

Vallejo and Stockton. 3-story frame; owner, Mrs. M. B. Godkin; architect, H. Gellfuss; contractor, C. E. Dunshee; cost, \$1,191; signed, April 2; filed, April 4; payments, \$628, framed; \$628, enclosed; \$628, brown mortared; \$628, white coated; \$628, completed; \$1,051, 35 days.

Vallejo and Stockton. 3-story frame; owner, C. Hussenburg; architect, H. Gellfuss; contractor, C. E. Dunshee; cost, \$1,191; signed, April 2; filed, April 4; payments, \$628, framed; \$628, partitions in; \$628, brown coated; \$628, white coated; \$628, completed; \$1,051, 35 days.

Valparaiso and Taylor. Two-story; owner, E. Buchel; architect, Wm. Schrof; contractor, A. Norton; cost, \$2,685; signed, April 2; filed, April 4; payments, \$670, chimneys up; \$670, brown coated; \$670, first coat of paint on; \$675, 35 days.

Vallejo and White. Four two-story buildings; owner, F. Siebrecht; architects, Kenitzer & Kollfath; contractor, A. Miller; sureties, H. Dahler and C. F. Doe, \$10,000; cost, \$11,390; time, July 19, '90; signed, March 25; filed, March 26; payments, \$2,500, roofed; \$2,000, first coat of plaster on; \$2,000, ready for paint; \$1,900, completed; \$2,890, 35 days.

Van Ness Ave. and Myrtle. Plumbing; owner, L. A. Levy; architect, P. R. Schmidt; contractor, S. Ickelheimer; cost, \$1,700; signed, March 26; filed, March 26; payments, \$1,625, all pipes are in; \$1,625, two-thirds of vessels are set; \$1,625, completed; 35 days.

Valencia and 24th. Plumbing, etc.; owner, J. Taubman; architect, J. C. Newsum; contractors, Numan & Gordon; cost, \$1,900; signed, March 8; filed, March 1; payments, 75 per cent of value of work done; balance, 35 days.

Van Ness Ave. and Myrtle. Hotel; owner, L. A. Levy; architect, P. R. Schmidt; contractor, F. A. Logan; cost, \$63,000; signed, March 17; filed, March 18; payments, \$6,000, second story flooring joists are on; \$6,000, framed; \$6,000, roofed; \$6,000, main cornice on.

Van Ness Ave. and Jackson. 3-story building; owners, West School Company; architect, C. K. Kirby Jr.; contractor, W. T. Connery; cost, \$16,236; signed, March 17; filed, March 18; payments, \$2,000, brick walls are up; \$2,000, second and third story floor joists are on; \$2,000, exterior finish on; \$1,500, lathing completed; \$2,000, plastering completed; \$2,677, completed; \$5,039, 35 days; \$1,000, six months after completion.

Valencia and Twentieth. Three-story frame; owner, D. Warner; architects, R. Doyle & Son; contractor, T. J. Weich; sureties, W. Plagemann and U. Remensperger; cost, \$11,749; signed, March 26; filed, April 1; payments, 75 per cent of value of work done; balance, 35 days.

Van Ness Ave. and O'Farrell. Fixtures; owner, P. W. Riordan; contractors, Thos. Day & Co.; cost, \$2,661; time, July 1, 1890; signed, March 4; filed, March 18.

Webster and Hickory Ave. 2-story frame; owner, C. Maushardt; architect, Winterhalter; contractor, T. Von Borsel; sureties, W. Plagemann and U. Remensperger; cost, \$2,000; cost, \$2,275; time, 60 days; signed, March 10; filed, March 19; payments, \$800, enclosed; \$800, outside finish on; \$800, completed; \$975, 35 days.

Washington and Laguna. Stone and brick residence; owner, Henry J. Crocker; architect, Frank Freeman of New York; contractors, Richardson & Gale; cost, \$45,000; time, Jan. 1, 1891; signed, March 12; filed, March 14; payments to be made on the first day of each month, in sums equal to 75 per cent of value of work done; balance, 35 days.

Washington street, Block 614. Frame; owner, B. E. Stevens; contractor, L. C. Jenkins; cost, \$1,900; time, June 1, '90; signed, March 19; filed, March 20; payments, \$475, framed; \$475, first coat of mortar on; \$475, completed; \$475, 35 days.

Washington and Laguna. Wrought iron work; owner, H. J. Crocker; architects, Schultz & Meeker; contractor, H. Ralston; cost, \$910; time, January 1, '91; signed, March 19; filed, March 25; payments, installments on first day of each month in sums equal to 75 per cent of value of work done; balance, 35 days.

Willard and Carl. Owner, Geo. A. Rankin; architect, P. R. Schmidt; contractors, Arthur & Aldridge; cost, \$3,947; signed, March 21; filed, March 26; payments, \$740, enclosed; \$740, brown coated; \$740, inside finish up; \$737, completed; \$930, 35 days.

Washington, bet. Leavenworth and Hyde. Alterations, etc.; owner, John F. Cline; architect, W. O. Hanks; contractors, Douglass & Velphs; sureties, E. Katigan & H. Magory; cost, \$2,173; cost, \$2,173; time, 30 days; signed, March 13; filed, March 20; payments, \$300, partitions set; \$629, outside finish on; \$500, completed; \$544, 35 days.

York and Twenty-fifth. Cottage; owner, M. Dougherty; contractor, A. Klahn; cost, \$1,400; signed, March 12; filed, March 13; payments, \$400, framed; \$500, brown coat of mortar is on; \$150, completed; \$350, 35 days.

1419 Scott St. Alterations; owner, Chas. Sicklan; contractor, G. G. Gillespie; cost, \$1,500; signed, April 3; filed, April 4; payments, \$375, white coated; \$375, completed; \$375, 35 days.

319 and 321 Pine St. Plumbing, etc.; owner, Jas. G. Fair; architects, Schultz & Meeker; contractor, Wm. F. Wilson; cost, \$2,628; filed, March 31; signed, April 4; payments, 1st. of each month, 75 per cent. of value of work done; balance, 35 days.

329 and 321 Pine. Alterations; owner, Jas. G. Fair; architects, Schultz & Meeker; contractor, P. G. Martin; cost, \$7,973; time, May 15, '90; signed, March 24; filed, March 25; payments, first day of each month in sums equal to 75 per cent of value of work done; balance, 35 days.

743, 745, 747 Tehama St. Alterations; owner, Edward Hogan; architect, Chas. J. Devlin; contractors, J. Blake and D. Powers; sureties, J. Fitzpatrick and R. E. Eckler; cost, \$2,500; cost, \$3,550; time, 70 days; signed, March 17; filed, March 18; payments, \$500, foundation is completed; \$750, ready for plastering; \$1,000, ready for paint; \$400, completed; \$500, 35 days.

729 Hayes St. Alterations; owner, J. Feecey; architect, J. T. Hogan; contractors, Kitchen & Daley; sureties, L. Albert and L. Swanson; cost, \$240; signed, March 26; filed, March 28; payments, \$135, framed; \$135, brown coated; \$135, accepted, 35 days.

Oakland.

Eight St. Tract. Two-story frame; owners, John and Mary Dalton; architects, Townsend & Wyenken; contractor, W. Matthews; cost, \$2,250; signed, March 14; filed, March 28; payments, \$500, roofed; \$500, brown coated; \$500, completed; \$750, 35 days.

Myrtle and Tenth. Owner, H. S. Crane; architect, Samuel Newsom; contractor, L. H. Long; cost, \$8,350; signed, March 27; filed, March 28; payments, 75 per cent of value of work done; 25 per cent, 35 days.

Linden and Sixteenth. Two-story frame; owner, T. P. Strong; contractor, D. C. Scanlan; cost, \$3,441; signed, March 25; filed, March 26; payments, \$2,000, enclosed; \$1,441, 35 days.

Eighteenth and Adeline. Two-story frame; owner, E. Meese; architect, C. Mau; contractor, P. F. Nelson; cost, \$3,143; signed, March 24; filed, March 25; payments, \$785, one-third material furnished and one-third work completed; \$785, two-thirds material furnished and two-thirds work done; \$785, completed; \$785, 35 days.

Fifth Ave., between Seventh and Eighth. Two cottages; owner, E. Dolan; contractor, J. G. Pearce; cost, \$5,387; signed, March 10; filed, March 10; payments, \$1,384.25, brick-work is completed; \$1,384.25, second coat of plaster is on; \$1,384.25, completed; \$1,384.25, 35 days.

Twelfth and Clay. Dwelling house; owner, R. E. Cole; architect, Wm. Kirk; contractor, J. G. Pearce; cost, \$5,387; signed, March 10; filed, March 10; payments, \$1,384.25, brick-work is completed; \$1,384.25, second coat of plaster is on; \$1,384.25, completed; \$1,384.25, 35 days.

Block 2256, Valdez Tract. One and a half frame cottage; owner, J. H. Kercheval; architects, Schultz & Meeker; contractor, F. W. Knight and C. A. Littlefield; cost, \$2,815; time, June 14, '90; signed, March 13; filed, March 15; payments, \$380, frame up; \$560, ready for lathing; \$500, first coat paint on; \$681, completed; \$704, 35 days.

Clinton Block, bounded by 9th and 10th Avenues, and 15th and 16th streets. Additions to Franklin School; owner, City of Oakland; architect, W. J. Matthews; contractor, H. E. Jones; cost, \$4,614; signed, March 14; filed, March 17; payments, \$865.12, one-fourth completed; \$865.12, one-half completed; \$865.12, three-fourths completed; \$865.12, completed; \$133.30, 35 days.

Twenty-fifth and Telegraph Ave. owner, H. F. Hampel; contractor, P. F. Nelson; cost, \$1,475; time, June 15, '90; signed, March 25; filed, March 26; payments, \$650, brick work done; \$300, enclosed; \$250, inside finish on; \$369, 35 days.

Alameda.

Two one-story cottages; owner, A. Rouncey; contractor, R. Gillis; cost, \$2,525; signed, March 12; filed, March 14; payments, \$550, frame up; \$750, brown mortar on; \$625, completed; \$600, 35 days after.

Enchinal. Two one-story cottages; owner, Mrs. Jennie Shannon; contractor, R. Gillis; cost, \$2,412; time, 30 days; signed, March 5; filed, March 10; payments, \$512, ready for rustic; \$700, brown coated; \$600, completed; \$600, 35 days.

Santa Clara Ave. Two-story frame; owner, G. H. Waggoner; architect, Chas. S. Shanser; contractors, D. S. Biehan and J. C. Diamond; cost, \$4,650; signed, March 10; filed, March 11; payments, \$872, sheathing on; \$872, floors laid; \$872, window frames are in; \$871.50, front window frames are up; \$1,162.50, 35 days.

Berkeley.

Dana street. One and a half story cottage; owner, C. L. Huggins; contractors, Loyd & Boynton; cost, \$2,085; signed, March 7; filed, March 12; payments, \$520, frame up; \$520, brown mortar on; \$520, completed; \$525, 35 days after.

Livermore.

Addition to the Hinton cottage. Wm. Sanderson, contractor.

Addition to Jenkins Hotel. Messrs. Thomas & Budworth, contractors.

Additions to the Beach cottage.

New tank house and stable for A. B. Henderson.

New eight-room cottage. Cost, \$5,000; to be built for A. B. Henderson.

The California Architect and Building News.

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W. P. MOORE, President. OLIVER EVERETT, Secretary.

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NOTICE.

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.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE ARCHITECTS, meets second Friday of each month at 408 California Street.

SETH BABSON, Pres. W. P. MOORE, Vice-Pres.
OLIVER EVERETT, Sec. JOHN M. CURTIS, Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at 408 California Street.

JOHN RICHARDS, Pres. PROF. FRANK SOULÉ, Vice-Pres.
OTTO VON GELDERN, Sec. JAS. SPIERS, Treas.

THE regular monthly meeting of the San Francisco Chapter of the American Institute of Architects was held in their rooms Friday evening, May 9th.

Architect M. G. Bugbee was elected to fellow membership. Architect Frank Shea made application to become a fellow member. The application took the usual course and was referred to the Investigating Committee.

The report of the Committee on revision of Constitution and By-laws, to bring them into harmony with the Institute, was laid before the meeting, and the proposed changes discussed at length. Action will be taken at a future meeting.

The report of the Committee appointed at the last meeting to prepare a suitable defense of the action of the Chapter in accepting the invitation of the City Hall Commissioners to investigate and report on the proposed New City Hall tower, was presented to the Chapter, unanimously adopted and the Secretary ordered to send the same to the Secretary of the American Institute.

The Committee named to decide on the Order of Merit of the drawings submitted in the last monthly competition of the A. I. A. Sketch Club reported that the honor of first mention was given to S. C. Benson, second mention to C. A. Meussdorffer and third mention to Frank Holland. The drawings in the May competition on the subject of a country stable, were inspected by the members present, and the same Committee continued to pass on the respective merits of the drawings submitted. Mr. Sanders, the teacher of the Chapter's class in design, reports that an increased interest is being taken in the work by members of the class, and desires to call the attention of all students in Architects' offices, and extend a cordial invitation to them to join the class.

The class is open to any student in the office of any member of the Chapter, and any further information will be given upon application to Mr. Sanders or to the Secretary of the Chapter.

THE LABOR QUESTION.

ON the all absorbing labor topic of the day the *The Canadian Architect* has the following:—A solution of the problems in connection with the adjustment of wages must be recognized as being as difficult as those pertaining to the science of political economy, and a solution which every one will accept as correct and satisfactory may be considered to be well nigh impossible, but some plan for the avoidance of these periodical convulsions in our industrial life we believe must and will be found, however slow its development may be. What we would propose and appeal most earnestly to every man to strive for, is some arrangement of the present difficulties that will set and keep the wheels and machinery moving until the happy condition shall have been brought about when these disputes will be a thing of the past. To that end, and as meeting the immediate necessities of the case we would suggest for the consideration of labor union men,

JOHN H. WISE,
President.

H. T. SCOTT,
Vice-President.

CHAS. H. FROST,
General Manager.

