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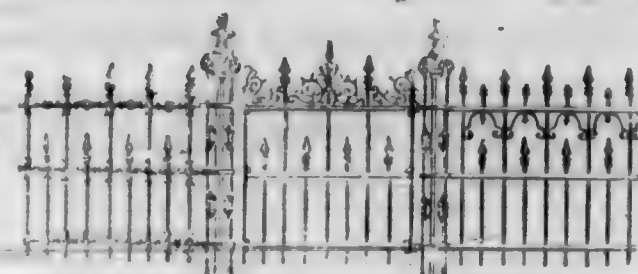
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Page 12 in 1890 Supplement.
The above cut shows the Norris Pulley as it appears in the frame. This Pulley is made so that the Rope cannot possibly leave the wheel.

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W. P. MOORE, President,

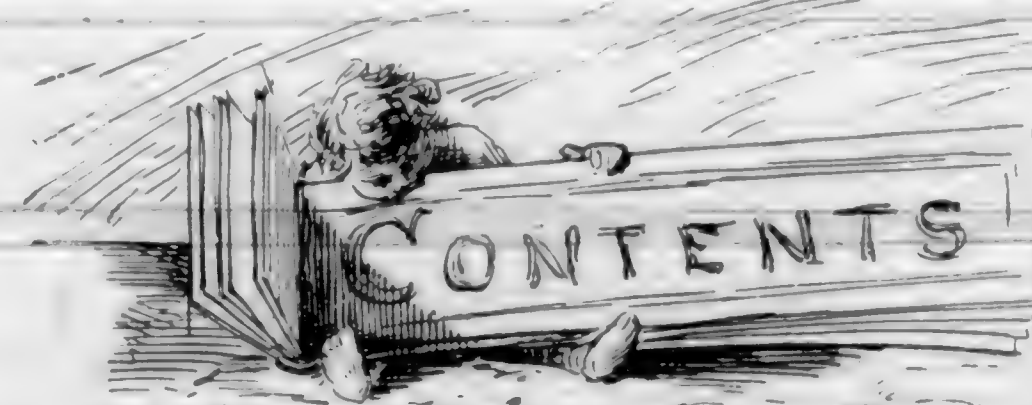
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NOTICE.

M^R. 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. J. CUTHBERTSON, 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.

IT is the desire and intention of the Directors to enlarge and improve the paper for the coming year. To do so to any extent, will require the good will and aid of all persons interested in the advancement of the Pacific Coast in this respect. We therefore ask our friends throughout the country to favor us with any news in this line that may come to their knowledge. During the year, we propose to illustrate some of the oldest architecture in the State, and as there are many persons who have a knowledge of these buildings from personal observation, we request them to do us the kindness to send any information that may be of use to the student of the future when all these monuments are gone.

THE daily papers have recently described the over-crowded condition of the County Jail; almost thrice as many inmates as the building was designed to accommodate, jammed into a worn out, tumble down structure, from which a determined criminal could easily escape; nothing like as much air as the cubic air ordinance is supposed to make compulsory; great danger of an epidemic, and no ghost of a probability that anything will be done to remedy these evils.

Really, the citizens of San Francisco have but little right to criticize the Government for dilatory proceedings in erecting a Post-office, when such a disgraceful jail building is in existence.

THE regular meeting of the San Francisco Chapter of the American Institute of Architects was held at their rooms, 408 California street, on the 14th inst., the Vice-President, W. J. Cuthbertson presiding. Jas. W. Reid was elected an active member. Linden Bree a student member.

A. Pissis, J. W. Curtis, and H. T. Bestor were appointed a committee to confer with kindred societies in regard to legislative measures, etc. An invitation was received from Prof. Keith, to the Chapter and its individual members to visit the works of the Electrical Engineering Co., 21 Spear street, to view the materials and the various processes used in the manufacture of the Keith Motor. The "Sketch Club" drawings were received, and awards made.

THE A. I. A. Sketch Club held its regular monthly meeting in the rooms of the Chapter. The following officers were elected for 1891: President, R. H. Wetmore, Jr.; Vice-President, S. C. Benson; Secretary and Treasurer, H. J. Van Vlack. Several applications for membership were received. The subject for the evening was a paper by S. C. Benson on "Architectural Design." "A Wayside Shelter" the competition subject for December were shown. These drawings indicate improvement both in design and draughtsmanship. The annual exhibition of drawings was postponed.

THE subscription of this Journal for the year 1891 is \$3.00, payable in advance.

SUBSCRIBERS will please notify us promptly of any failure to receive the paper, and also of any change in their address.

THE regular meeting of the Technical Society of the Pacific Coast was held on the 7th inst. at their rooms, 408 California street, President Richards in the chair.

Mr. A. Lietz, a manufacturer of mathematical instruments, read an interesting paper on "How to Select a Good Surveying Instrument." He showed by the aid of the microscope the difference between lines properly and improperly cut in the very fine scales for measuring.

Mr. Wagner illustrated a practical method adopted by himself, for correcting a surveying instrument that had been sprung out of true by accident.

INSTRUCTION IN DRAWING.

A CRITICAL REVIEW OF THE PRANG COURSE IN FORM-STUDY AND DRAWING.—CONTINUED FROM PAGE 116.

This is the report which comes to us from the "heart" of Europe, from the country which conquered through "the school-master at Shadowa."

As the matter of instruction in drawing has interested me very much for twenty years, I have taken every opportunity to inform myself in regard to it. It has been repeatedly required of me to give lessons in microscopic drawing in the botanic laboratory, and to initiate students of both sexes in its technique; and I may say, after my considerable experience, that a decided advance in the education of the young in this study is evident, though not in a degree to satisfy me with the acquirements of students entering our universities.

I will not omit, in this connection, to allude to a very significant fact, which gave rise to this present dissertation. I have been repeatedly honored by the presence of young students from America, who came to work with me in botanic microscopy for one or more terms. In such cases I observed that the average of students from America drew better than those of Europe of the same age who, coming from the most varied nationalities of the Old World, competed with the young Americans in these practical studies. To this must be added the circumstance that in America, during the last two decades, the technique of reproduction in the case of drawings, water-colors, chromo-lithographs, zincographs, woodcuts, etc., has made more progress than in any other part of the world.

That this state of affairs has been brought about, that it has become possible to-day in the United States for instruction in drawing, and the resulting ability for work in art and scientific technique to surpass similar European effort, is no wonder to him who traces the effect to its natural cause. This is interesting and instructive; then following backward the natural cause of this development, we are brought at last to the fountain-head, the primary school, and gain the conviction that we Europeans have been surpassed by the Americans in their method of instruction in drawing in the primary and intermediate schools. It will not be surprising if this vigilant nation finally surpasses us, and also puts us in the shade in the field of artistic painting and sculpture. This I call an enjoyable danger, and greet it in advance in the interest of the general welfare of humanity.

