—two "Nationals"—one "International"—and one "North American". The secretary was instructed to communicate with those not present and urge their attendance on November 13th.

The contract for the construction of the Colorado Mineral Palace at Pueblo, Colorado, has been awarded. The architecture will be Egyptian in style. The building will cost over \$250,000, and will be one of the largest and handsomest in the West. It will be devoted to a permanent exhibit of gems and mineral specimens, not only from the mines of Colorado, but from all over the world.

The Board of Supervisors of Santa Rosa have resolved to build a \$10,000 jail.

With this number a change is made in the form of the *Building News*, by the addition of a *Trade Review*. This department, in time, will be enlarged upon, as well as other features of the journal.

Pacific Coast Planing Mill,
A. KENDALL,

Corner Grove and Second Sts., Oakland.

Moldings, Brackets, Frames

DOORS, SASH AND BLINDS,

Water Tanks, Ornamental Fences.

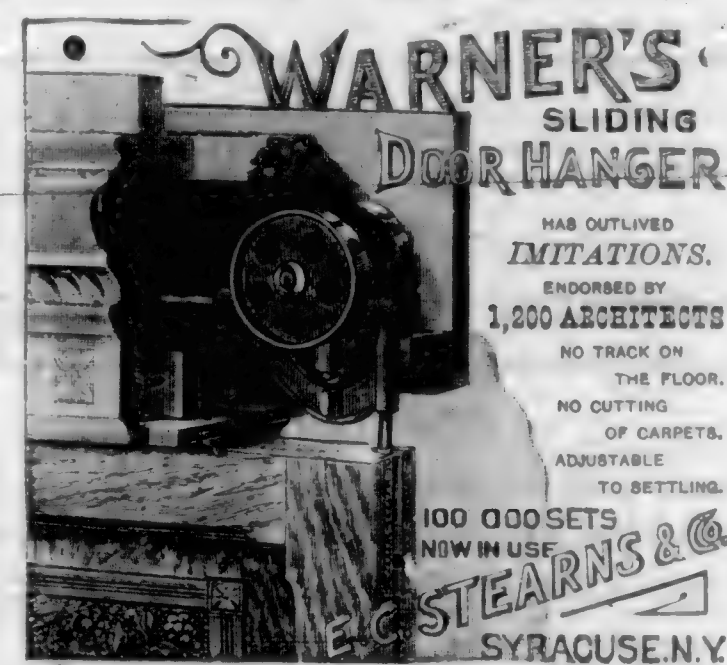
Book Cases and Mantles to Order

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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.

THE regular monthly meeting of the San Francisco Chapter, A. I. A., was held Friday evening, December 13th. The members present were Messrs. Babson, Sanders, Curtis, Percy, Pissis, Mau, Cuthbertson, Whittemore, Daley, Bestor and Everett.

Architects Farrell, of Tacoma, Bugbee and Capelletti of this city were present as guests, besides Messrs. Gilbert, senior and junior of Woodland, Blum, Wetmore and other gentlemen interested in the subject of the paper to be read.

An offer of the *California Architect and Building News*, to donate to the Chapter such of the exchanges of the past year as it might select to have bound, the volumes to become a part of the Chapter's library, was received and accepted.

Mr. Shimoda read an interesting paper on the "Architecture of Japan," past and present, tracing its growth from the earliest ages. Many carefully drawn designs and photographs of Japanese buildings were shown to the appreciative audience.

Mr. Shimoda was tendered the thanks of the meeting.

Mr. Sanders stated that the members of the class under his instructions were preparing original designs of a simple subject, to show their skill in treating it, and suggested that the Chapter encourage their exertions by offering a prize for the best design, and an honorable mention for the second. The suggestion was acted on favorably.

The Executive Committee was instructed to make arrangements for the first annual banquet to be given under the auspices of the Chapter.

The meeting then adjourned.

WE publish in the present number President Carlin's annual address before the Western Association of Architects, and President's Hunt's, before the American Institute of Architects. These addresses should be read attentively by every Architect in the country.

The position these gentlemen occupy, in relation to the profession, enable them to speak intelligently in regard to matters most vital for the advancement of the influence and professional standing of members of the profession.

CAPT. A. H. NICHOLS, of the American ship *St. Mark*, died at the receiving hospital on November 28th ult., from injuries received from falling into the basement of the building now in course of erection on the corner of Park and City Hall Avenues, the contractor having neglected to enclose the building with a fence as required by the city ordinance. One dark evening, Capt. Nichols, while walking past this place, was unfortunately enough to fall into the unguarded excavation, and was so seriously injured that he died the next day as above.

In another column we chronicle a decision by the Supreme Court awarding damages for injuries received under somewhat similar circumstances. We do not know of any adequate compensation that the courts could award for loss of life. But we do know that we have laws, which if enforced would prevent such accidents, and officials whom we pay to see that the same are enforced.

It seems to us that the officer whose duty it was in this instance to see the law properly carried out should be found, and discharged for incompetency, if not otherwise punished for dereliction of duty.

THE Fire Department Committee of the Board of Supervisors has made a serious mistake in deciding not to recommend an extension of the fire limits. The reason alleged is that the lots on Minna, Jessie, Everett, Natoma, and other small streets within the proposed boundaries, are mostly owned by poor people, and that it would be unjust to compel them to put up brick or stone buildings. The extension would not have interfered with any buildings already in existence. Nobody would have been compelled to tear down his home and put up a fireproof one in its place. The effect of the order would have been merely to prevent the construction of any more wooden houses in the future.

Chief Scannell was right when he said that there should be a hundred blocks instead of forty in the new map, and that the refusal to extend the limits would be responsible some day for a fire that would wipe the whole southern part of the city out of existence. The poor people there are more interested than any other class in the community in preventing such a calamity, for they are the least able to bear the loss. And aside from that the whole city has rights which even poverty must respect. Public safety is the first consideration, and whether a man be poor or rich he must contrive to accommodate himself to that. It may be that we shall need a Chicago fire to teach us that a great city cannot afford to risk its existence to save a few lots.

owners the difference in cost between wood and brick, but when it comes, the new San Francisco that will rise from the ashes will have mastered the lesson.

The Fire Department Committee should reconsider its action. At least it should give the public what it offered to give Chief Scannell. The Chief, with natural impatience, refused to accept any further deductions from his original plan, but the people would rather have some protection than none.

The above, from the *Examiner*, takes the precise view of the case that we set forth in our last number. Since then Boston has suffered a loss of 10,000,000 by fire, and her neighbor, Lynn, has lost its business center from the same cause. San Francisco's turn has not yet come, but when it does we may desire to follow the advice given many years ago by *Frederick Law Olmstead*, who, in a report to the Committee on Outside Lands of the Board of Supervisors, had the foresight to recommend the city be divided into sections separated by broad boulevards, from 500 to 1000 feet in width. Though we did not adopt the sensible suggestions made by *Mr. Olmstead*, it is not too late to urge upon all growing cities and towns the wisdom of thus protecting themselves against the spread of a conflagration. By proper selection and planting of trees and the larger shrubbery, these wide streets or avenues become beautiful driveway sand parks for the comfort and enjoyment of citizens, and add much more than their cost to the beauty and attractiveness of the city so adorned.