C. S. PREBLE,
Secretary.

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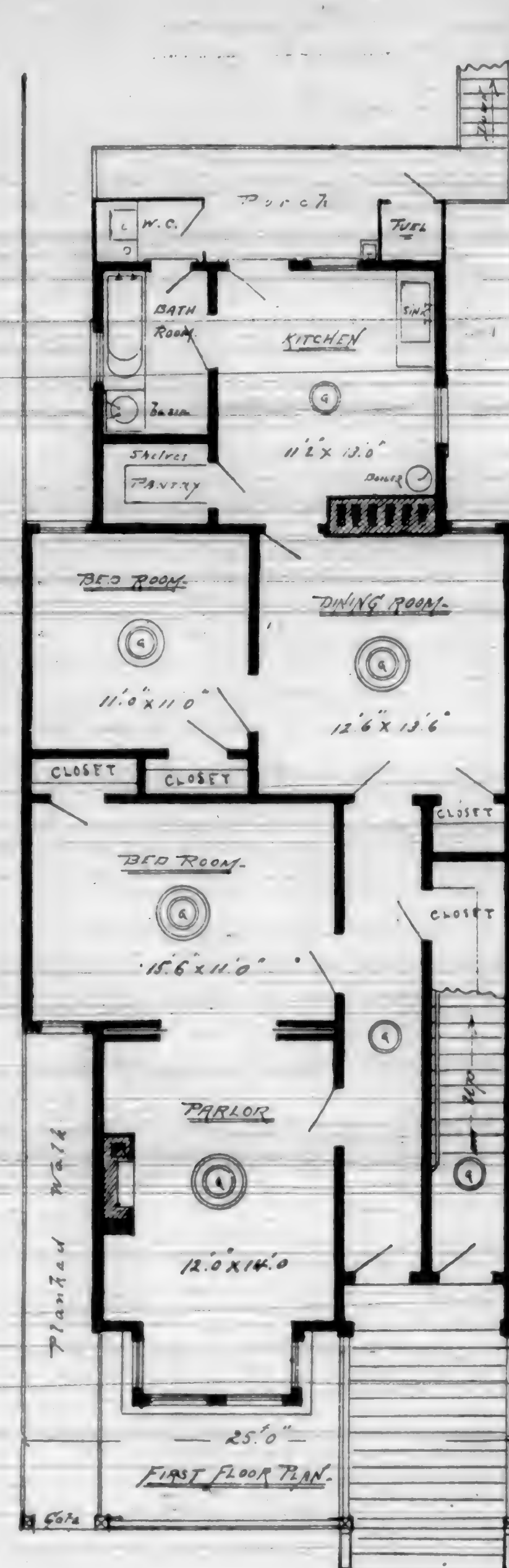
— SEND FOR CATALOGUE —

master builders and every business man in Toronto, that a committee be appointed, to sit as a Board of Arbitration between the building trades and the employers for the city of Toronto, this committee to settle the present difficulty and decide what shall be the standard of wages for the years 1890 and 1891 and the same committee to remain organized for two years and re-adjust the scale of wages for the years 1892 and 1893 reporting its decision of the same to the Trades' Union and Master Builders' Association on or before January 1, 1892, the same course to be pursued biennially thereafter. The membership of this Board of Arbitration should be one delegate from each branch of the building trades and one from the Building Laborers' Union, one delegate from each branch of the Master Builders' Association, and an equal number of architects, to be delegated by the Ontario Association of Architects, making in all about 25 members. Let this board establish its own rules of procedure, except that the vote of a majority of all its members should decide any question under consideration. After settlement of the questions now in dispute, they would be prepared to receive information or complaints tending to furnish light needed for the next biennial regulation of prices. After that, a new selection of delegates could be made every two years. We believe that the Trades Unions, Master Builders and public generally could and would have confidence in such a body, and that it could be made successful not only as a regulator of wage rates, but could also be made a sort of Court of Appeal for the settlement of any differences now usually ending in a strike. The trades and masters would be evenly balanced and no doubt prepared to protect their respective interests, and the position of mediators would devolve upon the architects. We feel sure that the Master Builders would be satisfied to place themselves in the hands of such a Board and we can see no reason why the Trades Unions should not have all necessary confidence in its fairness and intelligence.

Contractors are constantly placing themselves in the hands of architects in a way that involves large interests, and they know that every true architect will endeavor to see that they as well as the proprietor, get fair play. Surely the workmen ought to be ready to have as much confidence as their employers in the reasonableness of the architects. This is one of several apparently feasible plans, which might be suggested for the adjustment of such disputes. For instance, three Superior Court judges might constitute a Board of Arbitration to whom each party to the dispute would state their case and in accordance with whose ruling on all the points submitted, the difficulty would be settled.—*The Canadian Architect and Builder.*

THE SITUATION.

NEARLY every city in the country is in a state of ferment regarding the eight hour question. Particularly is this true of trades connected with building. The labor organizations, so far as can be perceived, have no very well defined plan of operations. The result of the conference of the Executive Council of the American Federation of Labor, held in New York on March 18th, must be rather disappointing to the various trades which expected the central organizations to manage the details of the fight. According to the telegraph report, this burden has been placed upon the local societies in the various cities, and with them is left the privilege to do as they please regarding the subject of hours and wages. We believe this decision will be fatal to the success of the eight hour movement, as employers are not liable to make any concessions while their competitors in other cities continue to do business under the old conditions. Perhaps in some trades a temporary local advantage will be gained, but unless the change becomes general, the laws governing trade will soon enforce an observance of the old standard.—*Building Trade Journal.*



Plan for flats.

H. T. Bestor, Architect.

MONEY STIPULATIONS IN CONTRACTS.

AT THE present time there is considerable discussion among architects and builders as to the proper method of providing stipulated amounts in contracts for various purposes.

For example, plumbers are urging architects, wherever opportunity offers, of wording a specification in such a manner that certain fixtures shall not cost less than a certain specified amount, after naming general typical features that are recognized as desirable in goods of the same class.

This is a very convenient method of procrastination, and the too-busy architect sometimes succumbs to the temptation of being indefinite. For to be definite is to be particular and signifies thought and selection, and both require an expenditure of time which is not always available.

The stipulation clause is generally put in itself with wide possibilities as to construction, and the wider the door is left open for differences of opinion, the greater are the difficulties which surround the practice. Some clauses call for so much hardware to cost such a sum; this may seem definite enough at first sight, but in reality it is often wide of the architects' intentions. It may be his intentions are that the cost named shall be the net cost to the contractor, the latter on the other hand maintaining that, as he is obliged to handle the goods and make the purchases and invest his capital for the benefit of the owner, he should, therefore, be reimbursed for his trouble. It may be just in many cases that he should receive some compensation for such a service, but the whole difficulty of the matter is in the lack, in the first place, of a proper understanding of each other's position. The specification should either say net cost to the builder, or wholesale price, or list price less trade discount, or so much profit allowance to the builder, the latter can adjust his bid to the conditions proposed. To leave the matter until it is time to settle up, is, to say the least, gross carelessness on the architect's part, and stupidity on that of the builder.—*Architecture and Building.*

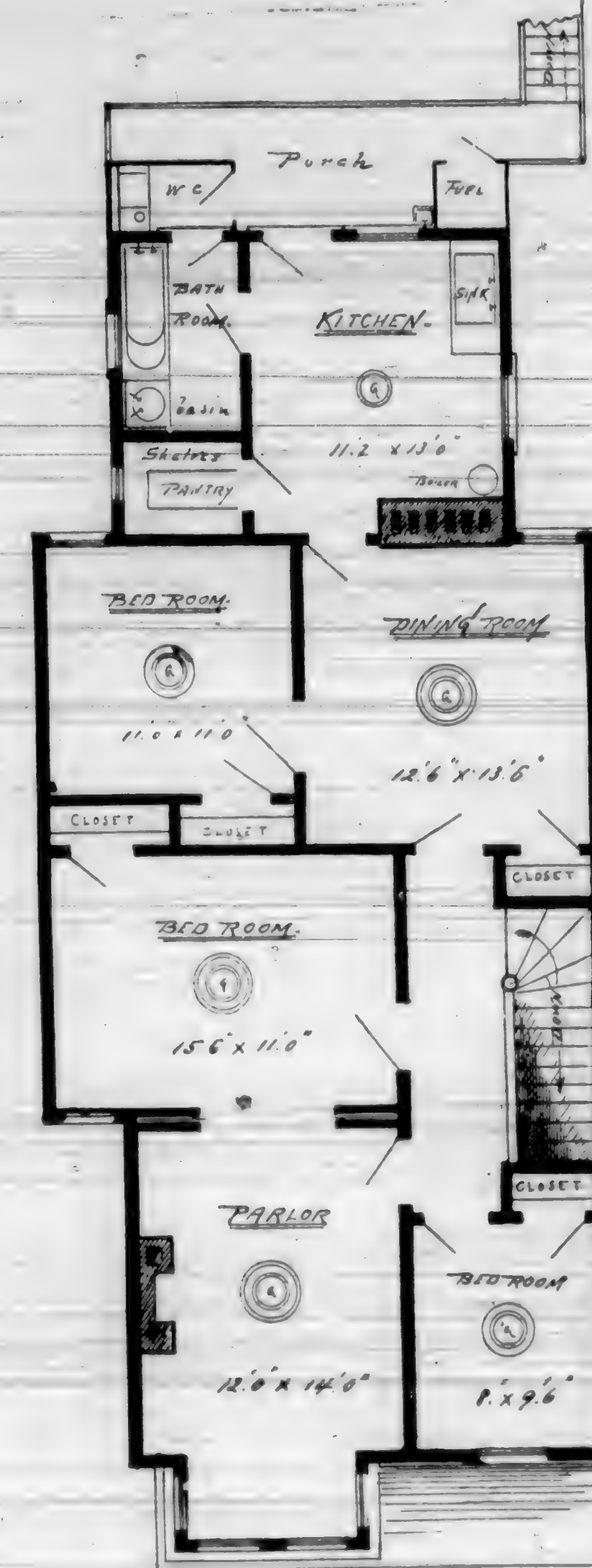
THE VENTILATION OF SCHOOLS.

IN November last, Professor Carnelley (professor of chemistry, Aberdeen University) delivered an address under the auspices of the Aberdeen branch of the Educational Institute on "The Sanitary Condition of Our Schools." Professor Pirie presided, and there was a large attendance. Professor Carnelley spoke more particularly of the air of schools. After showing how important good air was to health, he went on to speak of the great necessity there was for improvement in this direction, in so far as schools are concerned. He referred with satisfaction to the position Aberdeen occupied in having, in proportion to population, introduced the mechanical system of ventilation in more schools than any other town in the country. Aberdeen had introduced the system in four schools; and in the whole of England and Scotland there were only seventeen schools ventilated. In almost all schools the cubic space was far too little, and ventilation was deficient. It was necessary that ample cubic space should be provided, because if the space were small, the amount of ventilation that would be required would have the effect of creating draughts, which might be more injurious than impure air. The older the school was the more micro-organisms there were; and the younger children, the less carbolic acid and the more germs. Boys made the air of the school much more impure than the girls.

As to what to do to render the air better, he said he had visited, eighteen months ago, 150 schools with 110,000 scholars, and had received details regarding 173 other schools with 165,000 scholars, and he had come to the conclusion that mechanical ventilation should be adapted in all new schools.

It gave much greater purity to the air, and it was much more independent of the weather than any other means of ventilation. There was a more equal distribution of the hot and the fresh air. Mechanical ventilation was very effective in diminishing the micro-organisms, and it reduced the draughts to a minimum. It was far more conducive to health and comfort, and it was a factor in increasing the power of teaching and learning. The cost of such a system in a school for 1,000 scholars was £40 per annum.

At the close Professor Carnelley was cordially thanked for his address.—*The Builder.*



Plan for flats.

H. T. Bestor.

The following statistics are taken from the *San Francisco Journal of Commerce*. The Real Estate sales in San Francisco for the past four years have been as follows:

1889	6,736 sales	\$32,768,969 00
1888	5,356 sales	24,744,479 00
1887	4,998 sales	20,745,079 00
1886	3,101 sales	15,119,760 00

The year 1889 shows more than double the year 1886.

During the year 1889 the new vessels built on the Pacific Coast and registered at the port of San Francisco was 7,144 net tonnage.

The lumber receipts at the port of San Francisco for the three preceding years was, in feet, board measure:

	1889.	1888.	1887.
Pine	301,894,864	268,286,418	209,908,981
Redwood	161,258,329	138,235,710	118,693,590
Shingles, M.	113,375,200	144,336,900	59,689,702

Receipts for California Lime for 1889 have been 129,463 bbls.

A NEW WHITE HOUSE.

The Committee on Public Buildings and Grounds of the Senate have been invited to visit the Executive Mansion to examine its condition with a view to repairs and to enable Mrs. Harrison to state her ideas with reference to the extension of the building. The theory of Mrs. Harrison's design, which has been carried out in the plans which an architect of this city has made under her direction, is the preservation of the original building intact, the addition on the east and west respectively of counterparts of the original structure in general architectural style, their connection with the main edifice by a colonnade range, and the extension on the south of a wide conservatory or winter garden, with a central rotunda or palm house, the entire series of structures forming the four sides of an inner park. The original building is to be devoted exclusively to the uses of an Executive residence. On the west is the official wing, approached from the Departments of State, War and Navy, and arranged on the floor with a diplomatic audience room and anterooms for guests at receptions. The connecting range or statuary hall forms the way to the main building, where the President and wife receive. The second floor of this wing contains the office of the President, the Executive library and cabinet, the private secretary's and clerks' rooms. From the main building toward the east another broad passage similar to that on the west opens into the public wing, containing the gallery of paintings and treasures of art and history. This wing will be open to visitors. The conservatories on the south form not only a scene of tropical beauty in winter, when social gayeties are at their height, but a grand promenade back to the entrance and to the anterooms, thus obviating the crowding which occurs in great throngs of people.

The outer measurement of this architectural rectangle of edifices is 427 feet from east to west, and 350 feet from north to south. The inner court or park, 250 feet square, is to be turfed and arranged in parterres, with a grand allegorical fountain in the center, commemorating the discovery of America in 1492, the laying of the corner stone of the Executive Mansion in 1792, and the triumph of free institutions in 1892. The fountain will represent the landing of Columbus and his officers on the October morning of 1492 from the Santa Maria, Pinta and Nina, with the island of Guanahani in the distance. Subsidiary figures will represent the different ages of exploration, colonization, independence and national progress. This piece would not only be an effective feature in the artistic entirety of the Executive residence, but would serve as a memorial of Columbus's discovery of the New World and the laying of the corner stone of the official home of the Presidents of the American Republic, the former on October 12, 1492, and the latter on October 13, 1792. The fountain would have attachments of light and colors by night.