An article in the "Journal of Education," published in Boston (Vol. XXVIII, No. 1), first called my attention to an American method of teaching drawing that obtained there in a short time a leading and almost national influence. There it was stated that "to-day about two millions of pupils are taught by this method, and that the principal teachers and educators of the New World consider it the best and most rational of all." An especial work based on this method was referred to, "Prang's Course of Instruction in Form Study and Drawing," published by the Prang Educational Company, in Boston. I at once ordered the Prang materials for teaching to be sent to me, that I might understand the method by personal study. Having now done so, I am ready to declare that the United States may congratulate themselves upon having created, and put in practice in their schools, a work of such importance. I have no doubt that this is a great pedagogical achievement, of invaluable benefit in possible results, though its educational usefulness can perhaps only be fully appreciated by future generations. A branch of culture heretofore neglected has at a stroke been firmly established in the line of natural methodical progress, and must prove one of the most powerful levers known in the

history of educational methods. This important work has been brought about largely by the instrumentality of Louis Prang, a political refugee of '48, who has united German taste for the fine arts and German idealism to American executive power; and it is to him that United States owe in no small degree the development of a course in drawing for public schools that may well engage the attention and excite the envy of European nations.

It is worth while to examine the Prang method closely. It is a systematic course, including all the school years from the first primary class through the intermediate to the high schools. It is so simple and natural a system that it *must* be successful. It is adapted to the plastic child-nature, which needs to be cultivated and developed by parents and teachers to the stature of perfect manhood. It is fitted to the child's senses, which must be trained, and it cannot fail to be a powerful factor in the simultaneous unfolding of the mental powers. It appeals in the first instance to the senses of sight and touch. As the old school method limited itself almost wholly to intellectual training and inward activity, and notwithstanding its definitions and exercises never arrived at the proper use of the essential tools of the mind, and hardly to the observation of the real world, it is not surprising that this old school method, still to be found in most parts of Europe, has not fulfilled, and will not fulfil, the demands of daily life. People have been trying too long "to bridle the horse by the tail." But now comes the Prang method in drawing, which requires as the first condition of education, observation by the hand and eye, feeling and seeing, the exercise and development of the senses of touch and sight; and then as soon as the senses begin to develop thought follows, which finds expression through the naming of objects, through comparing and discriminating, and through modelling, drawing, and verbal descriptions. The Prang method makes necessary the use and study of external objects and models from the very outset. Thus the general character of the first years of study depends upon the necessity of developing ideas of form in the minds of the young pupils from the outset. Later this knowledge of form is carried farther, and this is done in three different directions, which tend toward industrial construction, pictorial representation, and decorative design.

For the better understanding of this new method, nothing seems so desirable as to study it in its beginnings. It is too often forgotten that the pupils in the elementary classes are the essential material which every school has to deal with. Here is laid the foundation for the whole superstructure of a thorough all-round school education. One glance at the first year's work according to the Prang method serves to attack and convince us. A little manual, "The Use of Models," is given to the teachers. The sphere, cube, cylinder, various prisms, cone, ellipsoid, ovoid, square pyramid, together with little uniform sticks, are given to the pupil to serve for standards; and it should be noted that these models are used by every pupil as well as by the teachers—that is, each pupil is supplied with them, and they are looked at, handled, modelled in clay, and finally drawn.

These objects are first studied as wholes by being grasped and examined by each and all of the pupils at one time according to the teacher's direction, and then some are modelled in clay by all. After this they are used in building and in arrangements. Their surfaces are studied by each of the scholars in the presence of the others. The different sides or faces of the models are then studied to find the plane geometrical figures. The shapes of these geometric figures are then shown of cardboard, and are studied, and are also used to represent objects and decorative arrangements. Then follows the folding and cutting of paper into different figures. The slender sticks are laid down to represent the outlines of certain forms. When the scholars have thus made themselves familiar with their models, they are shown how to study other objects similar in form and shape.

It will be noted that the scholar's work consists chiefly in cultivating his organs of sense; that perception of form is invariably obtained from models and real life, and not from drawings or copies in the old drawing master's style, and that actual drawing does not begin as an exercise till a clear idea of the form or subject is created in the pupil's mind. The drawing itself is used in the first stage very freely, the pupil not being confused at first with rules, but gradually accustomed to a proper attitude and a correct use of the pencil.

Drawing-books, made of suitable paper, of half quarto size, contain hints for pupils, and these are accompanied by a manual

for teachers; and an examination of these and the suggestions they contain must persuade any reasonable person that the principle of gradual progressive development pursued here is the true one, and cannot fail in its results.

From the beginning great stress is laid upon bold, freehand drawing. The advice given for this purpose is intelligible to any one who has ever drawn with a pencil.

The models and objects to be used, as well as the use of them, are unique, and such as have not been seen in Europe. The model being held in the hand of each pupil, the part visible from one point of view is carefully observed, and attention is called to these parts which cannot be seen. The pupils are made to pass the finger along the outer limit of the visible part, the character of this outline or contour being noted, and drawn in the air by a movement of the pupil's hand. After this the drawing is made on paper with a soft pencil. During the first lesson each line to be drawn is preceded by a corresponding preliminary movement.

[TO BE CONTINUED.]



Correspondents must not forget to give their names and address, as the editors cannot publish anonymous communications, nor will they hold themselves responsible for opinions expressed by their correspondents.

TO EDITOR CALIFORNIA ARCHITECT AND BUILDING NEWS:—Before the Trustees of the Mechanics' Institute make a decision as to their method of procedure in regard to their proposed new buildings, we hope that the following items have received due consideration from them.

In the first place, being a building of a semi-public character—a building which the whole community takes an interest in, and the Institute being founded for the public benefit, they have no light trust thrust upon them, and the best talent ought to be got to carry out the proposed improvements.

This can only be done by inviting sketches from all architects and distributing a liberal sum, say \$500, among them to induce the best architects to use their greatest endeavors in producing good designs. A Library Building for the Mechanics' Institute is an interesting enough subject to bring out first class designs, and for such a building we think no doubt architects would be willing enough to allow the good points of any selected plans to be used for the bettering of the one adopted for carrying out, as long as compensation was made for the same and due acknowledgment.

By this means the Trustees would be greatly helped in their endeavors to make the most of the property, and to do what is right by the public.

Secondly. By no means must they allow the spirit of commercialism to overcome them to such an extent as to mix up shops with library.

The Library must be a separate building, altogether from the store and office building, and any such absurd proposition as was made at the last quarterly meeting, of a huge commercial block with the library sandwiched in, as if it were to be considered as rather a nuisance than otherwise, because it brings in no rents, ought to be at once squashed. Let us make no more mistakes such as the Academy of Sciences did when they stowed away their rooms in the rear, and gave no sign of the character of their building on the outside, except a *gilt* sign, which will be only distinguished from the signs of the dentists, lawyers, doctors, tailors, shirtmakers, etc., who will occupy the front rooms, by it being on granite, while theirs will be on glass. This will evermore be a standing disgrace to it; let not the Mechanics' Institute be included under the same obloquy.