PIECE WORK.

SAN FRANCISCO, Dec. 6th, 1889.

To the Editor of the *California Architect and Building News*:

DEAR SIR.—We, the members of Union 22 of Brotherhood of Carpenters and Joiners of America, desire to present for your consideration certain facts pertaining to *subletting* of carpenter work or *piece work* as it is called. From long experience we have attained a knowledge of the injustice and injury this practice causes to all parties concerned. We ask an opportunity to bring this matter directly before those most interested, viz.: the architects, owners and reputable contractors. It may not be generally known that there is a class of men, calling themselves carpenters, who are unprincipled, and unskilled, who are unable to do a good day's work, and consequently unable to obtain steady employment at regular wages. These men resort to piece work for a living, depending on their ability to slight work to make up for their lack of skill. Their methods are various, and we will describe them more fully if you will grant us the opportunity. We are happy to say that the better class of contractors do not as a rule find it to their interest to employ these incompetent mechanics.

Hoping you may be able to assist us in this fight for better work, we remain,

Yours respectfully,

UNION 22,
Brotherhood of Carpenters of America.

We understand this matter has been brought before the Builders Association of California, and a communication on the same subject sent to the San Francisco chapter of the American Institute of Architects. The matter is one of considerable importance to architects and owners as well as the carpenters, and we shall be pleased to do anything in our power to expose the slipshod methods of work shown by this communication to exist.—
ED.]

PLANS FOR THE MECHANICS' INSTITUTE.

At the last meeting of the Directors of the Mechanics' Institute, two reports were submitted on the advisability of permanently improving their property bounded by Hayes, Larkin, Grove and Polk Streets.

The report signed by David Farquharson recommended the erection, where the Pavilion now stands, of a Library building entirely detached from all stores, devoted exclusively to the use of the Library, and that the property on Hayes Street be leased on graduated building leases for twenty years.

President Kerr recommended the construction of a four-story fire-proof building on Hayes Street, with stores for business purposes on the first floor, rooms for the Library on the second, reading and chess rooms and lecture halls on the third, and class rooms, etc., on the fourth floor. Either of the proposed improvements would cost in the neighborhood of five hundred thousand dollars.

It is probable that Architects will be invited to submit plans in competition, as Mr. Farquharson recommended offering the sum of five thousand dollars in premiums for sketch designs.

MR. R. M. HUNT'S ADDRESS.

BEFORE THE AMERICAN INSTITUTE OF ARCHITECTS.

FELLOWS AND ASSOCIATES OF THE A. I. A.:

THIRTY-TWO years ago a few architects convened in the city of New York for the purpose of considering the expediency of organizing a professional society, the object of which, as set forth in the constitution, was to unite in fellowship the architects of this continent and to combine their efforts so as to properly promote the artistic, scientific and practical efficiency of the profession. This resulted in a constitution adopted in February, 1857, and incorporated in March of the same year, as the American Institute of Architects. The continual and rapid growth of the requirements of civilization, the immense distance between the great business centers of the East and West, made it advisable to establish Chapters as integral portions of the Institute, and in order to compensate for these and other difficulties, the federal system of local organizations was adopted in 1867 as the best method of reaching directly the necessities of the profession throughout the country.

To-day, when the Twenty-third Convention of the American Institute of Architects meets at Cincinnati, the full force of the original intention of the founders is impressive with a great significance. The Institute and its younger brother, the Western Association, stretch out their hands in fraternal greeting, as they meet to effect the unification of the two great architectural associations of the United States and to consider the carefully prepared report of the special committee on consolidation, which has been published in advance, that each member present might bring the result of his deliberations to bear upon the discussion of the best method to accomplish the end in view.

The Institute depends upon the Chapters for its very life blood, and could not exist any more than the body without its members, if the Chapters were not alive and active. Chapters should therefore be strong in membership and earnest in work, perfecting every suggestion for the advancement of the profession, considering and furthering all educational and helpful methods, and bringing to the conventions of the Institute all matters accomplished and under consideration that may be of interest to the profession at large.

The practicing architect, from the very diversity of his duties and requirements, gains largely by constant intercourse with his confrères. The interchange of ideas and personal experience are of inestimable benefit to him, and consequently to his clients; in fact, it should be the self-protective duty of every architect to belong to one of the Chapters. I would here suggest that too often young men, fresh from study, in the fire of ambitious enthusiasm, but yet untaught by stern lessons of experience, are eager to establish new leagues, associations, societies and clubs, rather than affiliate with established institutions, and reap the profit of proved effort.

A little reflection would teach them that the older institutions have formulated those rules and regulations, those principles of art and practice, which have elevated the profession in America to its present honorable standing. That through the insistent and persistent course of the Institute, for the rights, for the dignity, and for the position of architecture as a fine art, so long ignored in this country, they have through precedents created for them, been spared some fierce contests.

Let them rather profit by the paternal care of the Institute, as their advisor and advocate, stretching forth with the strength and vigor of new inspirations to reach the ideals of its standards, taking for their underlying principle mutual assistance and cooperation in the more familiar intercourse of the Chapters.

The report of the Special Committee on Consolidation is so wisely considered and so admirably expressed that it leaves nothing for me to say, beyond words of commendation, and to

impress upon you that the earnest efforts of these gentlemen in thus providing for the merging of the two great architectural associations of our country into a common Institute is not a funeral dirge to "ring out the old and ring in the new," but a refrain, ancient as history, and strong as truth, "Union is force."

PRESIDENT CARLIN'S ADDRESS BEFORE THE WESTERN ASSOCIATION OF ARCHITECTS.

Gentlemen of the Western Association of Architects:

The position in which I find myself placed by your votes of one year ago has, among its other duties, laid upon me the responsibility of addressing you to-day, a duty which I approach with mingled feelings of pride and regret. When I think of the standing and dignity of my predecessors, a feeling of great timidity, in venturing upon the task, tempers whatever pride and enthusiasm I might have entertained, and I feel entirely unable to say what would be the most fitting words on this occasion.

I do not need to tell you that this is the last meeting of the Western Association of Architects in its present form, or to rehearse to you the causes which have contributed to the movement of which this convention is the culmination. The origin of the two bodies which meet here to-day to complete the consolidation of their interests and future usefulness, as well as the good work which they have accomplished, are matters of history, and familiar to nearly all of their members.

The work of the joint committee, composed of members from both bodies, is represented by the draft of the Constitution and By-Laws which has been accepted by the letter ballot, and which will come up for discussion and amendment before its final adoption. Although it has been thought advisable to retain the name and continue the corporate existence of the American Institute of Architects, which is known and respected in every civilized country of the globe, it has also been thought best to radically change the methods of conducting the business, and to borrow largely from the Constitution and By-Laws of the Western Association. The strictly democratic form of government which has been so successfully demonstrated in the latter, has been retained, and the new Association will be formed on an even basis, and absolutely with but one grade of membership, except that natural leveling which does not depend on the votes of any board or body, and which is free and open to all.