The advantage of this comprehensive plan is a symmetrical addition to the building. The construction of the conservatories on the south admits sunshine, winter warmth and summer breezes into each of the buildings without obstruction. The view from the windows is also unbroken. The court affords private grounds for the President's family, and on a certain day of the week may be thrown open to the public, with music and the fountains playing. The cost is estimated at \$700,000, with such additional expenditures as may be allowed for elaboration of details, erection of terraces and embellishment of the grounds. The staircases would be of marble, with onyx trimmings. The connecting galleries are set apart for statuary halls, with statues of Lincoln and Grant as central figures. The rotundas of the stair halls of the wings are arranged for statues of Washington and Jackson. The entire additions might be completed by October, 1892, as a commemoration of the discovery of America and laying of the corner stone of the original mansion, thus constituting a suitable memorial of those historic events at the national capital.—*Architecture and Building.*

WHICH PART OF THE TREE IS STRONGEST?

"It is by no means rare," says the proprietor of a large physical laboratory for builders and prospective owners of buildings, "to have joists, plates, sills and other important pieces tested, in order that the size and kind for prospective uses may be determined." Why not? Is it not of much greater importance that the strength of materials entering into the construction of factory, store or dwelling be as accurately determined and well known as those out of which cars, bridges, and crossties are

built? Proprietors of extensive car works, railroad and construction companies have the strength of materials known before a blow is struck, by which means enough and no more is used to sustain the strains to which the materials are to be subjected; but an architect and builder who makes a specialty of such knowledge, is extremely difficult to find in this, and, we presume, in any other city on the American continent.

This leads to the question, strength considered, of the relative merits of certain portions of a tree. It might be supposed, inasmuch as every layer from the central pith to the bark is in a different stage of perfection, the innermost or earliest formed being the most matured, would naturally be the strongest; but practical tests, made on the most modern and accurate testing machines, demonstrate that this is only true up to a certain period of growth. The greatest strength and toughness lies near the most recently formed heartwood, or that part the nearest to the sapwood. For this reason alone, to say nothing of many other peculiarities that will be enumerated at another time, it becomes a matter of the greatest importance in the selection of timber or lumber for special purposes, requiring great strength and toughness, to have as little sapwood as possible, and as little pitch.

With practical tests already made, this leads to the conclusion that timber or lumber for these special purposes, where the above properties are required, should be cut as near the sapwood as the timber will allow, for it should be remembered that the tree does not cease growing when it comes to maturity. As long as the tree is alive it continues to increase in bulk by the addition of the annual layer, but when maturity is once passed, each succeeding year produces a certain degree of deterioration. This decay appears in various stages, and generally exhibits in the first instance, either a white or a yellowish color at the butt or root end of the stem. If white, the decay is often very slight, and does not appear more than a few feet up at most, but if a yellowish red in color, it is not infrequently of a most serious character. Again, if the affected parts have assumed a decidedly red tinge, the tree is said to be foxy, and scarcely fit for any purpose, as the decay will be found to permeate a greater portion of the entire tree.

A more advanced stage of deterioration is that which may be described as a drying up or wasting away of the wood layers surrounding the pith. This forms a hollow, first at the butt, and then spreads upward, gradually increasing in size as the tree gets older, while this defect may eventually reach into the very branches.

Trees are most valuable as yielding the largest amount of good timber just prior to their reaching maturity, which is indicated by the topmost branches and branchlets becoming stunted and presenting a scraggy appearance. If, therefore, we wish to select a prime, healthy tree for felling, we must select one having an abundance of young shoots, and the topmost branches of which look vigorous, strong, pointed and healthy, this being the most certain evidence that the tree has not exhausted all the vegetable food within reach of its roots; in other words, that the tree has not passed its maturity.

Whenever there is the unmistakable evidences of permanent decay in a tree, the most economical thing to do is to cut it down, convert such parts as will answer the purpose into lumber, and use the balance for such purposes as do not require strength, durability, or staying properties. The size of any tree cannot be taken as a criterion of the tree's maturity by any means, there being unlimited growth if the roots can find food to sustain and extend the formation fabric.—*The Wood-Worker.*

STONE CUT WITH WIRE.

A NEW INVENTION USED IN FRENCH QUARRIES.

A NEW plan of cutting stone by means of wire cord has been adopted in many European quarters, says a writer in *Science*. While retaining sand as the cutting agent, M. Paulin Gay of Marseilles has succeeded in applying it by mechanical means, and as continuously as the sand blast and band saw, with both of which appliances his system—that of the "helical wire cord"—has considerable analogy. An engine puts in motion a continuous wire cord (varying from five to seven thirty-seconds of an inch in diameter, according to the work), composed of three mild steel wires twisted at a certain pitch, that found to give the best results in practice, at a speed of from fifteen to seventeen feet per second, the higher speed being adopted for the smaller diameter.



Elevation of flat.

H. T. Bestor, Architect.

POPULAR IGNORANCE ON A COMMON SUBJECT.

SOME twelve or fourteen years ago, one of the editors of this journal was the spectator of a scene on one of the smaller streets, which it was the custom at that time to plank instead of pave.

An excited woman was vigorously berating the contractor for endeavoring to lay some planks in front of her property that were not entirely free from knots. The contractor in vain endeavored to convince her that no fraud was proposed, but the woman insisted on her right to have clear timber.

One of her neighbors, an old country man, after the squabble had subsided, quietly went up to the contractor and privately offered him a small sum to pick out all the planks that showed small knot, and have them laid opposite his sidewalk. Of course the reason was plain:—the knots and the wood surrounding them being much harder would wear a correspondingly longer time, and would not be worn out until the straight grained wood was splintered and destroyed. The result confirmed the old fellow's shrewdness, as the woman had to repair her part of the street long before her more far-sighted neighbor.

DRESSING A STONE.

THE method of dressing a stone has an important bearing upon its durability. As a rule it may be set down that the less jar from heavy pounding the surface is subjected to the better; this for the reason that constant impact of the blows tends to destroy

the adhesive or cohesive power of the grains, and thus renders the stone more susceptible to atmospheric influences. It is stated by Mr. Batchen that some of the dolomites used in Chicago, although apparently perfectly sound when quarried, shortly showed a tendency to scale on exposure.

On examination it appears that in dressing these surfaces were both ax and bush—hammered, the implements used weighing from eight to twelve pounds, and capable of striking blows not less than 150 to 200 pounds. The effect of these heavy blows was to "stun" the surfaces for the depth of from one-sixteenth to one-eighth, or even one-fourth of an inch, and on exposure scaling resulted, leaving them ragged and unsightly. Sawn surfaces of the same stone, on the contrary, do not usually show the slightest tendency to scale.

Results such as these are what one is naturally led to expect, but further experiments are necessary before it will answer to speak too positively regarding the merits or demerits of various kinds of finish. With compact crystalline rocks like the granites and diabases it would seem probable that rock-faced work, untouched by chisel or hammer, would prove most durable, since the crystalline facets thus exposed are best fitted to shed moisture and the natural adhesion of the grains has not been disturbed.

With the softer and more absorbent stones on the other hand, the rock surface from its irregularity and roughness is more susceptible to the attacks of moisture and atmospheric acids, and hence would probably be found less durable, although from its roughness at the start any disintegration is less noticeable than on finely-finished work. With such stones a smoothly-sawn or polished surface seems best adapted to our variable climate.—*Stone.*



The management of this journal desires to extend a cordial invitation to all Architects on this Coast and elsewhere to contribute designs for publication.

Drawings should be made with perfectly black lines on a smooth white surface. Good tracings, if made with black ink, answer the purpose.

The designs selected will be published without charge. All drawings, whether accepted or not, will be returned to their authors, who must bear express charges both ways.

One of our lithographs this month illustrates a ten class school building erected at Eureka, Humboldt county, from the drawings of the architect, Jas. E. Wolfe.

The other double plate shows the elevation of the General Keyes Building on Stockton and O'Farrell streets, in this city. This building, of which a more extended notice appears elsewhere, was designed by architect Chas. Geddes under whose supervision the building was erected.

The plans and elevation of a two-story flat, were designed by H. T. Bestor, architect, and are intended for use on a lot having a frontage of twenty-five feet.

The monument to Paul Baudry in Pere la Chase cemetery, Paris, was designed by architect Ambroise Baudry, his brother, who superintended its erection; the figures were executed by Antonin Mercie, and the bust by Paul Dubois. Paul Baudry stood high in his art. One of the latest and greatest of his works is *la glorification de la loi*.



Postmaster Bryan has notified the public that he will not collect other than first class matter left at letter boxes.

It is estimated that the Mills Building in New York city, which cost between three and four million dollars, pays him nearly 6 per cent.

Senator Stanford proposes to donate 200 acres of land in the vicinity of the Twin Peaks for use as a public park, provided Market street is extended to reach the locality.

The interior of the St. Ignatius church on Hayes street is to be decorated at an expense of \$25,000. Moretti and Trezini are the artists who have the work in charge.

The monument to Marshall, the discoverer of gold in California, was recently unveiled according to programme. The monument was designed and erected by sculptor Marion F. Wells.

D. O. Mills is in the city, and it is rumored thinks of improving his property on the northeast corner of Montgomery and Bush streets, by erecting a nine-story building somewhat similar to Mills Building in New York city.

According to the editor of *Stone* the best pavement for streets upon which there is a heavy traffic, is granite or sandstone; and that for residence streets asphalt is the thing, it being understood that the durability of any good pavement depends on its having a proper foundation.

The Board of Education has selected the Scott street lot for the new Girls' High School, and the Board of Supervisors have approved the selection. Architect T. J. Welsh has been requested to prepare plans for a brick and stone structure containing sixteen class rooms and an assembly room.

The Carpenters' Union held a very successful and enjoyable picnic on May 1st. The boats were crowded with the men and their friends, who enjoyed thoroughly the unusual holiday which broke so pleasantly the monotony of their daily toils. The various games were well contested, and many valuable and useful prizes were distributed to the successful competitors.

A handsome building has been erected near the Trocadero Palace, in Paris, for the reception of a collection of idols and other objects of worship procured and arranged by M. Guimet. Here will be exhibited divinities worshiped by the inhabitants of the pagan and uncivilized countries of the world from the early ages down to the present time. A curious collection they will be, and an interesting study as well.

The Illinois Chapter A. I. A., has assumed the control of the permanent exhibit of building materials. The enterprise was established some five years ago at Chicago, by H. L. Gay, who has conducted it since. The task assumed by the Illinois Chapter is one of no small magnitude, and is a departure from established precedents which may give rise to unfavorable criticism. We wish the enterprise may be as successful as its warmest advocates can expect.

On the 17th of April Judge Hoge gave judgment for the defendants in the case of Calvin Brown, C. E., against the City and County of San Francisco; Mr. Brown desired to collect for services rendered in investigating and reporting on the proposed new tower for the City Hall. The defense was that the services had been requested and rendered on the assumption that Mr. Brown as a public spirited citizen would be pleased to render such services gratuitously. The Judge took that view of the case in spite of Mr. Brown's assertions to the contrary.

PERSONAL.

Architect G. W. Percy is in the East on a trip combining business and pleasure.



Monument to Paul Baudry.

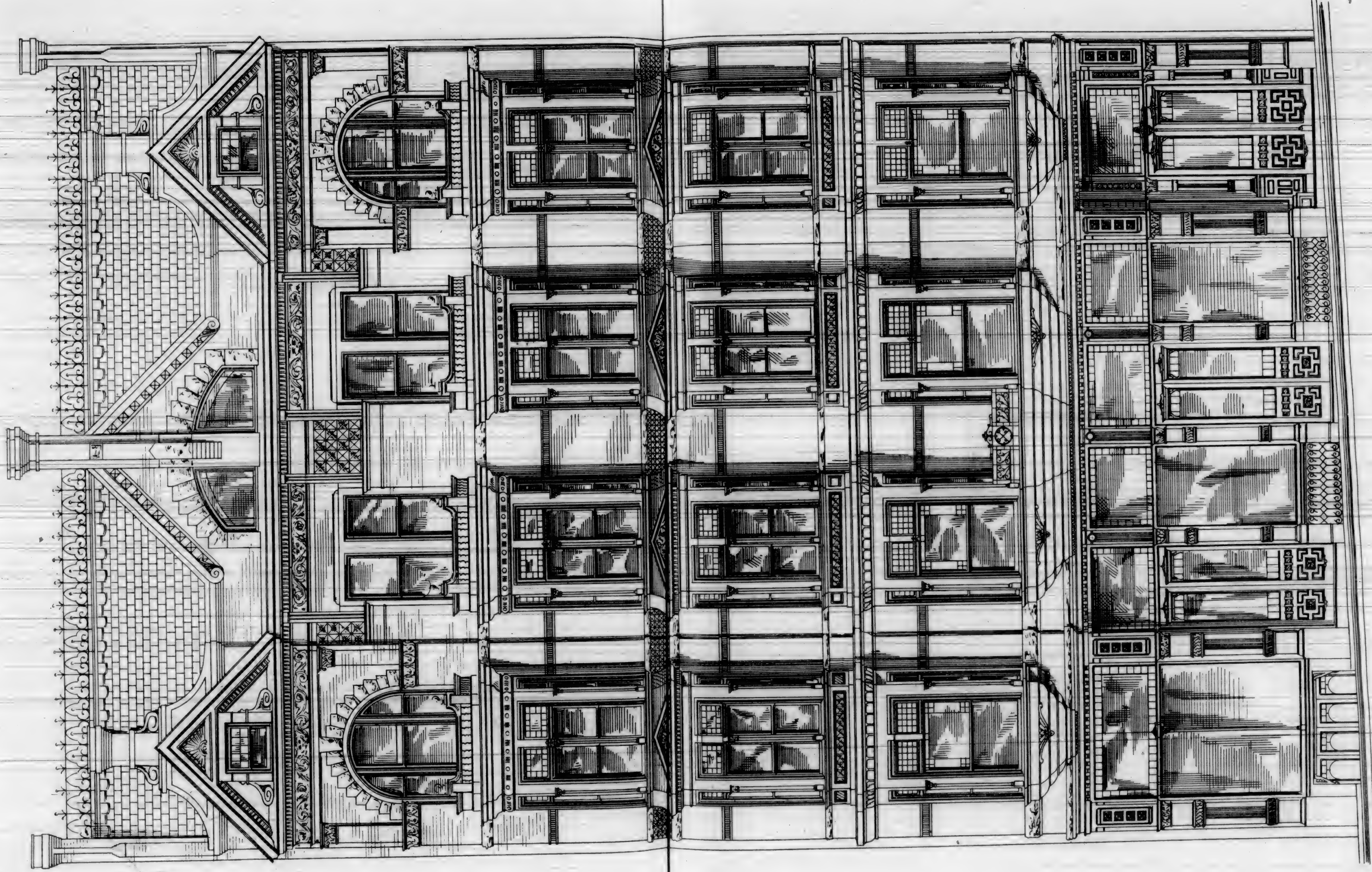
SPONTANEOUS IGNITION.