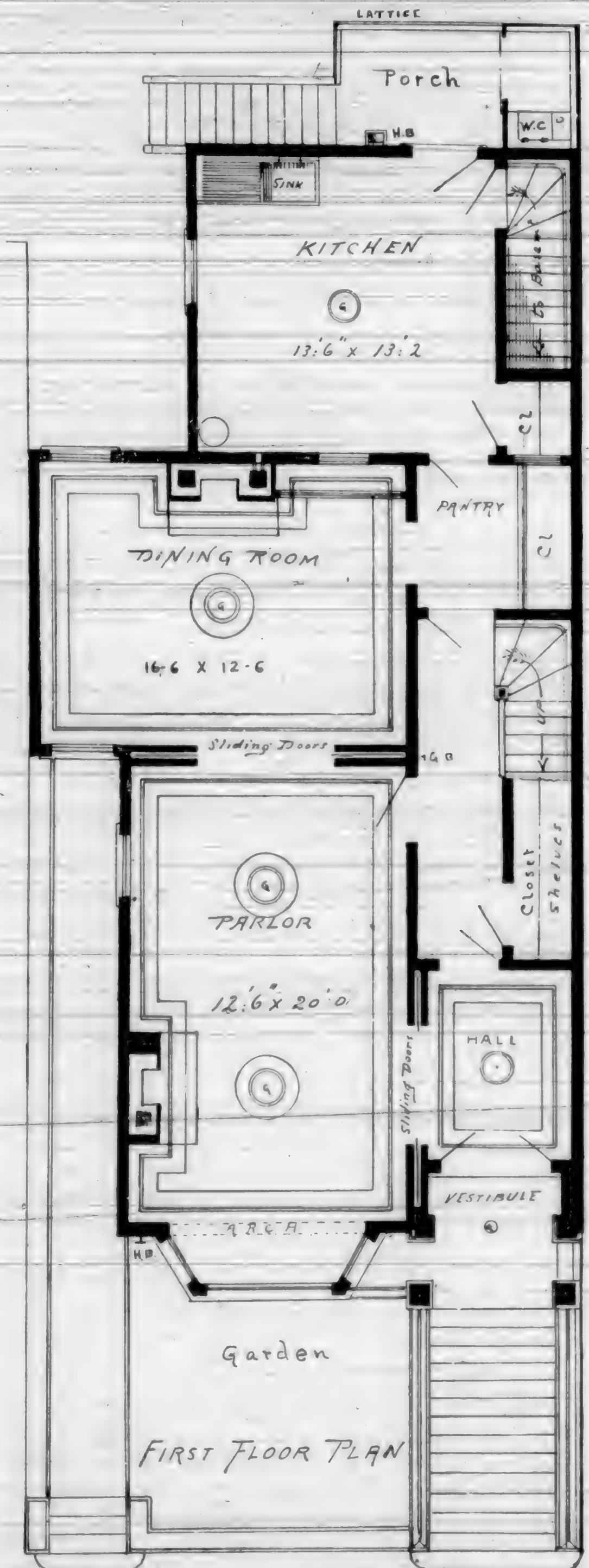
The Library Building should be a fire-proof structure with a space all around it, entirely cutting it off from any other building—say occupying the Grove street side of the Institute lot. The rest of the lot could be leased, or stores built upon it as an entirely separate proposition.

Now this problem is no light one, and all the light which the combined architectural talent of this country can throw upon it will be none too much.

An exception to the general rule is the new Hibernia Bank Building, which for that reason will be a monumental building always worthy of the City, notwithstanding any objections that may be made against its style. We believe, however, that even in that case, the Bank was compelled to put up a building undevoted to trade, by its charter.

Yours etc.,

STROLLER.



CITY COTTAGE. HUERNE & EVERETT, ARCHITECTS.

LEGAL DECISIONS.

SUBSTANTIAL COMPLIANCE WITH CONTRACT.—By the terms of a building contract, the second payment was to be made "when the cornice is set, siding on, and floor laid." Where the question as to whether or not the second payment is due, the fact that a small portion of the siding, which could be put on to a better advantage at a later stage, has been omitted, with the consent of the other party, will not defeat a recovery on the ground that the terms of the contract have not been complied with.

Rogers v. McGuire, Supreme Court of New York, 10 N. Y. Supp. 831.

APPRAISAL OF VALUE BY INSURANCE AGENT.—Where the defense to an action of fire insurance rests upon the allegation that the insured misrepresented the value of the property insured, the fact that the statement of value is largely a matter of opinion, and that the agent of the company has a full view of the property and concurs in the estimate of value made by the insured, binds the company to an acceptance of the estimates, and amounts to a waiver of the misrepresentation if there is any.

Virginia F. & M. Ins. Co. v. Saunders, Supreme Court of Appeals of Virginia, 11 S. E. Rep. 794.

THE case of *Smithmeyer & Pelz* against *United States*, to which we have before referred, has been tried and decided by the Court of Claims, and, although the plaintiffs have appealed from the decision to the Supreme Court of the United States the interpretation of the law which the Court of Claims lays down is of extreme importance to architects. According to the printed report of the case, the facts, as found by the court, were that of March, 1873, the Commission of Plans for the proposed Congressional Library building issued an invitation to architects to submit sketches for the building, and offered a prize of fifteen hundred dollars for the one adjusted best by the Commission, one thousand dollars for the second, and five hundred for the third. In response to this invitation, Messrs. Smithmeyer & Pelz submitted a design, in Italian Renaissance style, was adjusted the best, and the first prize was paid to them. Soon afterwards, at the request of the chairman and members of the Committee on the Library, and plaintiffs submitted a new design, involving some changes of the plan and a change in the elevation. Five new drawings were submitted, including a colored perspective, a front elevation and portions of the floor plans. About 1875, at the request of the chairman of the Joint Committee on the Library, the plaintiffs prepared plans on an entirely new basis for a library building in the Gothic style. Seven drawings were made, only four of which were submitted at the request of the chairman, although the designs of the previous year were acceptable to the Committee. About 1877, at the request of the chairman, the plaintiffs made new drawings, using the same general plan as in the previous Gothic design, but fitted to the elevations in the French Renaissance style, and interchanging the first and second stories. At the time of the preparation of these plans, it was thought possible that the building might be placed on Judiciary Square, and the plaintiffs made, by request cross sections of the square showing the buildings, with grades, sewers, etc.

The next whim which seized the committee was to have a design for the building in the Romanesque style, and drawings were made and submitted accordingly. About 1879, the committee had again changed its views and requested the plaintiffs to prepare for a fresh design in the German Renaissance style, embodying all the improvements which had been made by the plaintiffs since the original competition of 1873. These plans, shown by forty finished drawings, were made by the firm of which Mr. Smithmeyer belonged, and submitted and with a slight modification were adopted by Act of Congress, April 15, 1886, and re-adopted by Act of March 2, 1889. This, however, was not all the work that the plaintiffs did in obedience to the whims of Congress. In 1882 at the request of the same committee that ordered the plans of 1880, the plaintiffs remodeled the Gothic designs made several years before and submitted the new drawings, which were adopted by the Senate in a bill which failed to pass the House. Even this was not the end. In 1885 or 1886, the committee asked for new exterior elevations and



FRONT VIEW.