Neither has it been deemed advisable to provide for any system of representation, but rather to throw open the doors of our conventions to all members, on an even footing, having every one who does attend, feel that as far as to his vote and right to be heard, he is the peer to any one present, thus stimulating and encouraging the attendance instead of the reverse; and it is in a great measure to the interest felt in the attendance of our annual meetings that our influence for good in the future is to come, for we must make membership seem valuable to the average architect, or he will not desire or consummate it, and our strength lies largely in numbers and in spreading our influence over as large an area, and into as many localities and offices as possible, while the annual conventions and standard of membership should by all means be kept up to the highest point of interest and usefulness.

But it is not to the annual conventions that we must look for the greatest results of the Association in the future. For some portions we must look to the City and State Associations, who can organize and carry onward their work in the several branches, using the annual convention as a place for renewing old friendships and making new acquaintances, for viewing the works of our confrères under most favorable circumstances, but mainly for the reception of reports from the various local organizations; and for discussing and mapping out the line of policy to be pursued for the coming year.

Although we have done good work in the past, there is much that remains to be done to place architecture where it rightly belongs,—at the head of all learned and scientific professions,—and to bring it before the public in its proper light. This can only be obtained through a proper education, first of ourselves, second of the general public. We need to cultivate our relations with each other, and to establish a code of professional ethics which shall embrace the proper relations to be established, not only between the architects who may have business dealings together, but also between the architect and client, and which

shall partake of a legal statute, in so far as the duties and responsibilities of an architect extends when engaged in carrying out the orders and ideas of his employers, as to what should be expected of him in the discharge of his duties as expressed in our schedules. There is a fruitful field before us in this direction, and one which should claim our best efforts and attention.

We have before us, in the line of improving, the present system of designing our government buildings, and in this we cannot hope to accomplish the needed reform until we are able to impress upon the public mind some of the principles which should govern the carrying out of such undertakings, and bring those in authority to see the manifest advantages which would be the result of placing the designing of buildings intended for different portions of the country, and covering the widest range of materials and uses, in the hands of professional men who are constantly dealing with the same factors and conditions in their every-day work.

We should have a better understanding on the subject of competitions, and in this need the public should be brought to see the matter in a different light than the one generally accepted. In other words, we must respect ourselves, before we can expect others to respect us.

A great deal might be said in favor of a bureau of legal intelligence, which should include the best attainable talent, to be retained as a sort of district attorney for the whole association, to assist in defining and establishing the rights of the members who most stood in need of such service, and should also include the collecting and compiling of all matters of legal record pertaining to building interests; and the value of such an adjunct becomes apparent when we attempt to find a legal authority who is at all familiar with such matters.

This much of our work, and many other subjects which might be brought forward, must, if undertaken at all, be done by the National Association. The various State Associations will each have their individual interests to foster and improve, and it is largely through these that we must look for improvement in the matters of legislation. Especially will this be true of the measures designed to legalize and license the practice of the profession. One of the principal difficulties to be encountered in this direction is the fact that the general public, even including our lawyers, legislators, and members of other professions, have never given any thought to the matter, or, at most, have supposed that there was some sort of law or regulation on the subject. The investigation of the subject in the State of New York has developed the fact that the matter only needs to be brought to the attention of our public men, and before the press, to receive their hearty and unqualified endorsement and support, and it is considered probable that such a bill will be passed by the next Legislature. If every State Association will accomplish this result, it will have justified its existence.

There are other reforms (if I may be allowed the expression) which we, as a profession, stand in need of. We need better methods of testing the various materials and appliances of which our buildings are composed, and one whose endorsement should mean something more than those with which we are usually flooded, and which should stand for the professional brother as the word or letter from a well-known authority on the subjects. We also need a better plan of education for our draughtsmen than that which is within the reach of the average student in an architect's office. It is of infinitely more importance that they should be able to detail a window frame or other portion of a building in such manner as to admit of its proper construction and service, as that they could correctly compute the quantities and dimensions of a building and make complete bills of material, than that they should design a Greek god in solid bronze (made of galvanized iron) to adorn the facade of a city front, or that they should be able to construct (on paper) some of those wonderful creations which are intended to be perpetuated for all time in hemlock scantlings and shingles.

It is to the work of city Associations and individual members of the profession that we must look for the initiative in this direction. There is much which can be done by concert of action, through local committees, lectures, readings, etc., similar to the law schools which have been established in some of our cities, but the greatest field open to us in accomplishing the desired reforms, is through the medium of the press. We, as a profession, do not write and talk about the subjects with which we are most familiar. An interesting article can always be written by a person who has given his subject much thought and investigation. When the physician, chemist, or other professional student