AN English authority says: "When oxide of iron is placed in contact with wood excluded from the atmosphere, and aided by a slightly increased temperature, the oxide parts with its oxygen and is converted into very finely divided particles of metallic iron having such an affinity for oxygen that, when afterward exposed to the action of the atmosphere from any cause, oxygen is absorbed so rapidly that these particles become red hot, and if in sufficient quantity will produce a temperature far beyond the ignitable part of dry timber. Whenever iron pipes are employed for circulation of any heated medium (whether hot water, hot air or steam), and wherever the pipes are allowed to become rusty, and are also in close contact with wood, it is only necessary to suppose that under these circumstances the finely divided particles of metallic iron become exposed to the action of the atmosphere (and this may occur from the mere expansion or contraction of the pipes) in order to account for many of the fires which periodically take place at the commencement of the winter season."

It is very difficult to get persons to believe that there is any danger arising from the contact of steam pipes with wood, notwithstanding that there have been well-attested cases of fire originating from this cause.

The fire at the Washington residence of Secretary Tracy, was ascribed to the burning off of the felt insulation, allowing the heating pipes to come in contact with the wood work.

The increased use of steam for heating purposes makes a close study of the subject of spontaneous ignition imperative, particularly on the part of furnace builders.—*Building Trade Journal*.



THE GENERAL KEYES BUILDING.

STOCKTON & O'FARRELL S^{rs}

CHAS. GEDDES
Architect

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



A TEN CLASS SCHOOL BUILDING, EUREKA, HUMBOLDT CO. CAL.

JAS. E. WOLFE ARCHITECT.

MAY, 1890.



Residence on Lyon Street, between Clay and Washington.

PISSIS & MOORE, Architects.



THE CITY RESIDENCE.

ITS DESIGN AND CONSTRUCTION.

—BY—

W. B. TUTHILL, A. M. ARCHITECT,

AUTHOR OF "PRACTICAL LESSONS IN ARCHITECTURAL DRAWING,"

"THE SUBURBAN COTTAGE," AND EDITOR OF
Interiors and Interior Details.

NEW YORK—Wm. T. Comstock, 23 Warren street.

The above is a new book we have just received; in it the author treats in a clear manner of the arrangement of the Dwelling House, the Tenement House and the Apartment House, and continuing, explains in detail the construction of each building from the foundation to the roof, and gives lucid descriptions of the methods employed by the various mechanics and points out what should be avoided as well as the best methods to employ.

The price is \$2.50, sent by mail free of postage to any part of the world.

The Engineering and Building Record presents another of its competitive designs for a pumping station and water tower.

Architecture and Building for April 26, give drawings and descriptions of three kinds of trusses used in the roof of the amphitheater of the Madison Square Garden.

The American Architect and Building News devotes considerable space to articles on religious architecture of antiquity.

The Building Budget continues its translation of *Viollet-le-Duc's* description of mediæval construction, and gives several cuts of modern residences.

The Canadian Architect contains a paper read before the Architectural Sketch Club, by R. W. Gambier, Bonsfield, entitled "Notes on the Connection Between the Different Styles of Gothic."

The Inland Architect for April contains Chapters XIII and XIV of Romanesque Architecture, a paper on Colonial Architecture by C. Bryant Schaefer, Water Color Study as applied to Architecture, and the New Constitution and By-laws of the Illinois Chapter, A. I. A.

The second number of *The Architectural and Building Monthly* contains a variety of plans, elevations and details of residences and other buildings.

The April number of *The Architectural Era* contains, under the head of "Mediæval Architecture," a description of Notre Dame Cathedral.

The *National Builder* for May continues the papers on "Mortars and Cements," by Adolph Cluss, besides giving the usual number of illustrations.

In the April number of the *Sanitary News* is an article by A. Arnold Clark, M. D., explaining how the dread disease, consumption, is spread, and the necessity of disinfecting the sputa of consumptives.

Number 6 of Volume 2 of the *Technology Architectural Review* has been received. It contains an article by Henry Van Brunt on "The Power of Simplicity" that deserves the careful study of thoughtful architects and designers. He concludes as follows:

"Let us never sacrifice a condition of use in order to accommodate a theory of design. Let the work develop under our hands from construction to beauty, as a flower from its roots, never grafting upon it a thought or motif which is not derived from its essential conditions of structure, suggesting by its material, or symbolic of its uses, remembering always that, as a general rule in architectural compositions, severity leads to strength and refinement, and prodigality to weakness and vulgarity. Thus shall we gain for the work of our hands the respect of practical men, and at last rehabilitate architecture as a living art."

A single graduating class from a good school of architecture, if loyal to this principle of "divine simplicity," never losing sight of it in all they may have to do in design, but never permitting it to degenerate into poverty and baldness, would animate our art with the breath of new life and confirm the movement of reform, which is already feeling its way; it would only need genius behind this loyalty to make a revolution. If it were my privilege and high function to be a teacher of architecture, the words I have written, advocating the largest knowledge of historical forms, and wise reserve and self-denial in the use of them, would be the last upon my lips as I sent forth my pupils into the world of action."

THE GENERAL KEYES BUILDING.

One of the handsomest buildings of its kind lately completed in this city, is the General Keyes building, an L-shaped structure having equal frontage on Stockton and O'Farrell streets.

The architect, Chas. Geddes, whose office is at No. 415 Montgomery street, has successfully designed a convenient and well arranged building, with fronts of pressed brick and stone trimmings, and has provided for all the modern conveniences so essential in a building of the kind.

The upper floors are devoted to hotel purposes, and have been leased for ten years to Mr. A. Wilkins, the well-known proprietor of the Cliff House. A portion of the ground floor on Stockton street has been fitted up as a café and billiard hall, with oyster and supper rooms.

It will be of interest to our many readers to know something of the various mechanics whose well directed exertions have resulted in the building shown in our double plate.

CONCRETE WORK.

George Goodman of 307 Montgomery Street contracted for and laid the concrete foundations, the basement floors, the sub-pavement and back areas and sidewalks on both streets, as well as the foundations for all the machinery in the building. Mr. Goodman's work is of the highest standard and for that reason he leads all others in his line of business. He uses the Schilling patent which has been tried and tested; and he has had so much experience in the use of cement that he thoroughly understands its manipulation and can guarantee the best results.

BRICK AND STONE WORK.

All the brick-work and stone-work, including the two fine pressed-brick fronts, with terra cotta and red sandstone trimmings, was executed by John McCarthy, one of the best-known building contractors in the city. His work speaks for itself, and no better evidence of the high esteem in which he is held can be cited than the fact that he is the principal contractor on such large structures as the *Chronicle* building and the new Academy of Sciences building and others.

CARPENTER WORK.

Adam Miller, whose office is at 516 Kearny street, superintended the carpenter work. Mr. Miller is a well-known builder of this city, and has erected many prominent buildings, one of which is the new Wells-Fargo Building. Being a thorough business man as well as a competent mechanic, attentive to his work, and always being careful to fulfill his agreements, he has carried out this contract in such a manner as to reflect credit on himself and the architect.

ARCHITECTURAL IRON WORK.

The firm of O'Connell & Lewis furnished and set all the cast iron work used in the construction of the premises, and did it in their usual workmanlike manner. These gentlemen have been established in business here for many years and are justly proud of the uniformly excellent quality of the work they have turned out, and in no part of a building is it more imperative to have the best of materials employed than in those parts of the construction that furnish the strength necessary to carry the weight of the building itself and of its contents. Any flaw or imperfection in a casting is a defect that may lead to serious danger to the future safety of a building, consequently the importance of obtaining only the best class of work can be readily perceived.

ILLUMINATING AND TILING.

P. H. Jackson, 228 and 230 First street, furnished and set the sidewalk lights. Mr. Jackson is the agent for many patents covering important points in reflecting lenses and in the construction of iron work and illuminating grates for all purposes. Mr. Jackson is an expert on all iron construction, having had

many years experience in New York City, where he was actively connected with the department of public works. He is frequently consulted where any doubt exists as to the safest and most economical methods of employing cast and wrought iron, and his opinion always carries the weight to which it is entitled. Mr. Jackson lately served with two prominent architects on a committee appointed by the New City Hall Commissioners to examine and report on the subject of the girders now being designed for use in the New City Hall.

ELEVATORS.

This building is furnished with two Patent Ellithorpe Air Brake, and Air Cushion, passenger elevators.

They are superior to any in use, from the fact that they run smoothly, and noiselessly, and the absolute safety obtained by the application of the air brake, which is attached to the cage, and will stop a falling cage within five feet, without jar or damage to either cage or occupants.

Also the air cushion, which is built in the basement sufficiently strong to stand the strain should the cage fall from any floor, in case all other safety appliances fail the air cushion is always there, and never fails.

W. H. Birch & Co., 119 Beale St., the builders of these patents have tested these, and all others, 14 in number, built on this coast, by hoisting the cage to the top floor, disconnecting the ropes and air brake safety, suspending the cage by a Manila rope and after placing eggs and several glasses of water in the cage (and in some instances human beings) the Manila rope was cut, and the cage fell with frightful velocity in the air cushion at the bottom of the shaft, in no case was there an egg broken, a drop of water spilled or a person injured in the slightest degree.

MARBLE AND TILE WORK.

The marbelized iron mantels throughout the building were put in by W. W. Montague & Co. of Market street. They are handsome and serviceable, and in the latest designs. All the beautifully tiled vestibules and entrances of the building on both streets were laid by the same firm. They are in graceful patterns of caustics tiles. One of the handsomest pieces of majolica and enameled tile work in the city is the beautiful fountain set up by the firm in the case.

ORNAMENTAL IRON WORK.

The contract for the ornamental iron work was let to Mr. H. Ralston of 151 and 153 Beale Street. In a building of this kind there is a great deal of wrought iron work such as iron beams, iron railings, strong tie bolts, crestringes and wrought finials including the iron sidewalk beams on both frontages as well as numerous bolts, bars and smaller articles of iron all being tested before using. Mr. Ralston employs only first-class workmen and personally superintends all his work; thereby being greatly sought after by builders having large structures to build.

STAIRS.

All the stairs, consisting of two main flights clear from the ground floor to the top story, two series of rear stairs, the basement stairs and a short flight leading from the O'Farrell Street entrance to the cafe down into the billiard hall, were put in by A. I. Sanborn of Mission and Fremont Streets. The treads and stringers are of pine; the newels, rails, and balusters being of oak. The light wells of each story are also finished with oak rails and balusters, and have paneled pine faces.

PLUMBING.

A very important part of the building is the plumbing and ventilation. Shepard Bros. of 526 California street, the oldest plumbing firm in the city, were intrusted with the contract for this work. Amounting to \$9,240.

The bath-tubs are Eastern enamel selected especially for this building with combination showers. The latrines and closets are of porcelain, and patent lip with self-closing automatic faucets. Heavy 4-inch iron pipes are run to each floor strong enough to withstand the strain of an engine pumping under the sidewalk with sufficient force to send water through every floor, back and front and to the roof. There is a system of valves for water so that it can be used separately, cut off or as a whole. The washstands are of marble fitted up with Fuller's No 3 filtering faucets. There are 14 gas meters in the building and by means of a distributor can be concentrated as in the system of valves. The Shepard Bros. are well-known as doing nothing but first-class work, thereby giving entire satisfaction to all their patrons.

ARTISTIC GLASS.

Mr. John Mallon, of the Pacific Glass Staining and Embossing Works, did the glass cutting and bending in this building.

He is a pioneer in his business, and any work done by him is of first quality. Mr. Mallon has the contract for the Memorial window in the St. Paul's Church at Sacramento for the late Leland Stanford, Jr., which, for beauty of design and finish, equals if not surpasses anything of its kind in the United States. His Cutting Works are at 19 Fremont street, and his Stained Glass Works are at 1213 and 1215 Howard street.

PAINTING.

Mr. Thomas Downing, the pioneer painter, No. 613 Mission street near Second, was selected to the painting and gilding. Nothing improves a building so well as to have it properly painted and the materials used must be of the best to stand wear. Mr. Downing's name is a sufficient guarantee that this contract has been fulfilled carefully as he is known never to slight work that he has anything to do with. Many of the finest buildings in this city attest his skill and artistic ability. Person having any business in his line would do well to call on him before letting out their work elsewhere.

HOSE REELS.

Chapman's Empire hose reels have been liberally supplied, twelve of these important protectors against fire having been located where they will be easy of access and so arranged as to be effectively employed should occasion require. The usefulness and convenience of these hose reels cannot be over estimated, and Wm. Chapman, 18 California street, who, by the way, was formerly Fire Inspector of the Board of Underwriters, is only too pleased to explain the advantages of being able to control an instantaneous supply of water at the moment of its greatest efficiency, that is to say, when a fire has just started and before it has had time to become a resistless conflagration. All that is necessary to do to obtain a supply from one of these reels is to turn the valve and unroll the hose, and a stream of water follows.

CAFE AND BILLIARD HALL.

Mr. A. Wilkins, proprietor of the Cliff House, has leased this fine building for a period of ten years and has succeeded in finding tenants for the two rooming houses and the stores beneath them.

The lower portion of the building on Stockton street, with an entrance also from O'Farrell street, will be used as a cafe, billiard hall, ladies and gentlemen's oyster and supper rooms and a grill room. The entire building is lighted by electricity and is the first building in this city lighted by an electric plant on the premises.

The billiard hall is handsomely fitted up and no expense has been spared to make it the finest one here. An elegant feature of the cafe is a fountain lighted by electricity set round with plants and ferns with prismatic colors thrown on the spraying waters. Mr. Wilkins has been a resident here for twenty-six years and having had so long an experience knows exactly how to meet the wants of his patrons.

PIANO WAREHOUSES.

The Hemme & Long Piano Company, an old and well-known established firm of which J. B. Curtis is the Secretary, having been in business here for the last fifteen years, occupy one of the stores on the O'Farrell Street side, the number of which is 107. This company has a large factory at 1643 Polk Street corner of Clay and have a capital stock of \$100,000. Their warerooms are at all times supplied with instruments of their own manufacture, which are conceded to be second to none in tone, brilliancy, durability and excellence of finish. They are sold at medium prices on easy installments and warranted for six years. Persons in want of a fine instrument should call at Hemme & Long's.