CITY COTTAGE. HUERNE & EVERETT, ARCHITECTS.



This city will soon possess a Girls' High School, which will be a model of its kind. It was designed by T. J. Welsh, architect, and will replace the building destroyed by fire some months ago. The site for the new school is the southeast corner of Geary and Scott streets. The building will be three stories in height, besides a high finished basement. The materials employed will be brick, with stone trimmings, and the style, modern Romanesque. The top story is devoted almost exclusively to an Assembly Room, with a stage for exhibition purposes.

The design for a Carriage and Gate Lodge at Pinole, is by Samuel Newsom, architect.

The design for a two-story city cottage is by Huerne & Everett, architects.

We present the following idea as a suggestion for a "cartouch" on a monument in memory of a deceased book-keeper.

"A mercantile firm sent as a floral offering to their deceased book-keeper, a ledger with 'O. K.' inscribed across the open page."

A recent canvass of the New York Board of Health shows that 1,200,000 people—about three-quarters of the population of the city—live in tenement houses.

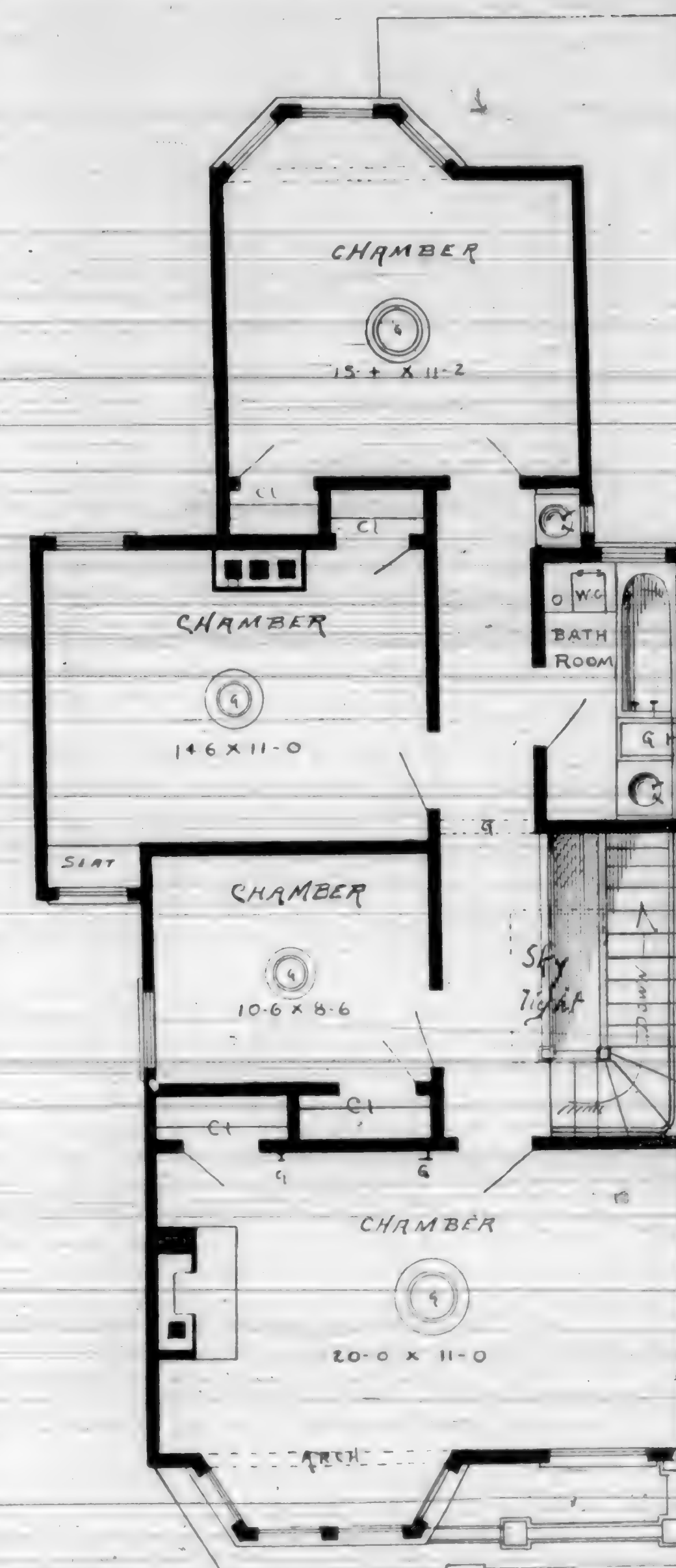
perspectives, showing the design of 1880 with a more ornate treatment, and these, also, were made and submitted. It may be readily imagined that after 1874, the plaintiffs abandoned nearly all other business to attend to the demands and fancies of the Committee on the Library, and from that time to 1886 they devoted themselves almost exclusively to that work, losing in this way the private business, which as the Court found, they had not regained up to the time of the commencement of the suit; while in 1882, Mr. Smithmeyer, at the request of the committee, traveled through this country and Europe for the purpose of obtaining information about the architecture of the great library of the world.

As our readers know, work has begun on the building from the plaintiff's designs and under their direction, and continued for two years, Mr. Smithmeyer being appointed architect of the building at a salary of five thousand dollars a year, and Mr. Pelz principal draughtman, at a salary of three thousand dollars. In October, 1888, the construction of the building was, by a new Act of Congress, placed under the direction of chief of engineers, with orders to reduce the cost. This he did by the simple process of leaving out a part of it, and summarily dismissed Mr. Smithmeyer, retaining Mr. Pelz, who is still employed.

The claim made by the plaintiffs is for a commission of two and a half per cent. on the estimated cost of the building, amounting to one hundred and seventy-five thousand dollars, in accordance with the schedule of the American Institute of Architects. The Court quotes the schedule and finds that "These are the rates and rules established by the custom and usage of the profession, and are never deviated from by architects in good standing, except under exceptional circumstances, and then only by a special and express contract." It finds further that "The plans under which the building for the library of Congress is being constructed and designed and intended for a monumental building within the meaning of the paragraph of the foregoing schedule, which describes additional rates for such plans," and says that "In a number of the cases the executive branch of the Government has employed architects at the rates prescribed by the foregoing schedule of the American Institute." The Court found that the plaintiffs notified the Chairman of the Joint Committee, previously to 1886, that they intended to charge for their plans, but did not notify Congress of the commission that they intended to charge according to the schedule of the institute.

On this showing, one of the judges is "of the opinion that compensation should be measured by the general rule and usage which govern the compensation of the profession;" that "in legal effect, the claimants proffered their plans to Congress, through the intervention of the Joint Select Committee, for inspection; coupled, nevertheless, with the implied condition that if they were used their services should be paid for as like services are paid for by other persons; that when Congress adopted the design by the Act of 1880, the case reached the condition *Tilly vs. county of Cook*; and that when the defendants proceeded to give effect to the statute by actually using the plans in the erection of a building after their design, the case entered the third stage, in which, as the Supreme Court intimates, the legal liability of the employer at last becomes fixed, and the obligation to pay for the service becomes legally binding." The judge thinks "too, that the decision of the Supreme Court holding that the usage of architects extends to and is binding upon a body-politic erecting a public building (*Tilly vs. county of Cook*), and that it has a recognized and established existence in the District of Columbia (*District of Columbia vs. Cluss*, 103 U. S. R., 705) are authority for holding the usage obligatory upon the Government for a building erected in the city of Washington."