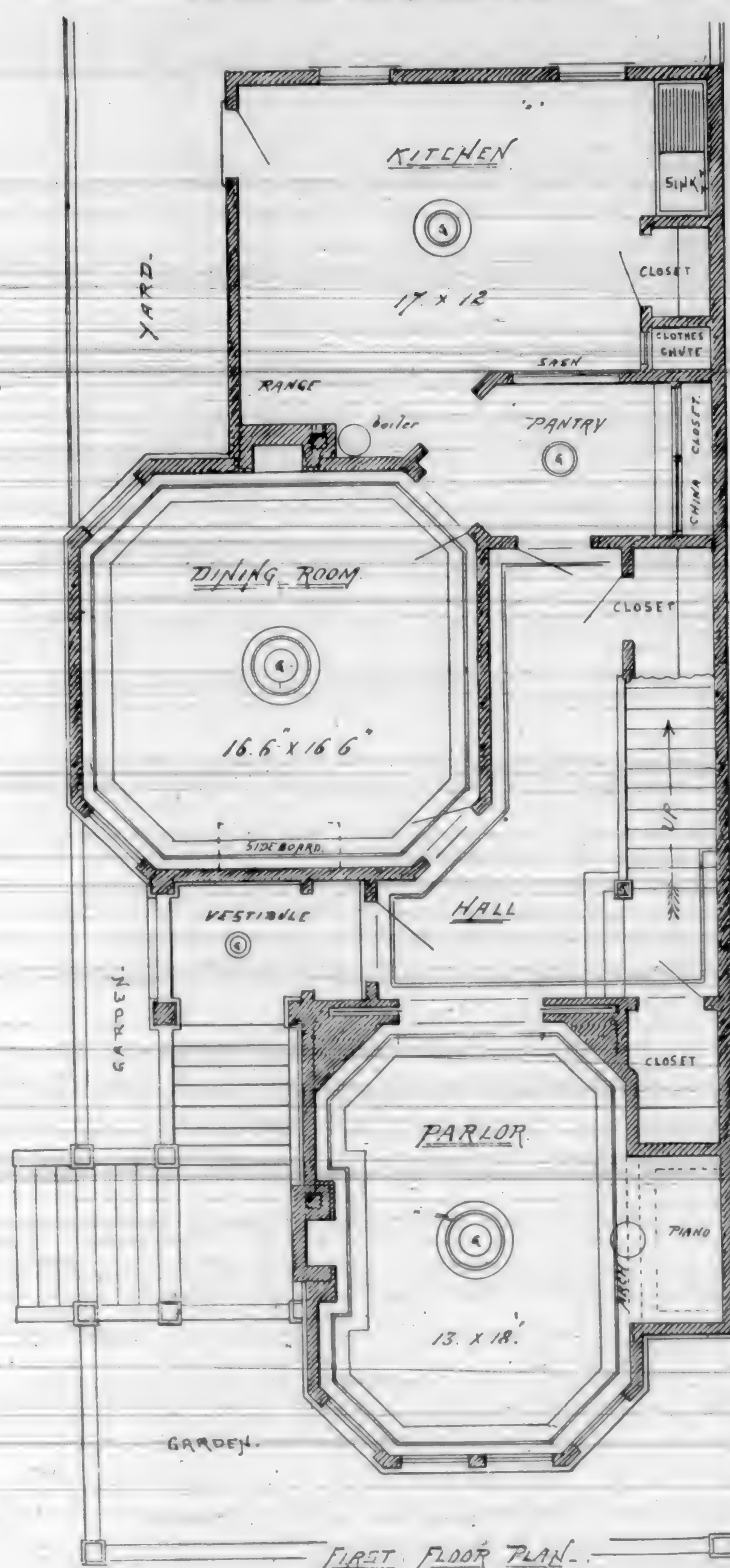


PLATE NO. 1.

makes an important discovery, or comes across anything unusual in the course of his daily practice, he at once either writes the matter up for the journals, or makes it the subject of a lecture before a class of students.

When we think that there is no more interesting subject to the average citizen than that of a building, and that outside of the publication of the exteriors and occasional plans of important or interesting buildings, often accompanied by a description written by a reporter, whose knowledge of the subject was confined to "splendid proportions", "stately magnificence", and kindred phrases, how little we are able to read on the subject that treats of the work of to-day.

Why should we not have lecture courses for the improvement of general knowledge on the subject, and to which the draughtsmen of the various localities should be especially invited, as well or better than many of the similar entertainments, so-called,

with which the halls of our cities are filled. We must take the initiative in this matter if anything is to be accomplished, and not only through the committees which may be appointed, but also through the individual work of members, either working singly or in groups, self-appointed, to carry the good work forward to a successful termination. The time and energy so spent cannot be counted lost, even though the results are not immediately apparent. The recluse who shuts himself up with his work and his books, or the man who devotes his whole thought and attention to his own special work without paying attention to what is being done around him, can never hope to attain the eminence of the man who constantly circulates among his fellows in the same line, who is as ready to give as to receive a good suggestion, for it is an additional fact that the teacher is as much benefitted as the pupil. Much more might be said in support of the theory, but this paper has already far exceeded the limits laid down.

We know that there are many among you who have thought it unwise to consummate the union between the two bodies about to be joined in wedlock, but thought that this Association was sufficient unto itself; although holding these opinions, were willing to be governed by the majority, and lend all possible assistance to the success of the plan if adopted. It is earnestly hoped that the step which has been taken will never be regretted by any of you. If the same earnestness and vigor which has characterized your work in this Association be carried forward and made a part of the new institution, The Western Association of Architects has justified its comparatively brief existence.

The American Institute of Architects, which is to be formed to-day from the members of the former bodies, is coming into existence under most auspicious circumstances, representing as it does a county rich in possibilities; in prosperous circumstances; at peace with all the world; just awakening to the fact that its cities need rebuilding on a better plan, and with more enduring materials and increased facilities for comfort and usefulness; about welcoming to its shores the representatives of all nations to inspect a World's Fair, which will, without doubt, surpass in extent and magnificence any previous undertaking, and which will be located at Buffalo, half way between New York and Chicago. The future of this Association none can tell; it is the largest and most powerful body of architects on the face of the globe; its sphere of usefulness unlimited. It seems possible for it to mould the future of the profession in this country like a mass of clay, and by taking advantage of the opportunities before it, and by profiting by the experiences of the past, the architects of the next decade might be said to have the world at their feet.

—From the Building Budget.

THE CONSOLIDATION CONVENTION AT CINCINNATI.

The consolidation of the W. A. A. with the A. I. A. was consummated on the 20th of November, Richard M. Hunt acting temporary Chairman. On the 21st the following named officers were elected. (From the American Architect and Building News.)

President, Richard M. Hunt, of New York; First Vice-president, W. W. Carlin, of Buffalo; Second Vice-president, J. W. McLaughlin, of Cincinnati; Secretary, John W. Root, of Chicago; Treasurer, S. A. Treat, of Chicago.

Directors for three years: Edward H. Kendall, of New York; Chas. A. Cummings, of Boston; Dankmar Adler, of Chicago; Henry Van Brunt, of Kansas City; Jas. G. Cutler, of Rochester; C. E. Illsley, of St. Louis; E. T. Littell, of New York; Jas. H. Windrim, of Philadelphia.

Directors for two years: R. S. Peabody, of Boston; R. W. Gibson, of New York; W. W. Clay, of Chicago; Stanford White, of New York; C. A. Coolidge, of Boston; W. H. Hayes, of Minneapolis; O. P. Hatfield, of New York; W. R. Briggs, of Bridgeport.

Directors for one year: T. P. Chandler, of Philadelphia; Adolf Cluss, of Washington; J. C. Stevens, of Portland; C. F. Schweinfurth, of Cleveland; Sydney Smith, of Omaha; G. W. Lloyd, of Detroit; W. C. Smith, of Nashville; A. C. Bruce, of Atlanta.

Building Supplement and Trade Reviews.

VOLUME 10.

DECEMBER 15, 1889.

NUMBER 12.

ANNUAL BUILDING SUMMARY.

In the following table we present the number and value of buildings erected in San Francisco during the year about to close:

FOR FIRST SIX MONTHS.						
	No.	Frame Buildings Value.	No.	Brick Buildings Value.	Additions & Repairs Value.	Total Cost.
January	47	\$195,199	2	\$76,020	23	\$163,361
February	53	233,065	5	271,831	9	27,042
March	68	308,936	2	119,403	12	24,465
April	77	345,967	5	112,818	15	53,225
May	90	396,172	2	193,457	21	58,855
June	78	557,435	2	36,210	29	54,726
Total	413	\$2,036,774	18	\$809,739	109	\$382,274

FOR SECOND SIX MONTHS.						
	No.	Frame Buildings Value.	No.	Brick Buildings Value.	Additions & Repairs Value.	Total Cost.
July	82	\$389,788	4	\$168,235	43	\$186,936
August	88	473,592	3	94,770	17	82,337
September	63	306,003	3	228,815	7	20,977
October	91	440,892	4	381,710	8	13,592
November	71	359,345	1	32,300	12	45,774
December	33	182,247	3	297,760	8	28,965
Total	428	\$2,157,867	18	\$1,203,590	95	\$373,581
Grand Total	841	\$4,194,641	36	\$2,073,329	204	\$755,855

This statement has been made up from the files of the ARCHITECT and we should bear in mind that in addition to this, there must have been many improvements not noted through the records. We should estimate such improvements at not less than \$500,000 in the whole city, making a grand total of say, \$7,500,000 for the year, being in excess of even 1885 in the value, though far behind in the number of the buildings.