1020 Oak Street, OAKLAND, CAL., April 24, 1890.

The letter following speaks for itself:

MR. CHARLES GEDDES.

DEAR SIR:—I desire to say something to those who have assisted me in the construction of the building on Stockton and O'Farrell streets, of which I am the principal owner.

You, as architect, with the aid of your able draftsman, Mr. B. Wood, are the sole authors of the plan of the building. The lightness and beauty of the exterior every passer can judge. As to the interior, it is acknowledged by the lessee and the occupants to be admirable; the lighting, ventilation, and drainage seem to be perfect. A fine line of wherever one is needed. The pipe shaft, 8 feet square, in the center of the building to receive all down pipes, both of roof, water and plumbing supplies, etc., enclosed in brick walls, running from basement to roof without cover, to give ventilation and access to all pipes at pleasure, is in my mind one of the best features of the building. And last but not least, the cost of the building has not exceeded my estimate. I now cheerfully recommend you to any person who intends to construct a large building.

Yours truly,

E. D. KEYES.

THE architect's work, while the largest importance and most enduring of all artistic efforts, with the exception of a few solitary instances, does not perpetuate his name. As to the design of our City Hall, one of the most artistic buildings of this city, there seems to be some doubt as to who is the architect; at least, authorities differ.

In a few public buildings there is a tablet set up, giving the architect, the engineer, the contractors, and perhaps the committee having it in charge. In a picture the artist writes his name in the corner, and the owner sets a higher value on the work according as the name is one of note. If architecture is, as we believe, the fruit of artistic conceptions, why not allow the artistic architect the privilege of writing his name in some corner

tablet? Would not the fact of this record being put on his work make him more earnest in his efforts to make the work in accord with his highest conceptions?—while the name of a reputable architect would be, to a certain extent, a voucher for the character of the building. One of the unsatisfactory features of the present method is in visiting new localities and inquiring as to the architect of attractive buildings; very frequently no one can inform you. The name of the designer is forgotten almost as soon as the plans have left his hands; whereas a modest record on an appropriate tablet would be a credit both to the architect and the building, and would often be convenient in later years in seeking the original designs, should alterations be desired.

Architecture and Building.

CITY BUILDING NEWS.

Baker and Jefferson. Two-story frame; owner, W. T. Connery; architect, P. R. Schmidt; contractor, J. A. Kretschmar; cost, \$5,024; signed, April 10; filed, April 11; payments, \$1,250; framed, \$1,050; brown coated, \$1,050; hard finished, \$1,050; completed, \$1,424, 35 days.

Baker and Turk. Cottage; owner, T. Tobin; architect, W. H. Little; contractor, M. J. Scott; sureties, J. Young and J. Molten; cost, \$1,655; signed, March 8; filed, March 10; payments on first and fifth day of each month in sums equal to 75 per cent. of value of work done; balance, 35 days.

Broadway and Larkin. Two-story building; owner, J. W. Kentzel; architects, Shea & Shea; contractor, J. G. Griffin; sureties, W. J. Adams and A. D. Moore; cost, \$1,150; signed, April 12; filed, April 14; payments, \$75, framed, \$75, brown coated, \$75, hard finished, \$75, completed, 148, 35 days.

Bush between Polk and Van Ness. Three-story frame; owner, J. Schweitzer; architect, Kenitzer Kollofrat; contractor, M. J. Gorman; cost, \$8,823; time, August 25, '91; signed, April 14; filed, April 15; payments, \$1,000; framed, \$1,500; enclosed, \$1,200; first coat of plastering is on; \$1,200; plastered, \$1,725; completed, \$2,200, 35 days.

Baker and Jackson. Additions; owner, J. Urbach; contractor, S. A. Nagel; cost, \$2,000; time, 65 days; signed, April 2; filed, April 13; payments, \$500; foundations in; \$500; brown coated; \$500; accepted; \$500, 35 days.

Brick and carpenter work. Owner, Dr. C. Kleinberg; architects, Salfeld & Kohlberg; contractor, E. C. Worden; sureties, L. T. Lewis and L. B. Doe; cost, \$3,457; signed, April 7; filed, April 16; payments, \$1,000; framed, \$1,000; completed, \$887, 35 days.

Buchanan and Gilbert. Two story; owner, V. N. Drouet; contractor, A. N. Nelson; cost, \$6,730; time, June 30, 1890; signed, April 23; filed, April 24; payments, \$600; framed, \$700; brown mortared; \$740; white coated; \$300; completed, \$1,000, 35 days.

Baker and Bush. Two-story frame; owner, T. Brady; architect, M. J. Welch; contractor, Ivory Wells and H. S. Joslin; cost, \$3,540; signed, April 21st; filed, April 25th; payments, \$912.50; framed, \$912.50; brown mortared; \$912.50; completed, \$912.50, 35 days.

Bush Street, 1613. Owner, H. M. Herlihan; architect, C. Geddes; contractor, C. E. Dunnehy; time, 65 days; filed, April 30, 1890; payments, none specified.

Building on City Hall Avenue. Sidewalk; light work; owner, Mr. Marye; architect, Smith & Freeman; contractors, Bigelow & Little; cost, \$1,850; signed, April 10th; filed, May 2nd; payments, 75 per cent. to be paid as work progresses; 25 per cent. 35 days.

Clinton and Brannan. Two-story frame; owner, M. Frederick; architect, P. R. Schmidt; contractor, F. W. Kern; cost, \$3,880; signed, April 5th; filed, April 9th; payments, \$250; framed, \$700; brown coated; \$700; hard finished; \$700; completed, \$950, 35 days.

Clay and Baker. Alterations; owner, Mrs. A. Smith; architect, M. G. Bugbee; contractor, A. Nelson; cost, \$2,925; signed, April 21st; filed, April 21st; payments, \$731.25; framed, \$731.25; brown coated; \$731.25; accepted; \$731.25, 35 days.

Castro, between 18th and 19th. Frame; owner, A. Haufler and wife; contractor, J. C. Brown; signed, April 17th; filed, April 21; payments, \$250; foundations laid; \$300; framed, \$600; brown coated; \$400, completed.

Clay and Broderick. Alterations, etc.; owner, Mrs. R. Levy; architects, A. J. and T. D. Newsum; contractor, W. G. Miller; cost, \$2,300; signed, April 23; filed, April 24; payments, \$357, brick work done; \$357, brown mortared; \$388, completed; \$588, 35 days.

California and Polk. Three-story building; owner, P. Clement; architect, C. M. Roseau; contractors, J. E. Kennedy and H. Hodgkins; cost, \$7,150; signed, April 8; filed, May 1; payments, \$1,000; framed, \$1,000; brown coated; \$1,200; white coated; \$1,800, 35 days.

Douglas and Eighteenth. Two-story frame; owner, J. Woods; architect, J. J. Clark; contractor, M. J. Egan; surety, S. H. Harman; cost, \$3,500; signed, April 23; filed, April 23; signed, April 23; filed, April 26; payments, \$771; framed, \$771; brown coated; \$771; completed; balance, 35 days.

Dore and Harrison. Carpenter work; owners, F. Nelson and wife; contractors, Mullins Bros.; cost, \$1,257; time, July 2, '90; signed, April 21; filed, April 22; payments, \$300, framed; \$300, brown mortared; \$347, finished; \$300, 35 days.

Deatur street, off Bryant. Alterations; owners, T. Mulhern and wife; contractors, Mullins Bros.; surety, T. Mullins, Sr.; cost, \$994; signed, April 23; filed, May 2; payments, \$150, brick work done; \$240, framed; \$330, plastered; \$234, completed.

Eighth and Minna. Two-story building; owner, C. Ryan; architect, J. J. Clark; contractor, C. N. Smith; sureties, H. Blythe, W. J. Trot and F. Joist; cost, \$6,000; signed, April 25; payments, \$1,256.25; framed, \$1,256.25; enclosed, \$1,256.25; brown mortared; \$1,256.25; inside finish completed; balance, 35 days.

Ellis and Powell. Painting, etc.; owner, C. Mangels; architect, H. Gelfuss; contractor, A. Fick; cost, \$2,300; signed, April 9; filed, April 10; payments, first of each month, 75 per cent. of value of work done; balance, 35 days.

Ellis and Powell. Lathing, etc.; owner, C. Mangels; architect, H. Gelfuss; contractor, A. O'Brien; cost, \$7,444; signed, April 9; filed, April 10; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Ellis and Powell. Patent light iron doors, etc.; owner, R. Llewellyn; architect, H. Gelfuss; contractors, P. H. Jackson & Co.; cost, \$1,500; signed, April 9; filed, April 10; payments, fifth day of each month, 75 per cent. of value of work done; balance, 35 days.

Eureka and Seventeenth. Two-story; owner, F. Garrison; contractor, B. Dreyer; cost, \$4,700; signed, April 5; filed, April 7; payments, \$1,175; framed; \$1,175; brown coated; \$1,175; white mortared; \$1,175, 35 days.

Ellis and Powell. Wrought iron and steel work; owner, R. Llewellyn; architect, H. Gelfuss; contractors, Todt, Bass & Co.; cost, \$4,988; signed, April 9, filed, April 18; payments, 75 per cent. of work performed; 25 per cent., 35 days.

Ellis and Powell. Stone work; owners, Riley & Loane; architect, M. Gelfuss; contractors, Menzies, Stone & Co.; cost, \$1,730; signed, April 9; filed, April 10; payments, \$1,600, basement walls built; \$90, third floor joists laid; \$57, fourth story floor joists laid; \$700, fifth story floor joists laid; \$1,200, 35 days.

Ellis & Powell. Plumbing, etc.; owner, C. Mangels; architect, H. Gelfuss; contractor, S. Ickelheimer; cost, \$10,550; signed, April 9; filed, April 10; payments, first of each month, 75 per cent. of value of work done; balance, 35 days.

Ellis and Powell. Cast and wrought iron; owner, C. Mangels; architect, H. Gelfuss; contractor, S. Ickelheimer; cost, \$7,880; signed, April 9; filed, April 10; payments, first of each month, 75 per cent. of value of work done; balance, 35 days.

Ellis and Powell. Carpenter work; owner, C. Mangels; architect, H. Gelfuss; contractor, F. W. Kern; cost, \$32,800; signed, April 9; filed, April 10; payments, \$3,514, fourth-story floor joists are laid; \$3,514, roofed; \$3,514, floors laid; \$3,514, ready for lathing; \$3,514, standing finish on; \$3,514, inside finish on; \$3,516, completed; \$3,200, 35 days.

Ellis and Powell. Six-story brick; owner, C. Mangels; architect, H. Gelfuss; contractors, Riley & Loane; cost, \$24,200; signed, April 9; filed, April 10; payments, \$2,991, basement walls laid; \$2,991, second-story floors laid; \$2,991, third-story floors laid; \$2,991, fourth-story floors laid; \$2,991, fifth-story floors laid; \$2,991, fire walls topped out; \$6,050, 35 days after brick work is laid; \$300, 35 days.

Front and Oregon. Carpenter work; owner, Jas. G. Fair; architect, Schultz & Meeker; contractor, J. S. McKay; cost, \$3,300; signed, April 8; filed, April 12; payments, first of each month, 75 per cent. of value of work done; balance, 35 days.

Folsom and Fourth. Alterations; owner, P. G. Lompo; architect, G. E. Voelkel; contractor, F. Klatt; cost, \$9,565; signed, April 21st; filed, April 21st; payments, \$1,400; moved back \$1,000; enclosed, \$1,200; first coat, \$1,200; second coat, \$1,200; doors hung, \$1,623; accepted, \$2,402, 35 days.

First and Harrison. Three-story frame; owner, G. W. Ahrens; architect, H. Gelfuss; contractor, F. Klatt; cost, \$3,885; signed, April 19; filed, April 23; payment, \$875, framed; \$875 enclosed; \$875, brown mortared; \$875, outside finish on; \$875, completed; \$1,460, 35 days.

Fourteenth and Noe. Two story; owner, Joist & Van Glash; architect, C. R. and J. M. Wilson; contractor, A. McKay; cost, \$4,000; signed, April 10; filed, April 12; payments, \$500, framed; \$500, enclosed; \$500, brown coated; \$500, white coated; \$885, 35 days.

Fourteenth and Howard. Owner, I. Gutte; architect, Kenitzer & Kollofrat; contractors, Schutt & Krecker; surety, T. C. Jensen and T. Hock; cost, \$10,545; signed, April 15; filed, April 16; payments, \$1,200, framed; \$1,500, enclosed; \$1,200, brown coated; \$1,500, plastered; \$2,215, completed; \$2,600, 35 days.

Florida and Butte. Alterations, etc.; owner, M. Peash; architect, W. Nichol; contractor, J. F. McLaughlin; cost, \$1,300; signed, April 11; filed, April 14; payments, \$300, raised; \$250, partitions set; \$350, brown coated; \$200, white coated; \$350, finished; \$450, 35 days.

Front and Oregon. Art stone work; owner, J. G. Fair; architects, Schultz & Meeker; contractor, George Goodman; cost, \$2,116; signed, April 9; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Painting; owner, J. G. Fair; architect, Schultz & Meeker; contractor, Fraser & Keefe; cost, \$775; signed, April 9; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Plumbing; owner, J. G. Fair; architect, Schultz & Meeker; contractor, W. S. Snook & Co.; cost, \$974; signed, April 9; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Tinsmith's work; owner, J. G. Fair; architect, Schultz & Meeker; contractor, J. F. Forderer; cost, \$498; signed, April 9; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Elevator; owner, J. G. Fair; architect, Schultz & Meeker; contractor, Chitt and Hall; cost, \$1,620; signed, April 4; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Wrought iron work; owner, J. G. Fair; architect, Schultz & Meeker; contractor, Western Iron Works; cost, 2,100; signed, April 10; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Front and Oregon. Cast iron; owner, J. G. Fair; architects, Schultz & Meeker; contractor, McCormick; cost, \$1,865; signed, April 8; filed, April 12; payments, first day of each month, 75 per cent. of value of work done; balance, 35 days.

Grove and Loti. Three-story frame; owner, J. and L. Hirsch; architects, Salfeld & Kohlberg; contractor, T. W. Ward; sureties, A. E. and W. Dickens; cost, \$6,700; signed, March 3; filed, April 8; payments, \$1,000, framed; \$1,200, brown coated; \$1,400, door hung; \$1,825, accepted; \$1,675, 35 days.

Grand Ave. and Mission. Two-story; owner, E. Preston; architects, Percy & Hamilton; contractor, G. Bowser; cost, \$3,000; time, 75 days; signed, April 7; filed, April 7; payments, \$200, basement in; \$500, enclosed; \$750, brown coated; \$750, completed; \$750, 35 days.