The majority of the judges, however, were of the opinion that the acts of the parties indicated that the services should be estimated according to the rule of *quantum meruit*, and not according to the schedule of charges of the Institute of Architects. Inasmuch as the plaintiffs' "departed from the general rule of architects of measuring their compensation by the customary fees of their profession," and accepted salaries amounting to eight thousand dollars a year, the judges thought that the preceding part of their services "should be estimated according to the same rule which the parties have themselves adopted," and gave the decision of the Court: That the plaintiffs should recover forty-eight thousand dollars, this being approximately equivalent to salaries of eight thousand dollars a year from October, 1874, when the plaintiffs gave up their business to devote themselves



SECOND FLOOR PLAN

CITY COTTAGE. HUERNE & EVERETT, ARCHITECTS.

to perfecting their plans, to January, 1881, when the plans were submitted to Congress.

We shall make no comment on the decision except the obvious one, that if the committee has kept the plaintiffs dancing attendance on them, to the neglect of all their business, for a few years longer, they might have starved them into accepting eight hundred dollars a year salary, instead of eight thousand, and this would then have been the "rule" for computing the value of their professional services in previous years. After an architect has spent fifteen of the best years of his life in trying to please such a committee, and has seen all his private clients leave him, never to return, it is not surprising, that with the prospect of old age and poverty not far away, he should be willing to accept a salary of five thousand dollars a year, rather than get nothing; but the doctrine that one who owes a professional man a large bill for services already rendered, and can keep him out of his money until he is willing to accept a reduced rate for his continued services, is thereupon entitled to scale down the bill

already incurred to the reduced rate is a singular one to be announced by the highest Court but one in the United States.—*The American Architect and Building News.*

COLOR TREATMENT OF INTERIORS.

Nice discrimination will always be called for in the coloring of the rooms with reference to their special character and purpose. The coloring has often more to do with the general effect than the forms of decoration carried out. With cheerfulness or an enlivening tendency must be combined qualities that vary with given rooms. The color most suitable for a parlor is that suggestive of breath, quietude and repose, appearances best secured by the avoidance of a large multitude of details or smaller parts. Consequently a certain degree of simplicity should mark the patterns. Refinement has to be aimed at.

Two parlors open on each other being divided by a portiere hung somewhat low so that the ceiling of either one was visible from the other. The color tint of the separate ceilings was strongly contrastive and had an excellent effect. One was of lilac made of blue-black and Indian red, the other a flesh tint made of lakes, carmine and a little blue with some yellow. This of course implied different colored treatment on the walls of the respective rooms. The dado of the former was of cherry wood; the middle space of the wall had a ground of warm orange gray; the ornament consisted of flowers, stems and leaves united in garlands and led over the surface forming capricious divisions; the stem color shades of brown blended into the leaves a mixture of yellow ochre and burnt sienna with a touch of raw umber; the leaf color was mixed from white, chrome-green and yellow ochre and a touch of black to subdue. Some of the flowers were carnation color made of scarlet lake and the best and cleanest dry white; others buff color made from white and yellow, and others white. The leaves of the flowers in buff were cold green made from ochre, green and blue, with stems of reddish brown. The frieze consisted of a series of stately hollyhock in reddish purple raising from a mass of cultivated and wild roses and blue forget-me-nots. The ground was a cream white. The color of the cultivated rose was first painted white and afterward glazed over with madder lake; the wild rose was left white with deep yellow and green centre. The green of the leaves and stems was put in different shades so as to give variety and some of the leaves were tipped with pink and red, also upon the coil or undersides. The stiles of the ceiling were flesh color made of lake, carmine and a little blue and some yellow, a faintly tinted ivy plant running in the interstices. Small circles of chocolate color made of red and black were distributed over the ceiling and dotted with old gold.

The parlor with flesh tint on ceiling had dado of maple and the wall had a ground of canary color made of five white and three parts lemon yellow. The middle space of wall was divided off by latticed lines up which a slender creeper made its way, and in the center of each panel was a medallion form filled in with arabesque work in copper colors, of which one part was red, two parts yellow and one black in green color of blue and yellow, in rose color consisting of white mixed with carmine, and some color made of equal parts of yellow umber and red mixed with white, the border showing French gray, citron and willow green. The ceiling had borders of maroon color, three parts of carmine and two of red, filled in with a running design in olive color. The ornament of ceiling consisted of separate scattered flowers of rose color made up of five parts of white and two of carmine.

In the drawing room something of gaiety in the quality of colors never comes amiss. In one of a somewhat stately character lately furnished, olive and blue very suitably predominated, red being only introduced in a very slight degree, as it would otherwise form an inharmonious combination. Gold plays a large part in the enrichment and red simply appears as a fine bordering line to this. But a rich warm brown, which can seldom be omitted in any extensive combination of colors, takes its place, the rest being for the most part broken colors. The frescoed design on the wall, the ground of which is straw color composed of five parts of yellow, two of white and one of red, is a mass of scroll work and leafage tinted in broken colors of medium tone with medallion heads at corners. The frieze consists of series of panels divided off by vases bearing flowers, on which a group of children are disporting themselves. They are in appropriate colors, the ground being white glazing varnish. Beneath all is a band of discs in raised work, these overlapping

each other and in oxidized silver. The mode in which the surface is oxidized is as follows: It is first glazed with white shellac varnish and when dry brushed over with a gray color, leaving the color thickest on those portions of background surrounding the raised ornament. The color is now removed from the highest points by rubbing with a soft cloth tightly folded and passing a clean brush over those parts in lower relief that require to be left in half tone. As oxidized silver effects form, a valuable addition to mural relief is of importance in producing this metallic effect, that the colors be thickest on those parts of the design thrown most into the shade, and that as in natural oxidation, with its grace with burnished light and softened shadows, the flat surface forming the background should have fewer and more prominent parts of the raised ornament. The woodwork of this room is of enamel white and gold which assorts well with the varied wall colors. The borders of the ceiling are stenciled bronze ornaments of antique design representing open work through which shines a red light tint. Triangular panels in the corner contain large, finely-painted, Renaissance scrolls. The center is composed of Louis XVI. garlands of flowers beautifully painted. The rest of the surface has a ground of light blue reddish tint and is frescoed with sky effects.—*The Painters' Magazine.*



"SELECTED DETAILS OF INTERIOR AND EXTERIOR FINISH, FOR ARCHITECTS, CARPENTERS AND BUILDERS," is the title to a new work from William T. Comstock, New York. This work is of practical utility to persons formulating designs in the later cottage styles. The details are drawn to a scale and take a wide range, treating every part of the house in detail. It contains 32 plates, 14x18 inches.