We will give the total values and numbers from 1880 so that our readers may make a comparison:

1880—397 engagements, value	\$1,754,435
1881—533 "	3,790,732
1882—785 "	3,896,212
1883—808 "	5,261,689
1884—1,127 "	6,202,807
1885—1,457 "	7,043,999
1886—1,148 "	6,401,669
1887—1,093 "	6,005,054
1888—891 "	6,244,220

NOTICE TO CONTRACTORS.

Sealed proposals will be received at the office of the Supervising Architect, Treasury Department, Washington, D. C., until 2 o'clock P. M., on the 16th day of January, 1890, for all the labor and materials required to construct and complete the wharf, boat-house, barracks, hospital, disinfecting apparatus, etc., for the United States Quarantine Station, Angel Island, San Francisco, Cal., in accordance with the drawings and specifications, copies of which may be had on application at this office and the office of Surgeon P. H. Bailhache, United States Marine Hospital Service, San Francisco, Cal. Each bid must be accompanied by a certified check for \$500.

The Department will reject all bids received after the time fixed for opening the same; also, bids which do not comply strictly with all the requirements of this invitation.

JAS. H. WINDRIM,
Supervising Architect.

December 5, 1889.

REVIEWS.

N. W. AYERS & SONS' AMERICAN NEWSPAPER ANNUAL FOR 1889 has been laid upon our table full of a carefully prepared list of all newspapers and periodicals published in the United States and Canada.

It enumerates the various press and editorial associations and their officers, contains a list of all newspapers inserting advertisements, and a complete list of all the religious, agricultural, medical, commercial, scientific, educational, and other class publications.

It gives the population of every state, territory, county and county-seat, city and town, it gives the number of votes polled in each state, territory and county by either of the parties, and on the whole is an exhaustive work worth every dime of its cost to any advertiser of note, and full of valuable information to all. Price \$5.00, carriage paid.

WOODLAND.

Tenth Annual Report of Building and Improvements in Woodland and Yolo County, summarizing the kind, number and cost of the various structures for the last twelve months, as furnished the "ARCHITECT," by Gilbert & Sons of Woodland.

Summary for 1889.		Woodland City.		Yolo County.	
Description of Improvements and Investments.	No.	Value.	No.	Value.	
Frame Dwellings	31	\$68,350	27	\$32,550	
Brick Dwellings	4	6,500	3	1,600	
Frame and Brick Additions and Improvements	16	22,380	3	1,600	
Frame Stores and Hotels	4	10,000	4	10,000	
Brick Stores and Hotels	14	22,500	5	57,500	
Brick Hotels	2	50,000	2	50,000	
Frame Barns and Carriage Houses	18	15,050	26	28,350	
Frame Warehouses and Storage Buildings	3	1,213	6	9,250	
Iron Warehouses and Storage Buildings	3	3,000	2	2,000	
Buildings for Manufacturing purposes	7	19,250	1	1,500	
School Houses and Public Buildings	2	16,735	1	1,122	
Water Works, Wind Mills & Irrigating Estab.	3	3,000	7	11,200	
Raisin Dryers and Packing Houses	2	1,200	—	—	
New Bridges, Improvements and R. R. Buildings	—	—	3	63,750	
Total No. and Value for City and County	103	\$179,178	89	\$268,822	

Woodland and suburbs have contributed to the above one hundred and three buildings and improvements, valued at \$179-178; Yolo County, eighty-nine, valued at \$268,822, making a final aggregate for City and County of one hundred and ninety-two buildings and improvements, estimated value at \$448,000.

Below we give the figures for the previous nine years.

Year.	No. of Engagements.	Aggregate Value.	Average Value.	Largest Single Engagement.	No. Buildings in progress at close year.
1880	54	\$126,730	\$2,346	\$28,000	2
1881	59	140,640	2,382	34,580	4
1882	71	169,950	2,393	15,500	1
1883	84	204,519	2,434	52,000	7
1884	133	350,594	2,702	28,000	5
1885	224	606,182	2,461	25,000	11
1886	172	280,555	1,953	22,000	10
1887	92	203,116	2,208	30,000	9
1888	134	392,355	2,928	50,000	14
Total	1,023	\$2,483,685	\$2,423		

The architects, contractors and all interested in the building trade are invited to send building information from the section of the country they represent. We report all the recorded building news of San Francisco and Alameda counties, and for the future intend to make a thorough report from every town on the coast and interior. The index for 1889 will be out in January.

Binders for temporary use can be obtained at this office, not only for the CALIFORNIA ARCHITECT, but any other journal. For prices see our advertisement on page XI.

Our book trade is enormous. Order through us.

CITY BUILDING NEWS.

Army and Castro. 1-story frame; owner, E. A. Anthony; architect, T. J. Welsh; contractor, R. Doyle & Son; cost, \$2,294; signed, Nov. 13; filed, Nov. 14; payments, \$500; brown coated; \$500, completed; \$750, 35 days.

Broderick and Eddy. 2-story cottage; owner, Adolph Meyer; architects, John and Balcynski; cost, \$2,550; signed, Nov. 13; filed, Nov. 14; payments, \$700; framed; \$750, rough mortar on; \$700, ready to paint inside; \$700, 35 days.

Bryant, Nos. 855 and 861. Brick underpinning, 4-story frame; owner, H. Royer; architect, R. Zimmerman; contractors, Berman & Flading; cost, \$1,000; signed, Dec. 5; filed, Dec. 7; payments, \$110, brick work done; \$110, accepted; \$270, 35 days.

Bryant and Fillmore. Alterations; time, Feb. 1, 1890; owner, M. Leavitt; architects, Wright & Sanders; contractors, Farrell & Bell; signed, Nov. 26; filed, Dec. 5; cost, \$1,310; 75 per cent. as work progresses; balance, 35 days.

Broderick and Jackson. To build; owner, Julia L. Marie; architect, M. G. Buglee; contractor, R. O. Chandler; cost, \$2,300; signed and filed, Nov. 12; payments, \$600; enclosed; \$600, brown coated; \$600 accepted; \$500, 35 days.

Bartlett between 22nd and 23rd. Building; owner, Emanuel Baptist Church; architect Chas. Geddes; contractor, Wm. Linden; surety, W. A. Moser; cost, \$17,000; signed, Nov. 8; filed, Nov. 12; time, June 15, 1890; payments, \$1,000, frame to 1st floor; \$1,750, roof boarded; \$2,000, ready for lathing; \$3,000, windows in; \$3,000, paint on outside; \$2,000, completed; \$1,250, 35 days.