Gough and Green. Two-story; owner, F. Reuschkolb; architects, John & Balczynski; contractor, G. Welsmann; cost, \$5,187; signed, April 12; filed, April 12; payments, \$1,000, framed; \$900, enclosed; \$987, white coated; \$1,300, 35 days.

Guerrero between 17th and 18th. Alterations; owner, E. Knox; architects, Townsend & Wyneken; contractor, G. Houston; cost, \$3,638; time, 90 days; signed, April 10; filed, April 11; payments, \$900, rustic on; \$900, brown coated; \$900, white coated; \$938, 35 days.

Gough and Hayes. To raise house. Owner, B. Daniels; contractor, P. Gleason; cost, \$300; signed, April 22; filed, April 24; payments, 75 per cent. as work progresses; 25 per cent. when completed.

Gough and Hayes. Grading. Owner, B. Daniels; contractor, Hogan & Burris; cost, \$300; signed, April 22; filed, April 24; payments, 75 per cent as work progresses; 25 per cent when completed.

Gough and Hayes. Brick-work; owner, B. Daniels; contractor, J. O. Sullivan; cost, \$1,250; signed, April 22; filed, April 24; payments, 75 per cent as work progresses; 25 per cent when completed.

Guerrero and Seventeenth. Two-story frame; owner, F. McGee; architect, A. J. Barnett; contractor, Tegeler & Muller; sureties, L. Schlof and W. H. Bowe, \$2,500; time, 90 days; signed, April 13; filed, May 1; payments, \$1,000, roofed; \$1,330, brown mortared; \$1,330, completed; \$1,225, 35 days.

Greenwich and Baker. Two-story frame; owner, G. F. Nelson; contractor, J. McConahay; cost, \$1,600; signed, April 21; filed, April 30; payments, \$400, framed; \$400, brown mortared; \$400, completed; \$400, 35 days.

Howard and Second. Brick and iron; owner, F. C. Janssen; architect, H. Gellfuss; contractors, Brennan & Slading; cost, \$10,800; signed, April 3; filed, April 10; payments, \$2,724, granite set; \$2,724, second story walls ready for joists; \$2,725, brick-work done; \$2,725, 35 days.

Howard and Second. Carpenter work; owner, F. C. Janssen; architect, H. Gellfuss; contractor, Paff Bros.; cost, \$11,000; signed, April 10; payments, \$1,600, roofed; \$1,600, lathed; \$1,600, brown mortared; \$1,600, white coated; \$1,600, completed; \$2,730, 35 days.

Hayes between Buchanan and Webster. Two-story; owner, C. M. Gable; architect, J. E. Kraft; contractor, W. W. Ackerson; sureties, J. Greig and R. P. Blake, \$3,000; cost, \$8,400; signed, March 22; filed, April 10; payments, \$1,885, enclosed; \$1,750, brown coated; \$1,250, accepted; \$1,375, 35 days.

Harrison and Ninth. Owner, J. McElcarney; architect, M. J. Welch; contractor, C. A. Lalerty; cost, \$10,000; signed, April 12; filed, April 14; payments, \$1,875, framed; \$1,875, brown coated; \$1,875, exterior finish on; \$1,875, completed; \$2,500, 35 days.

Hayes and Webster. Three-story frame; owner, S. Mier; architect, A. J. Barnett; contractor, Brennan Bros.; sureties, J. J. McKinnon and P. F. Lawson, \$1,000; cost, \$8,400; signed, April 17; filed, April 18; payments, \$800, first floor joists on; \$1,000, framed; \$1,000, brown coated; \$1,600, white coated; \$2,100, completed; \$2,100, 35 days.

Hayes and Broderick. Three-story frame; owner, J. L. Franklin; architect, M. J. Welch; contractor, O. Brault and J. Miron; cost, \$7,340; signed, April 17; filed, April 19; payments, \$1,376.25, framed; \$1,376.25, brown mortared; \$1,376.25, exterior finish up; \$1,376.25, completed; \$1,385, 35 days.

Howard and 23rd. Three-story frame; owner, Mrs. M. Engel; architect, H. Gellfuss; contractor, T. H. Hansen; cost, \$1,300; signed, April 22; filed, April 22; payments, \$35, framed; \$735, enclosed; \$735, brown coated; \$735, white coated; \$735, complete; \$1,325, 35 days.

Henry and Sanchez. Two frame buildings; owner, W. Brown; contractor, W. W. Rednal; sureties, D. Dodge and J. Springer & Co., \$6,850; cost, \$6,850; time, 65 days; signed, April 23; filed, April 23; payments, \$1,500, roofed; \$1,500, brown coated; \$2,000, completed; \$1,500, 35 days.

Hardie Place and Kearney. Plumbing; owner, C. Schroth; architect, J. Marquis; contractors, Fritz and Kram; cost, \$2,200; signed, April 21; filed, April 23; payments, \$800, pipes laid; \$800, accepted; \$500, 35 days.

Hartford, between 19th and 20th. Frame; owner, L. Landor; contractor, W. P. Clark; cost, \$2,100; signed, April 26; filed, April 30th; payments, \$700, framed; \$700, brown coated; \$700, 35 days.

Hollis, between O'Farrell and Ellis. Alterations; owner, P. Beanson; architects, Townsend & Wyneken; contractors, M. H. and M. Berry; sureties, P. Gilloughly and B. Hubart; cost, \$2,000; time, 30 days; signed, April 7; filed, April 30; payments, \$400, frame is up; \$313, first coat of mortar is on; \$400, first coat of paint on; \$400, completed; \$337, 35 days.

Howard and Fifth. Three-story frame; owner, B. F. Butler; architects, J. J. and T. D. Newsum; contractors, C. Platter and R. R. Thornton; cost, \$31,450; time, 100 days; signed, April 23; filed, April 30; payments, \$2,146, brick-work done; \$2,146, ready for first coat of plaster; \$2,146, plastered; \$2,146, completed; \$2,146, 35 days.

Haight and Devisadero. Two-story frame; owner, C. L. Moxley; architect, A. J. Barnett; contractor, T. Morris; sureties, R. Llewellyn and L. T. Lewis, \$2,500; cost, \$8,372; time, 90 days; signed, April 23; filed, May 2; payments, \$1,232, framed; \$1,232, brown coated; \$1,232, white coated; \$1,232, completed; \$1,614, 35 days.

Henry and Sanchez. Alterations; owner, D. Davalle; architect, C. M. Rousseau; contractor, E. Pinasso; cost, \$1,650; signed, April 26; filed, May 5; payments, \$300, brick; \$250, brown coated; \$250, finished; \$250, 35 days.

Jersey and Noe. Frame; owner, J. W. Lunny; contractor, B. Duffy; cost, \$1,200; signed, April 17; filed, April 17; payments, \$300, framed; \$300, brown coated; \$300, completed; \$300, 35 days.

Lott and Fulton. Two-story frame; owner, G. H. Friedrich; architect, W. H. Arnold; contractor, D. Chisholm; sureties, Humboldt Lumber & Mill Co., and C. S. Holmes, \$5,000; cost, \$5,000; signed, April 23; filed, May 3; payments, \$900, framed; \$900, brown coated; \$900, completed; \$900, 35 days.

Larkin between Sacramento and California. Two-story frame; owner, F. Grasshoff; architects, Kenitzer & Kohlberg; contractors, W. Plums; surety, F. Joost and D. Woerner, \$2,000; cost, \$2,470; signed, April 21; filed, April 24; payment, \$400, framed; \$400, enclosed; \$555, accepted; \$615, 35 days.

Laguna and Post. Residence; owner, P. Stern; architects, Salfeld & Kohlberg; contractor, H. Rohling; surety, B. Joost and H. L. Mill Co., \$6,000; cost, \$6,000; signed, April 7; filed, April 11; payments, \$1,000, framed; \$1,000, brown coated; \$1,000, doors hung; \$1,790, accepted; \$1,600, 35 days.

Lafayette and Natoma. Carpenter and brick work; owner, Wm. Halhan; architect, M. J. Welch; contractor, A. Discher; cost, \$5,200; signed, April 10; filed, April 12; payments, \$1,162, framed; \$1,162, brown coated; \$1,162, exterior finish up; \$1,162, completed; \$1,550, 35 days.

Mission and Eighth. Alterations; owner, J. Bock; architect, A. J. Barnett; contractor, T. Sullivan; surety, F. Joost, \$1,500; cost, \$5,730; time, 57 days; signed, April 22; filed, April 23; payments, \$500, ready for first floor joists; \$855, lathed; \$700, plastered; \$800, completed; \$915, 35 days.

McAllister and Broderick. Owner, E. Ames; architect, J. J. Clark; contractor, P. Maloney; surety, D. S. Cartwright, \$2,000; cost, \$2,725; signed, April 14; filed, April 16; payments, \$500, framed; \$500, enclosed; \$500, inside finish on; \$543, completed; \$562, 35 days.

Mission Street, 1119 and 1119½. Three-story frame; owner, Mrs. M. Porter; architect, Kenitzer & Kohlberg; contractor, W. Plums; surety, F. Joost and D. Woerner, \$4,000; cost, \$6,720; time, August 15, 1890; signed, April 22; filed, April 24; payments, \$1,800, framed; \$1,800, brown coated; \$1,600, completed; \$1,720, 35 days.

McAllister and Jones. Steel beams; owner, Hibernia Savings and Loan Society; architects, Pissis & Moore; contractor, Calvin Cutting & Son; cost, \$1,380; signed, March 26; filed, April 12; payments, \$1,400, entire completion of contract; \$490, 35 days.

McAllister and Jones. The steel floor beams, etc., for first floor; owner, Hibernia Savings and Loan Society; architects, Pissis & Moore; contractors, Calvin Cutting & Son; cost, \$1,340; signed, March 26; filed, April 12; payments, \$3,630, completed; \$1,210, 35 days.

McAllister and Jones. Cast iron columns for first-story; owner, Hibernia Savings and Loan Society; architects, Pissis & Moore; contractor, K. Llewellyn; cost, \$600; signed, March 26; filed, April 12; payments, when work is completed.

North Broadway. Three-story frame; owners, Mrs. M. Gumasso and Mr. & Mrs. Devote; architect, C. M. Rousseau; contractors, J. Salanave & Co.; sureties, Harris & Jones and H. B. Jones, \$4,100; signed, April 14; filed, April 16; payments, \$615, brick work done; \$615, roofed; \$615, brown coated; \$615, finishing coat on; \$615, accepted; \$1,025, 35 days.

North Haight. Owner, Mrs. C. Shaw; architect, J. M. Curtis; contractor, J. Geary; sureties, W. J. Adams and C. S. Holmes, \$5,000; cost, \$6,275; time, three months; signed, April 12; filed, April 17; payments, 75 per cent as work progresses; 25 per cent, 35 days.

N. E. cor. Battery and Commercial. Alterations; owner, H. F. Woods; architect, S. Hatfield; contractor, W. J. Thomson; cost, \$1,100; signed, April 26; filed, April 30; payments, 75 per cent as work progresses; 25 per cent, completed.

N. E. cor. Battery and Commercial. Alterations; owner, H. F. Woods; architect, S. Hatfield; contractor, J. Smith; cost, \$612; signed, April 26; filed, April 30; payments, 75 per cent as work progresses; 25 per cent, completed.

N. E. cor. Battery and Commercial. Fitting up saloon and bar; owner, Capt. W. A. Bells; contractor, W. J. Thomson; cost, \$2,178; signed, April 17; filed, April 30; payments, 75 per cent as work progresses; 25 per cent, completed.

N. E. cor. Twenty-third and Fair Oak. Two-story frame; owner, J. Cronoque; architects, Shea & Shea; contractor, R. Sumoft; sureties, W. J. Adams and C. S. Holmes, cost, \$7,350; signed, April 28; filed, April 30; payments, \$1,100, framed; \$1,100, brown coated; \$1,100, hard finished; \$1,100, inside grained; \$1,100, completed; \$1,840, 35 days.

Nineteenth and Shotwell. Two-story building; owner, S. Booth; contractor, A. S. Cook; cost, \$4,550; signed, April 30; filed, May 2; payments, \$1,375, framed; \$1,375, brown coated; \$1,375, accepted; \$1,425, 35 days.

O'Farrell and Gough. Frame; owner, A. Galland; architect, J. Maguire; contractor, C. Condy; cost, \$8,300; signed, April 16; filed, April 16; payments, \$800, roofed; \$1,000, ready for lath; \$1,150, brown coated; \$1,650, accepted; \$1,600, 35 days.

O'Farrell and Gough. Owner, A. Gallana; architect, J. Marquis; contractor, Chas. Coady; filed, April 18.

Oak and Shadr. Two-story frame; owner, E. Kell; architect, A. C. Lutgens; contractor, J. F. O'Brien; surety, W. Dickinson and P. Gillogley, \$6,500; cost, \$8,300; signed, April 17; filed, April 19; payments, \$1,000, framed; \$1,000, framed; \$1,200, first coated; \$1,500, second coated; \$1,262.50, completed; \$2,057.50, 35 days.

Oak bet. Broderick and Baker. Two-story frame; owner, C. Sancken; architect, W. O. Banks; contractors, Croge & Minister; sureties, H. Hansen and W. A. Meeker; cost, \$2,218; time, 90 days; signed, April 16; filed, April 21; payments, \$500, framed; \$800, brown coated; \$618, accepted; \$600, 35 days.

Pacific Avenue and Broderick. Owner, N. Luning; architect, C. Day; contractor, H. Lukes; surety, R. Higgins and C. Davis, \$3,337; cost, \$10,100; signed, April 10; filed, April 11; payments, none specified.

Pennsylvania bet. Mariposa and Solana. Frame; owner, J. B. Headstrom; contractor, R. O. Davis; sureties, Kelly, Hardy & Co., \$2,000; cost, \$2,760; filed, April 23; payments, \$687.50, framed; \$687.50, brown mortared; \$687.50, accepted; \$687.50, 35 days.

Pacific bet. Devisadero and Broderick. Two-story house; owner, Mrs. M. McFoy; architect, J. J. Clark; contractor, J. G. Adams; surety, H. S. Harmon, \$9,000; cost, \$9,184; signed, April 10; filed, April 12; payments, \$2,600, framed; \$2,600, brown mortared; \$1,685, inside finish on; \$2,300, 35 days.