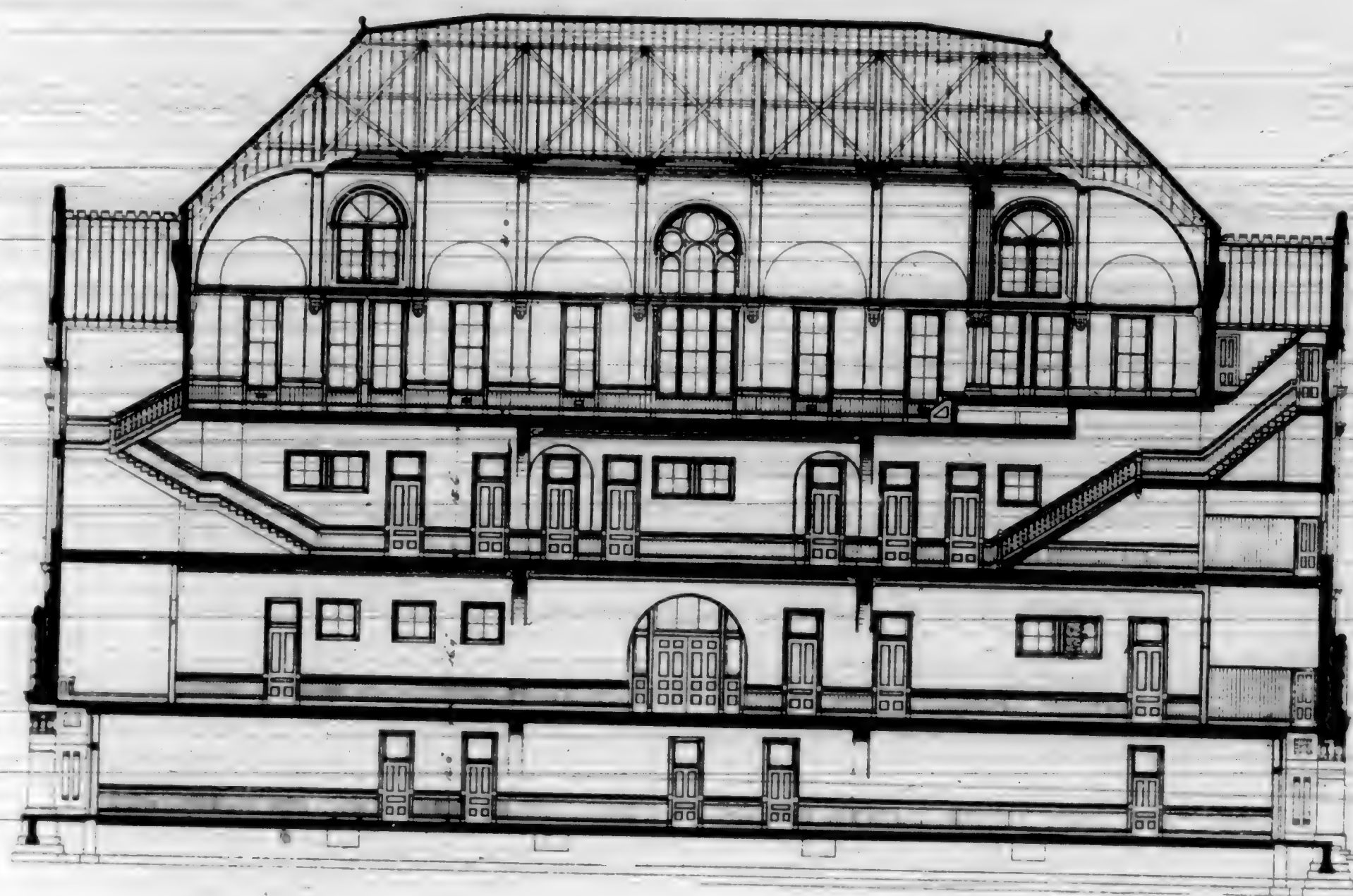
The Pacific Coast number of the NORTHWESTERN LUMBERMAN for November, published by W. B. Judson, 325 Dearborn street, Chicago, is at hand. It contains a number of articles relating to the timber interests of this coast. It also gives many suggestions as to how the trade of this portion can be increased. It should be in the hands of every one who is engaged in any manner with the lumber trade. The price of the November number is fifty cents.

We have received from the Department of State at Washington, a work containing the special reports on FRUIT CULTURE IN FOREIGN COUNTRIES as made by the U. S. Consuls to those countries. The work contains much useful information to those interested, and most especially so to this portion of the United States. We hope soon to hear through the same source an extensive report on the timber and ornamental woods of the various countries where specialties in this line exist.

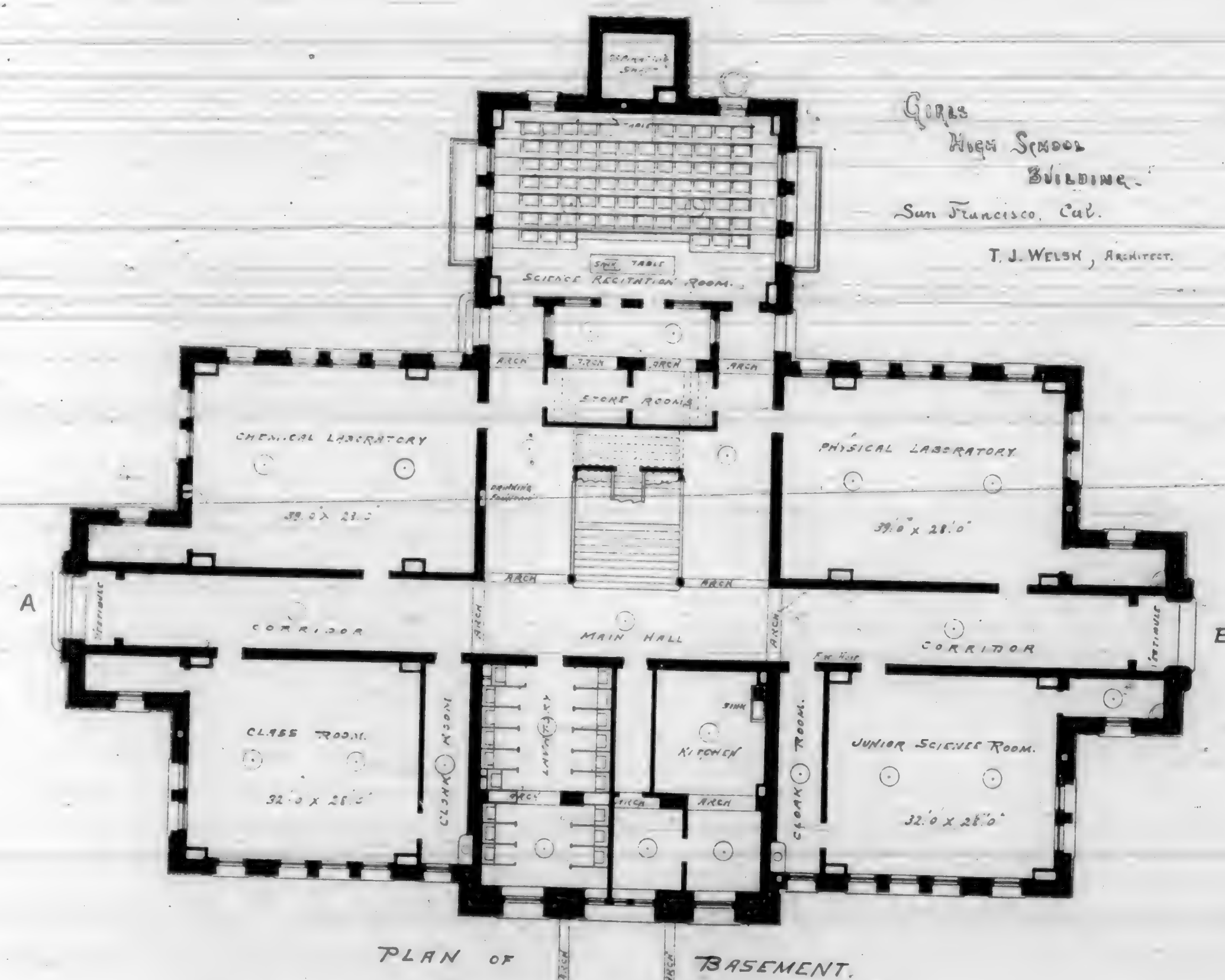
HOUSE PAINTING AND DECORATING, an excellent monthly magazine published by the House Painting and Decorating Publishing Co. of Philadelphia, has been changed to *Painting and Decorating*. The October number of this work contained a very profusely illustrated article on Stage Painting which should be in the hands of every painter and artist. It is far ahead of anything in that line that we have seen published.