Ellis and Gough. Improvements, cottage; owner, J. J. Lauer; architects, C. R. & J. M. Wilson; contractors, Joseph Kemp & Co.; cost, \$3,340; signed, Nov. 15; payments, 75 per cent. as work progresses; balance, 35 days after completion.

Everett near Third. 2-story frame and 2-story rear frame; owner, Eliza Bunn; architects, Townsend and Wyneken; contractor, J. W. Wissinger; cost, \$10,900; signed, Nov. 23; filed, Nov. 25; payments, \$2,175, roof thinned; \$2,000, brown coated; \$2,000, sash hung; \$2,000, completed; \$2,725, 35 days.

Ellis near Leavenworth. Excavating and grading; owner, Johann A. Schmidt; architect, Julius E. Kraft; contractors, Frank Simonart, et al.; sureties, E. Hiettinger and James McEwen; cost, \$1,040; signed, Nov. 22; filed, Nov. 25; time, March 1, '90; payments, \$300, 75 done; \$480, completed; \$260, 35 days.

Ellis and Gough. Painting; owner, Jos. Kemp & Co.; architects, C. R. & J. M. Wilson; contractors, Friesen & Koebe; cost, \$1,250; signed, Nov. 19; filed, Nov. 20; payments, 75 per cent. as work progresses; balance, 35 days completed.

Fulton near Lyon. 2-story frame; owner and architect, Ernst Klein; contractor, J. A. Ehmman; sureties, A. D. Klein, C. Rohrbach and F. Kronenberg; cost, \$4,500; signed, Nov. 7; filed, Nov. 14; payments, \$1,200, brown coated; \$1,200, hard finish; \$1,200, completed; \$1,200, 35 days.

Fell and Steiner. 15 days; owner, James Scobie; architect, Geo. H. Miller; contractor, Wm. Dunbar; signed and filed, Dec. 3; cost, \$920; payments, \$500, basement and cellar walls done; \$420, completed.

Fulton and Park. 2-story frame; owner, J. Dollard; architect, M. J. Welsh; contractor, R. O. Davis; cost, \$2,200; signed, Dec. 3; filed, Dec. 5; payments, \$375, framed; \$575, brown mortar on; \$575, completed; balance, 35 days.

Folsom and Seventh. Alterations; owner, Eugene Mercier; architect, Emile Depierre; contractor, J. J. Dunn; sureties, C. S. Holmes and F. Jost, \$2,000; cost, \$3,525; signed and filed, Nov. 26; payments, 75 per cent. as work progresses; balance, 35 days accepted.

Folsom and Eleventh. 3-story frame; owner, James Scobie; architect, Geo. H. Miller; contractor, William May; sureties, E. McCann and Wm. Dunbar; cost, \$2,450; signed, Nov. 19; filed, Nov. 21; time, 90 days; payments, 75 per cent. as work progresses; balance, 35 days.

Guerrero and Seventeenth. 2-story frame; owner, Fannie A. Gunn; architect, A. J. Barnett; contractor, A. Jack-son; surety, Chas. F. Doe, \$2,000; signed, Nov. 12; filed, Nov. 13; cost, \$4,126; time, 90 days; payments, \$994, roof boards on; \$700, brown coated; \$700, white coated; \$700, completed; \$1,082, 35 days.

Golden Gate Park. Stable; owner, Golden Gate Park Co.; architects, Percy & Hamilton; contractors, J. G. and T. N. Day; time, 30 days; cost, \$3,975; signed, Nov. 15; filed, Nov. 20; payments, 75 per cent. as work progresses; balance, 35 days.

Geary and Broderick. Alterations; owner, Walter D. Scott; architect, M. J. Welsh; contractors, Ivory Wells, et al.; cost, \$3,800; signed and filed, Nov. 21; payments, \$550, framed; \$550, brown coated; \$550, completed; \$550, 35 days.

Hollis near Ellis. To build; owner, W. F. Peabody; architects, Ashton & Stone; contractor, Ira Fancher; cost, \$1,066; signed, Nov. 11; filed, Nov. 26; payments, 25 per cent. framed; 25 per cent. closed; balance, completed.

Howard and Seventeenth. 2-story frame; owner, M. Balcynski; architects, John & Balcynski; contractors, Schutt & Kreeker; cost, \$1,500; signed and filed, Nov. 21; payments, \$1,125, roof on; \$1,125, enclosed; \$1,125, accepted; \$1,125, 35 days.

Wason and Ellis. Building; owner, Mrs. E. H. Conly; architect, John Gash; contractor, J. Oak; signed and filed, Nov. 16; cost, \$26,350; payments, \$5,000, brick work done; \$5,000, brown coated; \$5,000, white coated; \$5,137.50, completed; \$4,712.50, 35 days.

Market near Fourth. Plastering, etc.; owner, Cal. Acad. Sciences; architects, Percy & Hamilton; contractor, Chas. Dunlap; L. E. Wyneken and James Treadwell, sureties for \$10,000; cost, \$19,400; signed, Nov. 5; filed, Nov. 19; time, 2 months after roof is on; payments, 75 per cent. as work progresses, first Monday of each month; balance, 35 days.

Montgomery Avenue, Nos. 513-515-517. Alterations and improvements; running through to improvements on Green street; Mrs. Strauss; owner, James E. Wolfe; architect, L. D. Friche; contractor; cost about, \$1,200; days work.

Mission and First. Wrought iron work for 5-story brick; owner, T. H. Day; architect, P. R. Schmidt; contractors, O'Connell & Lewis; cost, \$3,762; signed, Oct. 8; filed, Nov. 21; time, 60 days; payments, 75 per cent. as work progresses; balance, 35 days; Cast iron work; contractors, Sims & Morris; payments, same; time, 40 days; cost, \$3,288.

McAllister and Larkin. Stone, brick, and carpenter work; owner, J. P. Hale; architect, T. J. Welsh; contractor, J. G. and T. N. Day; sureties, B. Jost and J. H. Kennedy; \$50,000; time, Sept. 30, 1890; cost, \$158,500; signed, Nov. 21; filed, Nov. 23; payments, monthly, 75 per cent. as work progresses; balance, 35 days.

Natoma and Howard Court. Eight tenement houses; owner, John H. Boyd; architect, B. McDaniel & Son; contractor, John H. McKay; cost, \$12,469; signed, Nov. 21; filed, Nov. 22; payments, \$2,400, roofs on; \$3,200, brown coated; \$3,669, completed; \$3,251, 35 days.

Octavia and O'Farrell. Painting; owner, J. Boas; architects, Salfield & Kohlberg; contractors, M. Cohen & Co.; cost, \$260; signed, Nov. 13; payments, \$100, 15; \$200, primed; \$500, completed; \$236, 35 days; glazing, contractor, Morris Zacharias, cost, \$775; payments, \$350, white glass set; \$425 accepted; plastering, C. C. Morabourne; cost, \$1,450; John Tuttle, surety, \$1,400; payments, \$600, brown coated; \$400 accepted; \$100, 35 days; plumbing, Sam'l Lickelheimer & Bro., contractors; cost, \$1,000; payments, \$400, rough work in; \$550, completed; \$200, 35 days; carpenter work, W. Plunk, contractor; cost, \$11,450; sureties, David Woerner and F. Jost, \$10,000; payments, \$2,000, enclosed; \$2,000, partitions, etc.; \$2,000, ready to paint; \$2,500, completed; \$2,500, 35 days; brick work, Valdemar Tarp, contractor; sureties, Sacramento Transfer Co. and E. L. Snell, \$1,804; cost, \$1,804; payments, \$300, excavation done; \$300, bulkheads done; \$894 accepted.