Past and Stockton. Carpenter work, etc.; owner, L. and M. Sachs; architect, P. R. Schmidt; contractor, E. M. Cann; cost, \$3,850; signed, April 22; filed, April 26; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Pacific Avenue and Laguna. Plumbing; owner, D. F. Walker; architects, Smith & Freeman; contractors, Duffy Bros.; cost, \$1,150; filed, April 11; payments, \$550, rough work is tested; \$800, completed; \$300, 35 days.

Pacific Avenue and Laguna. Carpenter work; owner, D. F. Walker; architects, Smith & Freeman; contractor, E. W. Kern; cost, \$7,830; signed, April 8; filed, April 8; payments, \$1,468, framed; \$1,468, enclosed; \$1,468, plastered; \$1,468, finished up; \$1,985, 35 days.

Santa Clara and Mississippi. Alterations; owner, C. O'Neill; architect, A. J. Barnett; contractor, K. Zhaier; surety, E. Maggan, \$900; cost, \$330; time, 15 days; signed, April 4; filed, April 8; payments, \$285, completed; \$135, 35 days.

Seventeenth and Sanchez. Two-story building; owner, J. O'Connor; architect, A. J. Barnett; contractors, Crawford & Meade; surety, J. W. Wesson, \$1,000; cost, \$1,925; time, 60 days; signed, April 5; filed, April 7; payments, \$100, framed; \$40, brown coated; \$340, completed; \$485, 35 days.

Second Ave. and Clement. Two-story frame; owner, M. H. Landers; contractor, A. Jackson; cost, \$1,738; signed, April 28; filed, April 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

S. E. corner of Twentieth and Howard. Carpenter and brick work; owner, A. Waldenmeier; architects, Salfeld & Kohlberg; contractors, Fuchs & Bucher; sureties, H. Neiman and P. Herrick, \$12,500; cost, \$12,500; signed, April 8; filed, April 11; payments, \$1,800, first floor joists on; \$2,000, framed; \$2,000, brown coated; \$1,800, ready for painting; \$1,770, finished; \$510, 35 days.

South Alhina. Walls, roofing and flooring; owner, N. F. Patterson; contractor, Henry Jack; sureties, W. W. Watson and H. Kerman, \$200; cost, \$1,945; signed, April 17; filed, April 18; payments, \$455.75, framed; \$455.75, plastered; \$971.50, 35 days.

Sutter and Broderick. Two-story frame; owner, H. F. Gasque; architects, John and Balczynski; contractor, S. Wray; cost, \$5,169; signed, April 19; filed, April 21; payments, \$1,000, framed; \$1,000, enclosed; \$900, rough mortared; \$569, ready for painting; \$1,300, 35 days.

Sutter between Devisadero and Broderick. Frame; owner, B. Digging; contractor, J. A. Shephard; cost, \$4,775; time, 95 days; signed, April 21; filed, April 22; payments, \$1,140, enclosed; \$1,140, brown mortared; \$1,140, completed; \$1,155, 35 days.

Tenth and Folsom. Owner, T. Bryan; architect, A. Drucker; contractor, F. Roetiger; surety, J. W. Wesson, \$1,500; cost, \$1,900; signed, April 4; filed, April 9; payments, \$500, brown coated; \$500, completed; \$130, 35 days.

Twentieth and Howard. Painting; owner, A. Waldenmeier; architects, Salfeld & Kohlberg; contractor, J. C. Lohmeyer; cost, \$765; signed, April 12; filed, April 15; payments, \$400, ready for graining; \$365, accepted.

Twentieth and Howard. Plumbing and etc.; owner, A. Waldenmeier; architects, Salfeld & Kohlberg; contractor, H. Williams; cost, \$1,140; signed, April 8; filed, April 16; payments, \$500, rough work in; \$100, accepted; \$340, 35 days.

Treat Ave. and Twenty-fifth. One-story frame; owner, J. Gallagher; architect, M. J. Welch; contractor, H. Rohling; cost, \$1,700; signed, April 21; filed, April 26; payments, \$125, framed; \$425, brown coated; \$425, completed; \$425, 35 days.

Twenty-third, between Valencia and Guerrero. One-story frame; owner, J. McCreary; contractor, G. J. Doering; cost, \$1,600; filed, April 19; payments, \$125, enclosed; \$125, brown mortared; \$525, white coated; \$335, 35 days.

Treat Ave. and Twenty-first St. Two-story frame; owner, M. Gille; architect, H. Gellfuss; contractor, F. L. Hansen; cost, \$4,050; signed, April 21; filed, April 22; payments, \$615, framed; \$615, enclosed; \$615, brown coated; \$615, white coated; \$615, completed; \$1,015, 35 days.

Twenty-second and Dolores. Two-story frame; owner, E. Patton; architect, M. J. Welch; contractor, J. O. Connell; cost, \$4,042; signed, April 21; filed, April 30; payments, \$1,010.60, framed; \$1,010.60, brown mortared; \$1,010.70, completed; \$1,010.60, 35 days.

Union and Buchanan. Frame; owner, R. Malone; architect, M. G. Bugbee; contractor, Wilson & Johnson; cost, \$2,950; signed, April 21; filed, April 22; payments, \$746.25, framed; \$746.25, brown coated; \$746.25, accepted; \$746.25, 35 days.

Union and Dupont. Three-story frame; owner, G. Perrea; architects, Townsend & Wyneken; contractor, C. R. Gardner; cost, \$3,300; signed, April 29; filed, April 30; payments, \$700, framed; \$900, brown mortared; \$810, white coated; \$540, 35 days.

Union and Mason. Three-story frame; owner, A. Decourtioux; contractor, H. Lohouse; cost, \$5,850; time, 4 months; signed, May 1; filed, May 2; payments, \$1,500, roofed; \$600, brown coated; \$500, white coated; \$1,460.50, completed; \$1,457.50, 35 days.

Van Ness Ave. and Myrtle Ave. Painting etc.; owner, L. A. Levy; architect, P. R. Schmidt; contractor, W. Armstrong; cost, \$2,277; signed, April 19; filed, May 2; payments, 75 per cent of the value of the work done; balance, 35 days.

Valencia and 24th. Plastering; owner, J. Taubman; architect, J. C. Newsum; contractor, J. F. Morgan; cost, \$1,770; signed, April 14; filed, April 15; payments, 75 per cent of work done; balance, 35 days.

Van Ness Ave. and Pine. Three-story brick and frame dwelling; owner, A. S. Baldwin; architect, J. C. Newsum; contractor, R. M. Murray; signed, April 11; filed, April 22; payments, 75 per cent as work progresses; 25 per cent, 35 days after completion; mantels arc specified, \$50 each set, art glass; \$3 per foot; centers, 75 cents each.

Van Ness Ave. 1909. Porch; owner, J. T. Haviland; architects, J. J. and T. D. Newsum; contractor, Deegan & Oxford; cost, \$1,175; time, 75 days; signed, April 3; filed, April 21; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. and Fell. Alterations; owner, G. Bove; architect, Wm. Mosser; contractor, J. R. Whalen; sureties, O. H. Greenwood and A. Heilbourn; cost, \$5,780; time, 90 days; signed, April 25; filed, May 1; payments, 75 per cent of value of work done; balance, 35 days.

Vallejo and Mason. Two tenement houses; owner, A. F. O'Connell; architect, B. J. Clinch; contractor, T. R. Bassett; sureties, M. J. Wrin and F. D. Bassett, \$6,000; cost, \$6,000; signed, April 23; filed, May 1; payments, \$1,500, enclosed; \$1,500, plastered; \$1,500, completed; \$1,500, 35 days.

Washington between Leavenworth and Hyde. Additions; owner, J. F. Clunie; architect, W. O. Banks; contractors, Douglas and Velp; sureties, H. Magority and E. Patigan, et al; cost, \$1,025; time, 70 days; signed, April 8; filed, April 10; payments, \$400, joists laid; \$350, rough coated; \$375, completed; \$400, 35 days.

Wayland and San Bruno Ave. Six room dwelling house; owner, Thos. King; contractor, W. J. B. Warner; cost, \$1,425; time, 70 days; signed, April 4; filed, April 7; payments, \$400, framed; \$400, brown coated; \$400, outside finish on; \$4, 35 days.

Webster between Geary and O'Farrell. Plumbing; owner, H. B. Hunt; architect, W. H. Armitage; contractor, J. Doherty; cost, \$1,450; signed, April 10; filed, April 19; payments, \$750, rough work in; \$675.50, finished; \$624.50, 35 days.

Webster between Geary and O'Farrell. Three-story frame; owner, H. B. Hunt; architect, W. H. Armitage; contractor, D. Perry; sureties, A. Washburn and H. Robinson, \$5,000; cost, \$2,665; time, August 10; signed, April 10; filed, April 19; payments, \$1,000, framed; \$2,500, brown coated; \$1,500, white coated; \$2,465, accepted; \$3,200, 35 days.

Alameda.

Central Avenue and Park. Alterations; owner, Mrs. A. J. Nahl; contractor, C. H. Foster; surety, J. Pierce and J. C. Jamison, \$1,000; cost, \$2,700; time, 90 days; signed, April 24th; filed, April 24th; payments, \$500, framed; \$700, ready for lathing; \$400, brown mortared; \$425, one coat of paint on; \$775, completed.

Clinton between Willow and Walnut. One-story frame; owner, R. W. Graff; architect, L. A. Boynton; contractor, Lord & Boynton; cost, \$1,250; time, June 20, 1890; signed, April 18th; filed, April 24th; payments, \$300, framed; \$300, brown coated; \$325, finished; \$325, 35 days.

Lafayette Street and Encinal Avenue. Owner, C. A. Wright; contractor, A. W. Pattani & Co.; cost, \$2,550; signed, April 31; filed, April 4th; payments, \$800, chimney built; \$600, brown mortared; \$500, completed; \$650, 35 days.

S. E. cor. of Union and Encinal Avenue. Dwelling; owner, M. Hely; contractor, A. W. Pattani; cost, \$2,882; time, July 4, 1890; signed, April 5th; filed, April 9th; payments, \$900 chimney built; \$700, brown mortared; \$560, completed; \$722, 35 days.

Lafayette and Encinal Avenue. Two-story frame; owner, E. G. Schonwasser; contractor, A. W. Pattani; cost, \$2,357; signed, April 7th; filed, April 9th; payments, \$400, chimney built; \$700, brown mortared; \$600, completed; \$717, 35 days.

Benton Street and Central Avenue. Two story; owner, H. Mohs; contractor, A. W. Pattani; cost, \$2,500; signed, April 8th; filed, April 9th; payments, \$900, chimney built; \$400, brown mortared; \$455, completed; \$525, 35 days.

Lot 8, Block 22, owner, B. C. Bates; contractor, T. I. Pyne; cost, \$5,250; time, August 20, 1890; signed, April 12th; filed, April 13th; payments, \$500, framed; \$1,250, first coat of plaster on; \$750.50, plastered; \$1,425, completed; \$1,312.50, 35 days.

Schiller and Santa Clara Avenue. Two-story frame; owner, Mrs. C. C. Young; architect, A. Steinbitt; contractor, R. Gillis; cost, \$3,000; time, 90 days; signed, April 2nd; filed, April 17th; payments, \$750, framed; \$750, ready for lathing; \$750, hard finished; \$750, 35 days.

Sherman and Kings Ave. Owner, Mrs. M. M. Soule; architect, Geo. A. Bordwell; contractor, J. J. Boyle; cost, \$2,400; time, July 23, 1890; signed, April 23; filed, April 23; payments, \$600, framed; \$600, ready for plastering; \$600, completed; \$602, 35 days.

Chestnut and Pacific Ave. One-story frame; owner, L. A. Groom; contractor, R. Gillis; cost, \$1,335; time, 90 days; signed, April 14; filed, April 22; payments, \$345, framed; \$345, brown coated; \$345, completed; \$345, 35 days.

San Pablo and Bon Ten Ave. Two-story frame; owner, F. R. Neidt; contractors, F. M. Crame and G. Hoguet; cost, \$2,400; signed, April 19; filed, April 25; payments, \$800, enclosed; \$800, completed; \$800, 35 days.

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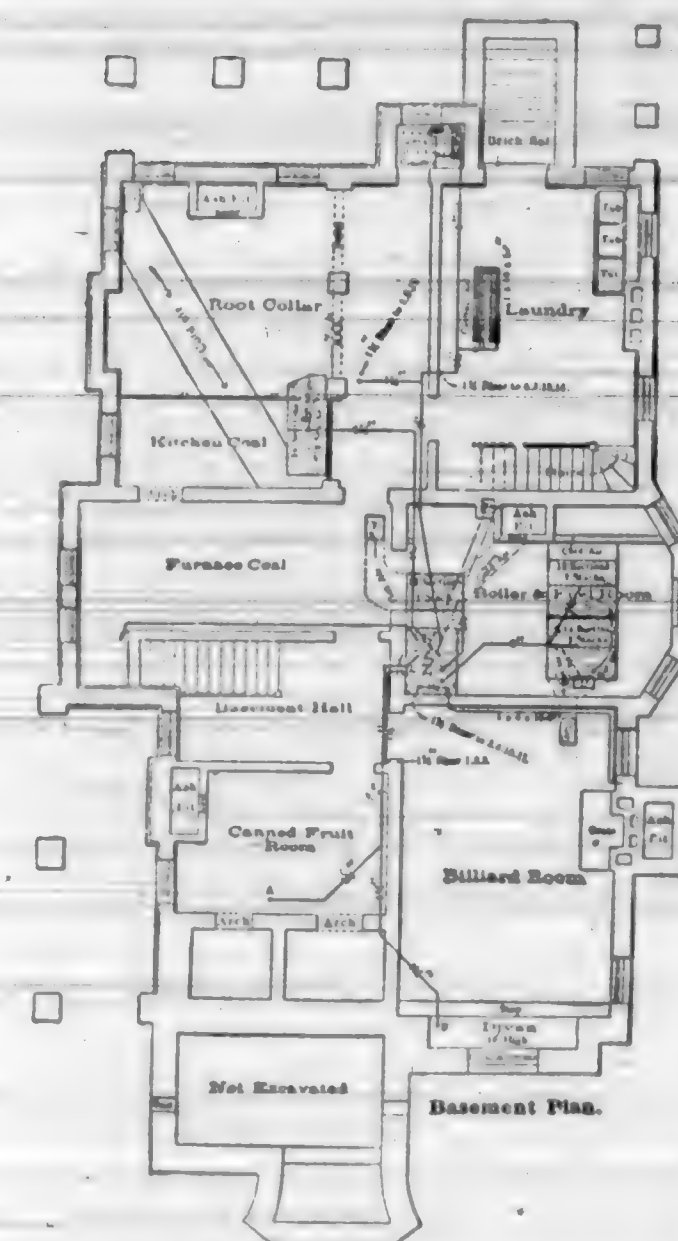
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— MANUFACTURE THE FINEST

EXAMPLE OF A HOT WATER HEATING JOB

DONE IN THE RESIDENCE OF
JEREMIAH DWYER, Esq., President of the Michigan Stove Co., Jefferson
Avenue, Detroit, by the
DETROIT HEATING AND LIGHTING CO., DETROIT, MICH.
(From the *American Artisan*, Nov. 9, 1889.)