"MODERN BUILDINGS OF CALIFORNIA," by Salfield & Kohlberg, architects of this city, has been brought to our notice. This work is a series of designs by the authors, and is intended to fill a want in the line of published designs, such as the modern flat and other interest paying buildings. The work is quite fully illustrated, some of the plates being artotypes from photographs of buildings actually built. Although the designs are intended, principally, for city buildings, yet they can be used to advantage wherever corner buildings are to be erected, even in the smallest towns. The size of the book is 10 1/2 x 13 1/2 inches.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



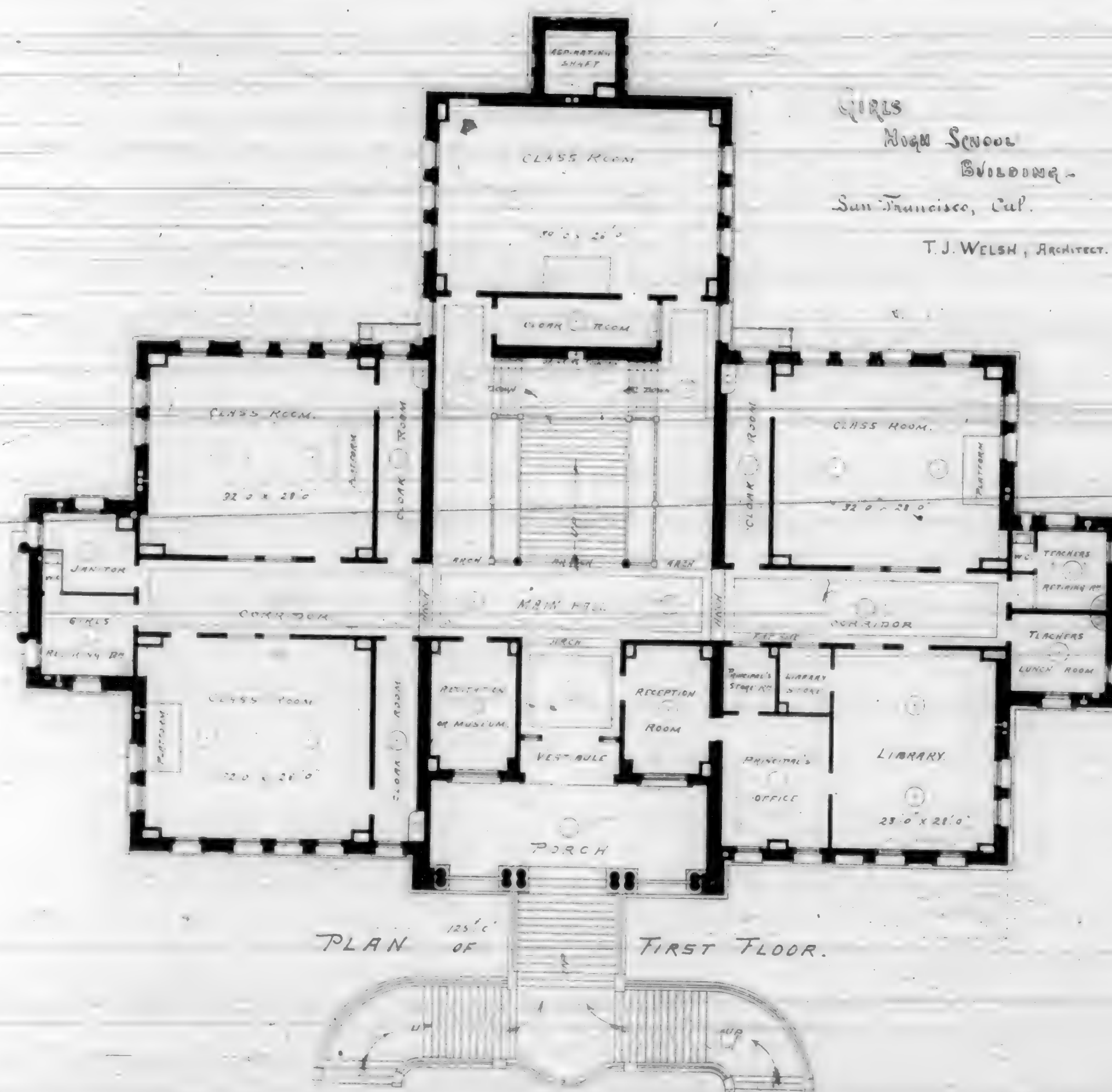
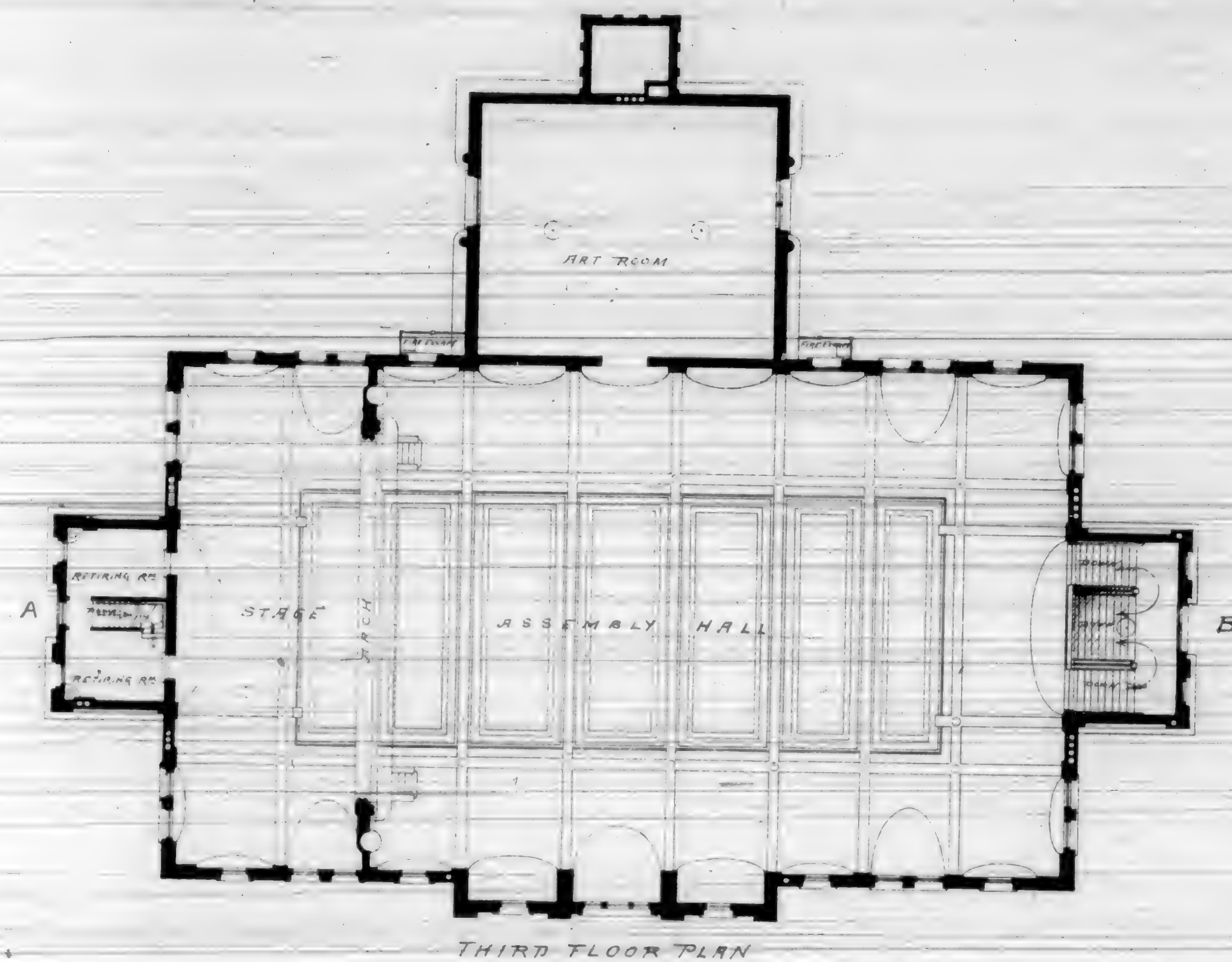
SECTION ON LINE A.B.
LOOKING TOWARDS FRONT.