Oak and Broderick. 2-story frame; owner, Elizabeth F. Lord; architect, W. H. Armitage; contractor, O. E. White; sureties, Frank P. Latson and L. P. Lewis, \$3,000; signed, Nov. 23; filed, Nov. 25; cost, \$6,777; time, 30 days; payments, \$1,800, roof on; \$1,482, white coated; \$1,800, completed; \$1,696, 35 days.

O'Farrell, between Mason and Powell. 4-story basement building; owner, H. W. Heath; architect and contractor, J. Gash; cost, \$16,141; signed and filed, Nov. 16; payments, \$2,000, brick work done; \$2,000, brown coated; \$2,000, white coated; \$2,000, doors and windows hung; \$2,000, outside finish on; \$2,105, completed; \$4,036, 35 days.

Pine and Kearney. 3-story basement, brick; owner, S. P. Blumenthal; architect, Fred E. Wilcox; contractor, Geo. W. Spencer; cost, \$5,200; signed and filed, Nov. 13; payments, \$500, concrete footing in; \$600, ready for 1st story joists; \$400, sidewalk arches completed; \$700, ready for 2nd story joists; \$700, ready for 3rd; \$1,000, completed; \$1,300, 35 days.

Pine No. 2906. Time, March 15, 1890; owner, Mary Sexton; architect, W. H. Sorrell; contractor, W. H. Der-vorth; sureties, James Young & A. W. Sorrell, \$7,000; cost, \$7,000; filed, Dec. 3; payments: \$1,400, foundation done; \$1,400, framed; \$1,400, first cost mortar on; \$1,400, second cost on; \$1,400, completed.

Pine near Kearny. Rebuild wall; owners, Kong Chow Association; surety, J. F. Kennedy; contractor, G. W. Spencer; cost, \$1,500; time 30 days, filed, Dec. 2.

Ridley and Guerrero. Time, 60 days; owner, Frederick Pretorius; architect, W. Winterhalter; sureties, A. Hindrichs & B. Stampf; cost, \$2,832; payments, \$800, floor laid; \$600, rough coat plastering done; \$700, completed; \$752, 35 days; signed, Nov. 3; filed, Dec. 4.

Sacramento and Drumm. Piling, capping, etc.; owner Mahony Bros.; architects, Ashton & Stone; contractor, J. P. Sheldon; cost, \$27 per piler; signed, Nov. 15; filed, Nov. 25; payments, 75 per cent. as work progresses; balance, 35 days after completion.

Sutter and Taylor. 3-story frame; owner, Isabella Levy; architects, Kenitzer & Kollofrath; contractors, C. F. Ruppel; sureties, Ch. Helwig and W. Mische, \$6,000; signed, Nov. 5; filed, Nov. 6; cost, \$11,168; payments, \$1,500, framed; \$2,300, roof enclosed; \$1,500, first cost plaster on; \$1,500, plastered; \$1,678, completed; \$2,790, 35 days; time, 110 days.

Sutter and Taylor. 3-story frame; owner, W. H. Williams; architects, Kenitzer & Kollofrath; cost, \$1,094; signed and filed, Dec. 7; payments, \$450, brick foundation, walls up; \$374, brick work done; \$270, 35 days.

Stockton and Vallejo. Basement, walls, chimneys, etc.; owner, R. R. Hind; architects, Ashton & Stone; contractor, Crawford Ferris; cost, \$3,600; signed, Nov. 11; filed, Nov. 26; payments, 75 per cent. as work progresses.

Spofford and Washington. Alterations; owner, Wong Loy Yee; architect, A. J. Barnett; contractors, H. T. Bray, et al.; sureties, Thos. Flynn and J. J. Sullivan, \$1,000; cost, \$2,363; time, 40 days; signed, Nov. 12; filed, Nov. 26; payments, 75 per cent. as work progresses, first and third Mondays of month; balance, 35 days completed.

Shotwell and Twenty-fourth. 2-story frame; owner, John Hiller; contractor, Bernard Dreyer; cost, \$7,600; time, 105 days; signed, Nov. 18; filed, Nov. 26; payments, \$1,900, framed; \$1,900, brown coated; \$1,900, white coated; \$1,900, 35 days.

Taylor near O'Farrell. 4-story building; owner, Mrs. E. H. Conly; architect, John Gash; contractor, L. Cohane; cost, \$36,556; signed and filed, Nov. 16; payments, \$7,000, brick work done; \$7,000, brown coat on; \$7,000, white coated; \$6,417, completed; \$9,139, 35 days.

Taylor near O'Farrell. 4-story building; owner, Mrs. E. H. Conly; architect, John Gash; contractor, L. Cohane; signed and filed, Nov. 16; cost, \$33,530; payments, \$6,000; brick work done; \$5,000, brown coat on; \$5,000, white coat on; \$7,462.50, completed; \$8,487.50, 35 days.

Turk and Laguna. 3-story flat; owner, A. Legallet; architect, T. J. Welsh; contractor, James C. Bassett; cost, \$15,500; signed, Nov. 22; filed, Nov. 23; payments, \$1,937, foundation in; \$1,937, frame up; \$1,937, frame enclosed; \$1,937, brown coated; \$1,937, white coated; \$1,940, completed; \$5,875, 35 days.

Union, No. 907. Alterations; owner, W. J. Hermann; architect, Geo. H. Miller; sureties, Vennscheke Bros. and H. Fielden; contractors, Henry Jensen; cost, \$2,900; signed and filed, Nov. 25; payments, \$600, framed; \$500, stairs up; \$325, window frames in; \$550, completed; \$725, 25 days.

Vallejo and Van Ness Ave. 2-story frame; owner, Rose Wangerheim; architects, Huene & Everett; contractor, James Campbell; cost, \$5,774; sureties, A. W. Starbird and G. W. Goldstone, \$5,000; signed, Nov. 12; filed, Nov. 14; payments, \$1,443.50, sheathed; \$1,443.50, brown coated; \$1,443.50, completed; \$1,443.50, 35 days.

Valparaiso and Taylor. 2-story frame; owner, Catherine Peter; architect, Wm. Schrof; contractor, Albert Norton; surety, Fabian Jost; cost, \$2,400; signed and filed, Dec. 2; payments, \$600, roof on; \$600, outside finish on; \$600, first cost paint on; \$600, 35 days.

Van Ness and Post. Electrical works; owner, Concordia Club; architect, J. H. Littlefield; contractor, Cal. Electrical Works; sureties, F. C. Stover and J. R. Sprink; cost, \$2,084; payments, 75 per cent. as work progresses; balance, 35 days.