In a recent issue of the *American Artisan*—that of October 26—we gave an extended account of the hot water method of heating, advocated by our friends of the Detroit Heating and Lighting Company, together with a minute description of the admirable Bolton Heater, whereby they carry it into effect.

We desire to let our readers judge of systems and inventions by ascertainable facts, and so, to give them a fair chance on the heating system under notice, and this from the features of a demonstrated success, we now furnish an account—with explicit plans—of its application in the private residence of a gentleman who may be named as one of the largest stove manufacturers in the

world, and therefore a most competent judge in the selection of appliances of this very kind. We allude to Jeremiah Dwyer, the well known President of the Michigan Stove Company, of Detroit, whose house, which is located on Jefferson Avenue, is a handsome brick structure with elaborately carved red sandstone trimmings, the general effect being very rich and pleasing. It is one of the most striking of the many new and costly residences on this fine street, and one of the most elaborately and tastefully furnished houses in the Northwest.

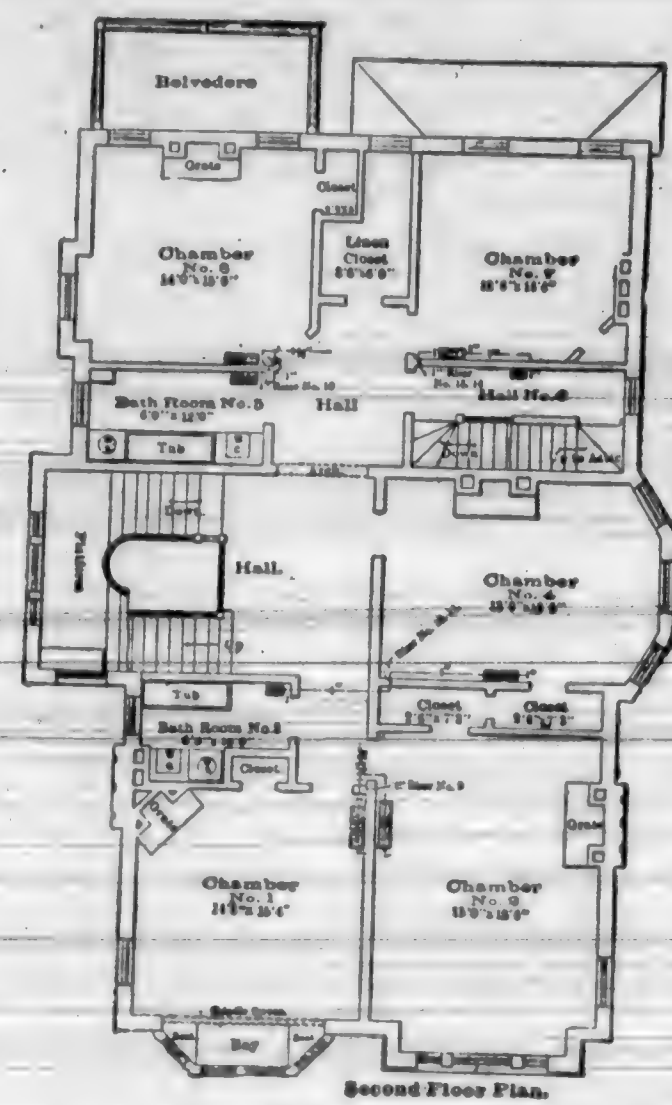
Mr. Dwyer, as a stove man "from way back," looked with suspicion on the new-fangled device for warming houses, but after a great deal of consideration and, as he says, in a recent letter, "after much consultation with his associates," he decided to put in hot water, and we may say he is most enthusiastic over the result of this experiment.

The heater used is a No. 7, two-fire-pot Bolton, located in the "boiler room" in the basement, as shown on plans.

In the basement the only rooms heated are the billiard room, in which there is a coil on the wall; and the laundry and a closet, heated by coils suspended from the ceiling.

The cold-room in the basement receives air from out of doors, which is passed over the indirect radiators and warmed on its way to the registers in the first floor. The air-supply can be regulated according to the weather outside, but always affords an ample supply of fresh, pure air to the rooms above.

On the first floor the radiation is almost en-



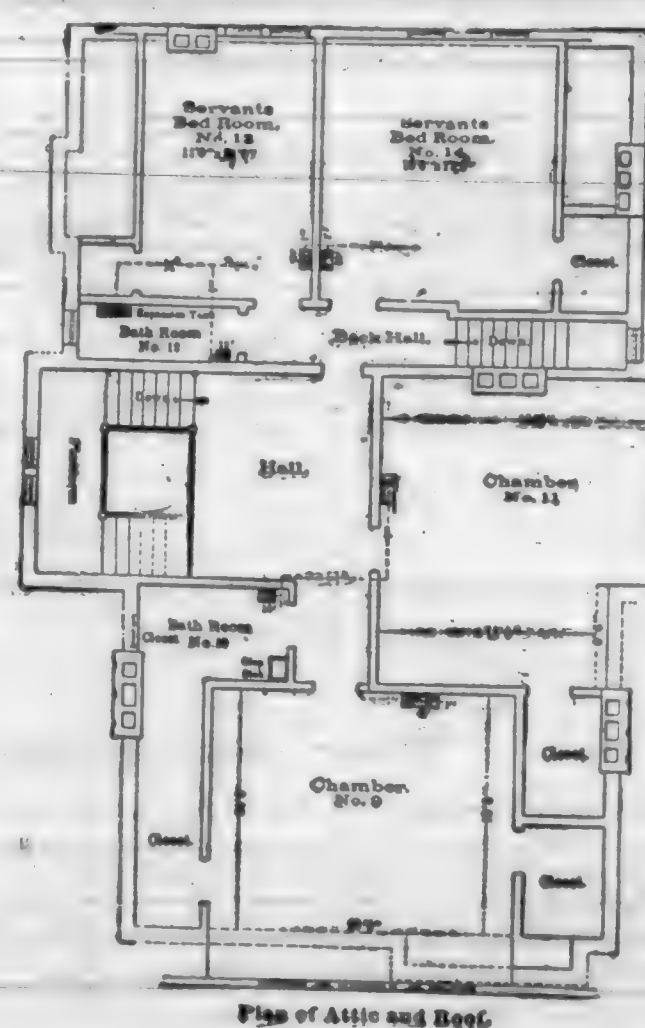
tirely indirect, the warmed air being admitted through electro-bronze registers of Moorish design. The direct radiation on this floor consists of two coils placed under the window seats of the reception hall and parlor. That in the parlor, on account of the lowness of the window seat, had to be sunk several inches below the level of the floor. Both coils are concealed by antique brass screens.

The second and third floors are heated by direct radiation. In the bathroom on the third floor is the expansion tank, which is always open to the atmosphere, so that there is never any pressure upon the pipes, ex-

cept the weight of the water which they contain, and therefore no possibility of explosion.

The plans show the location of all registers and radiators, as well as of the pipes leading to them. The risers are marked with their diameters, and with numbers indicating the radiators which they supply. Lines of exposed pipe are shown by solid lines leading from the heater, and dotted lines show where concealed supply pipes are run under the floor. Only the flow pipes are given, as the return pipes are run, in every case, parallel and close to the flow pipes. The whole constitutes the perfection of a first-class heating apparatus, highly effective and economical in its operation, and is an interesting example of the methods of modern hot water engineers.

The apparatus for this work is, as above stated, the well-known Bolton Heater, which has such an excellent record for long and creditable service in the climates of Winnipeg and Montreal. In this country it is manufactured by the Detroit Heating and Lighting Company, and has rapidly attained a wonderful popularity. As a further indication of the extent of the Company's operations, it may be stated that among their many contracts they are now putting one of their heaters into the Washington residence of Senator McMillan; one in the remodeled residence of ex-Mayor Wm. G. Thompson, of Detroit, where a \$50,000 fire was recently caused by a defective heating apparatus; one in the Whitney National Bank at New Orleans; one in the residence of Mr. Jarvis Richards, President of the First National Bank at Chadron, Neb.; and one in the residence of W. W. Spalding, of Duluth, Minn. This also shows the wonderful adaptability of this system of heating to all ranges of climates, from the blizzard region of the Northwest down to the shelterless Western plains and the stormy Southern-gulf.



OFFICE OF
THE MICHIGAN STOVE CO.

DETROIT, Apr. 22, '89.
Detroit Heating & Lighting Co.

DEAR SIR:—Replying to your favor of recent date, asking my opinion in regard to your Bolton Patent Hot Water Heater, which you put in my new house last fall, would say that it was only after considerable thought by my associates and self on the subject of heating and ventilation that we concluded that hot water was the best artificial heat, if the system of circulation and workmanship was properly done.

Your Heater, I consider A1, and your system of circulation and workmanship is well done, and every way satisfactory to myself and family, and I take great pleasure in making this statement. Yours respectfully,
JEREMIAH DWYER.

The California Architect and Building News.

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SAN FRANCISCO, CAL.

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A monthly Journal devoted to the Architectural interests of the Pacific Coast. Published on the 15th of each month by THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, 408 California Street, San Francisco, Cal.

W. P. MOORE, President.

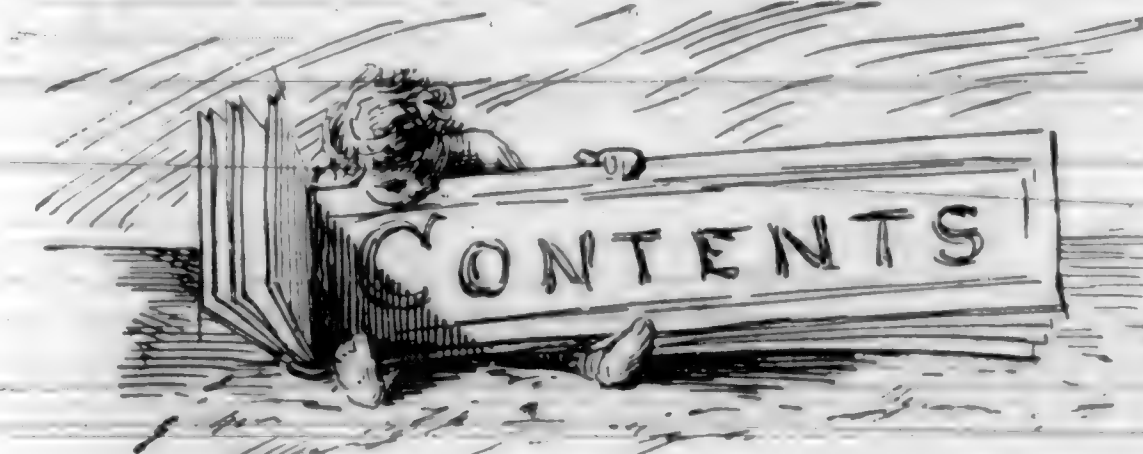
OLIVER EVERETT, Secretary.

THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY is composed of Architects and others interested in the profession.

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1 inch.....	\$ 1.50	\$ 4.00	\$ 7.50	\$13.00
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3 inch.....	7.50	18.00	32.00	60.00
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NOTICE.

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.

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE ARCHITECTS, meets second Friday of each month at 408 California Street.

SETH BABSON, Pres.

W. P. MOORE, Vice-Pres.

OLIVER EVERETT, Sec.

JOHN M. CURTIS, Treas.

TECHNICAL SOCIETY OF THE PACIFIC COAST, meets first Friday of each month at 408 California Street.

JOHN RICHARDS, Pres. PROF. FRANK SOULÉ, Vice-Pres.

OTTO VON GELDERN, Sec.

JAS. SPIERS, Treas.

THE regular monthly meeting of the Technical Society of the Pacific Coast was held Friday evening, June 6th. A paper on logarithms was read and illustrated by Prof. R. Stringer of the University of Berkeley.

C. D. Harvey of this city exhibited samples of a new style of coupling for water and steam pipes. These couplings are made with shoulders on the inside to form a smooth flush surface on the inside of the pipe to prevent eddies in the flow of water or steam through the pipes.

At the next meeting the electrical storage company will exhibit the working of their apparatus.

P. J. Flynn, C. E., will read a paper on open drainage.

The society is now in a very satisfactory condition, and is constantly initiating members from all over the Coast.

THE regular monthly meeting of the San Francisco Chapter A. I. A., was held Friday evening June 13th. President Babson in the chair.

Architect Frank Shea was unanimously elected a fellow member.

An application was received from Herbert G. Lowry to become a student member, referred to a committee consisting of Cuthbertson, Sanders and Everett.

The committee appointed at a former meeting to procure papers to be read and subjects to be discussed by the Chapter reported that a syllabus had been prepared, and that the subject of the paper for the July meeting will be *The Scroll, the Star and the City*, by W. J. Cuthbertson. Other papers will be announced in the order in which they will be presented, and notice given in these columns previous to the meetings.

The committee appointed to decide on the merits of the drawings in the competitions of the A. I. A. Sketch Club reported first mention to S. C. Benson, second to H. J. Van Vlack, third to J. W. Rowell. Report accepted and committee discharged. A new committee consisting of Bugbee and Bestor was appointed to adjudge the mentions in this July competition on the subject of a wrought iron gate.

Mr. Sanders read the following paper elaborating an idea advanced by him at a previous meeting, looking to the erection of a commodious building for the accommodation of artistic and professional kindred societies.

MR. PRESIDENT AND GENTLEMEN: The subject of a "Home for the Professional Artisans," if such a term is admissible has, for many years past, in one form or another engaged the professional mind. If I err not the Grand Opera House was at one time intended as such a home.

Preceding that I remember early in the 70's, some scheme looking in the same direction, and only a few years since Col. Mitchell of the Ichi Ban interested the late Charles Crocker in a scheme which was brought to within an ace of realization, looking to a home for the Art Society as well as musicians, painters, architects and other allied professionals. This scheme included a small but very carefully arranged Opera House in the programme, and it was perhaps well that it was not finally consummated, as under the circumstances the whole enterprise would have been very likely to come to grief.