Waverly Place near Sacramento. Lathing and plastering; 4-story brick; owner, Jos. Goetz; architect, T. J. Welsh; signed, Nov. 16; filed, Nov. 22; contractor, Thos. Winter; cost, \$3,370; payments, 75 per cent. as work progresses.

Washington and Walnut. 2-story dwelling; owner, J. T. Rogers; architect, Geo. A. Bondwell; contractor, L. C. Jenkins; cost, \$3,039; signed, Nov. 12; filed, Nov. 13; payments, \$1,000, roof on; \$87.12½, plaster done; \$887.12½, completed; \$924.75, 35 days.

3-story building. owner, H. W. Heath; architect, John Gash; contractor, J. Oak; cost, \$16,141; signed and filed, Nov. 16; payments, \$2,000, brick work done; \$2,000, brown coated; \$2,000, white coated; \$2,000, windows hung; \$2,000, outside finish complete; \$2,105, completed; \$4,036, 35 days.

SAN JOSE.

Addition to schoolhouse on Santa Clara street. Contractor, J. D. Stewart; cost, \$5,451; time, Feb. 1, 1890.

W. S. Boyles to erect for Charles M. Schiele, on Schiele avenue, near Stockton avenue, on or before Feb. 1, 1890, a six-room cottage for \$1,500.

J. D. Stewart to erect a two-story brick building for A. Vatonne, on Market street, between Santa Clara and St. John, on or before Feb. 15, 1890, for \$2,697.

J. S. Wheeler to erect for Mr. and Mrs. Lewis Schoen, on South Fifth street, near Santa Clara, a two-story eight-room house, to cost \$1,690; time, March 20, 1890.

Wilcox & Scott to build for Mrs. Adele Lefranc, cor. Market and Balbach streets, a cottage to cost \$1,160, to be completed on or before Jan. 5, 1890.

LOS ANGELES.

B. P. Hutchinson, dwelling. Shaw street, east of Main street, \$1,000.

Frank E. Walsh, dwelling. Adams street, between Maple and Main streets, \$2,000.

Mrs. F. C. Howe, dwelling. Lot 2, block 61, Hancock survey, \$500.

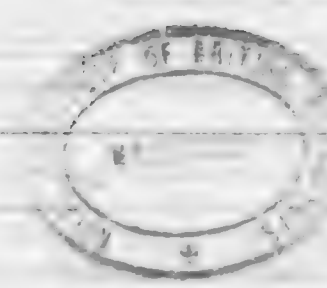
Mrs. E. T. McGinnis, dwelling. Lot 8, Longstreet tract, \$5,000.

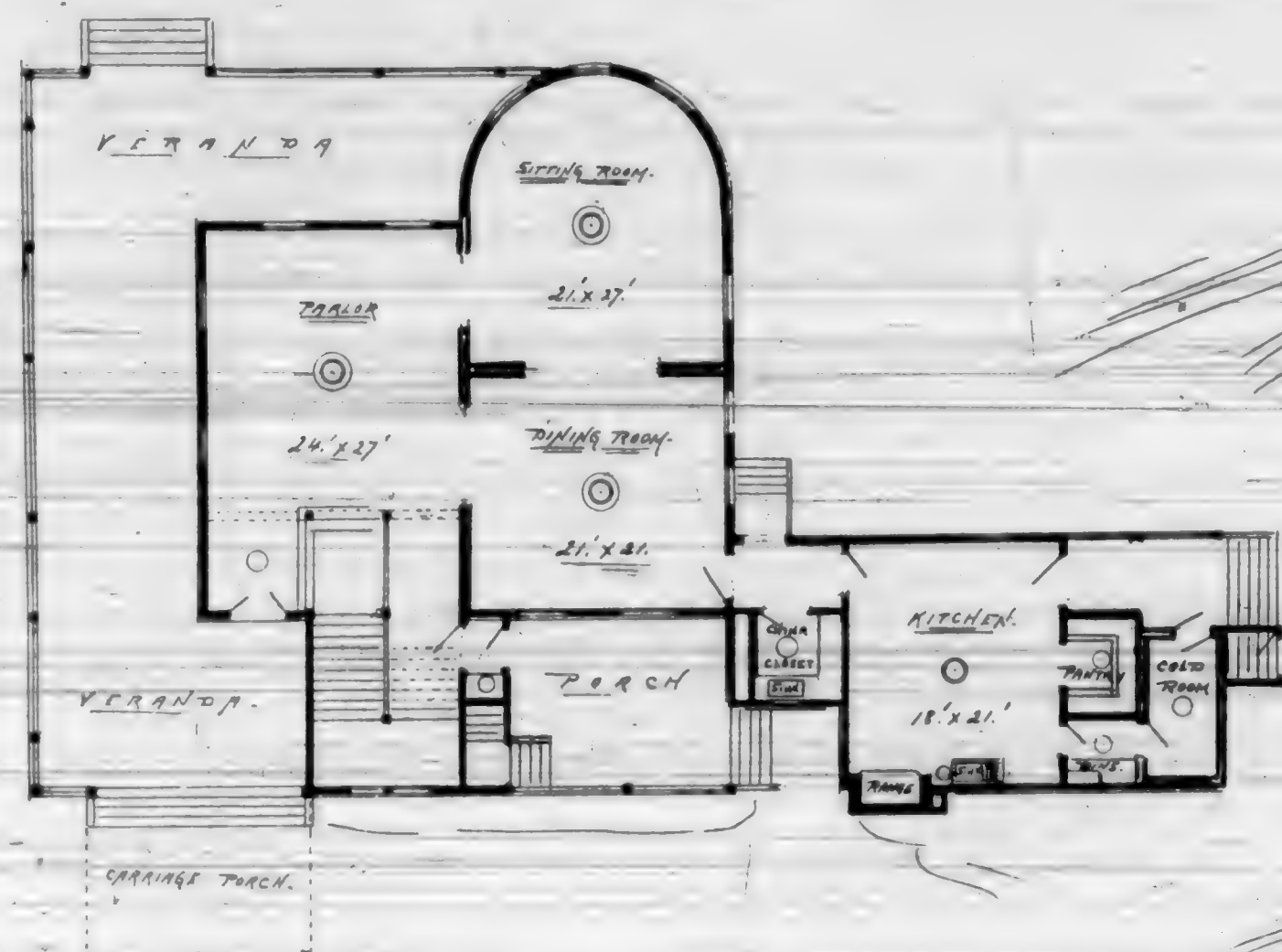
Lindley & Jones, market and armory. Fort street, between Sixth and Seventh, \$60,000.

C. B. Woodhead, stable. Between Buena Vista and Upper Main streets, \$300.

E. W. J. Scott, dwelling. Whittier street, between Ninth and Lincoln streets, \$1,900.

Emma Philager, stable. No. 8 Lincoln street, \$100.





RESIDENCE to be erected in the ISLANDS,
SANDWICH
Designed by
H. T. BESTOR. Architect.