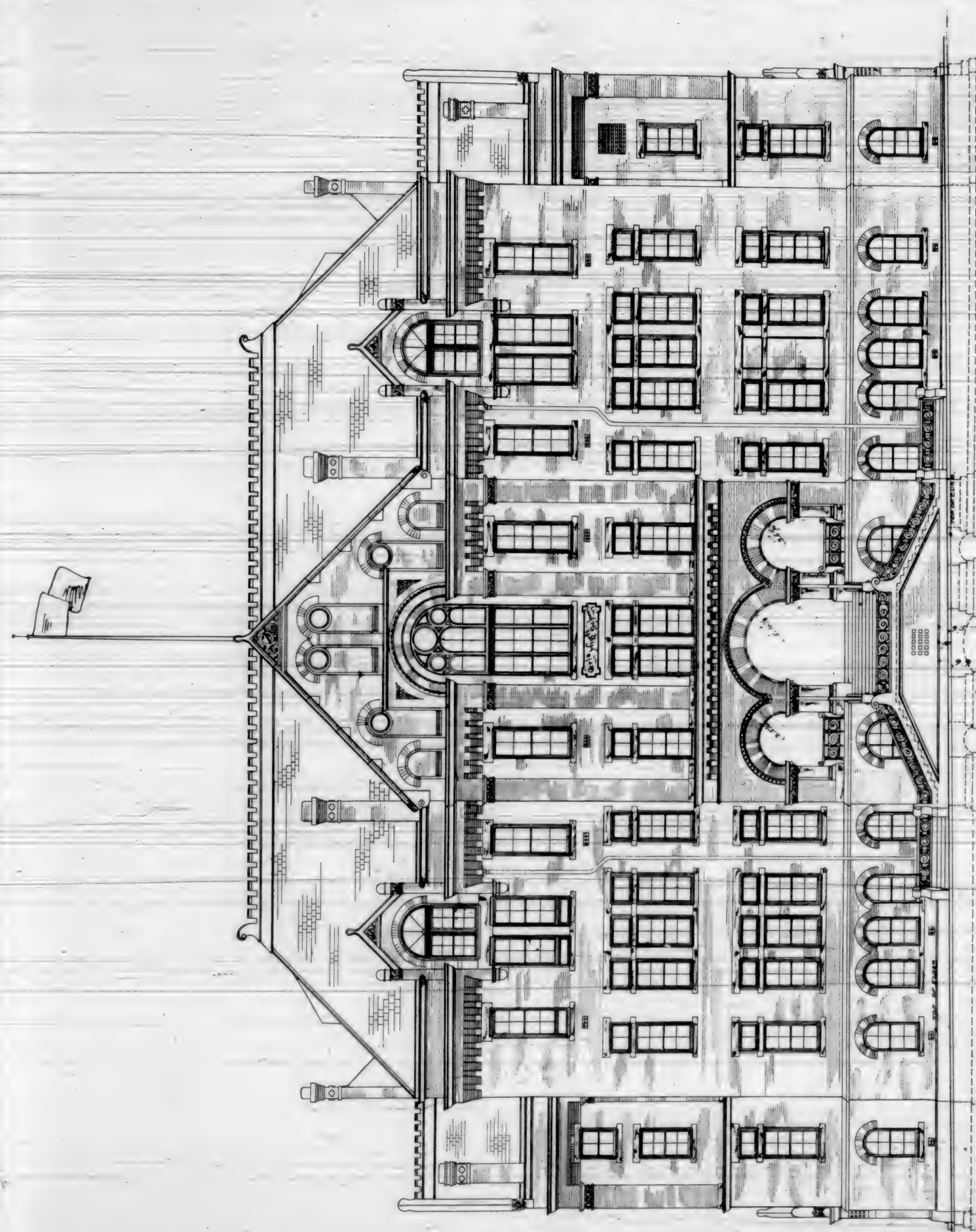
Girls
High School
Building.
San Francisco, Cal.
T. J. WELSH, Architect.



THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

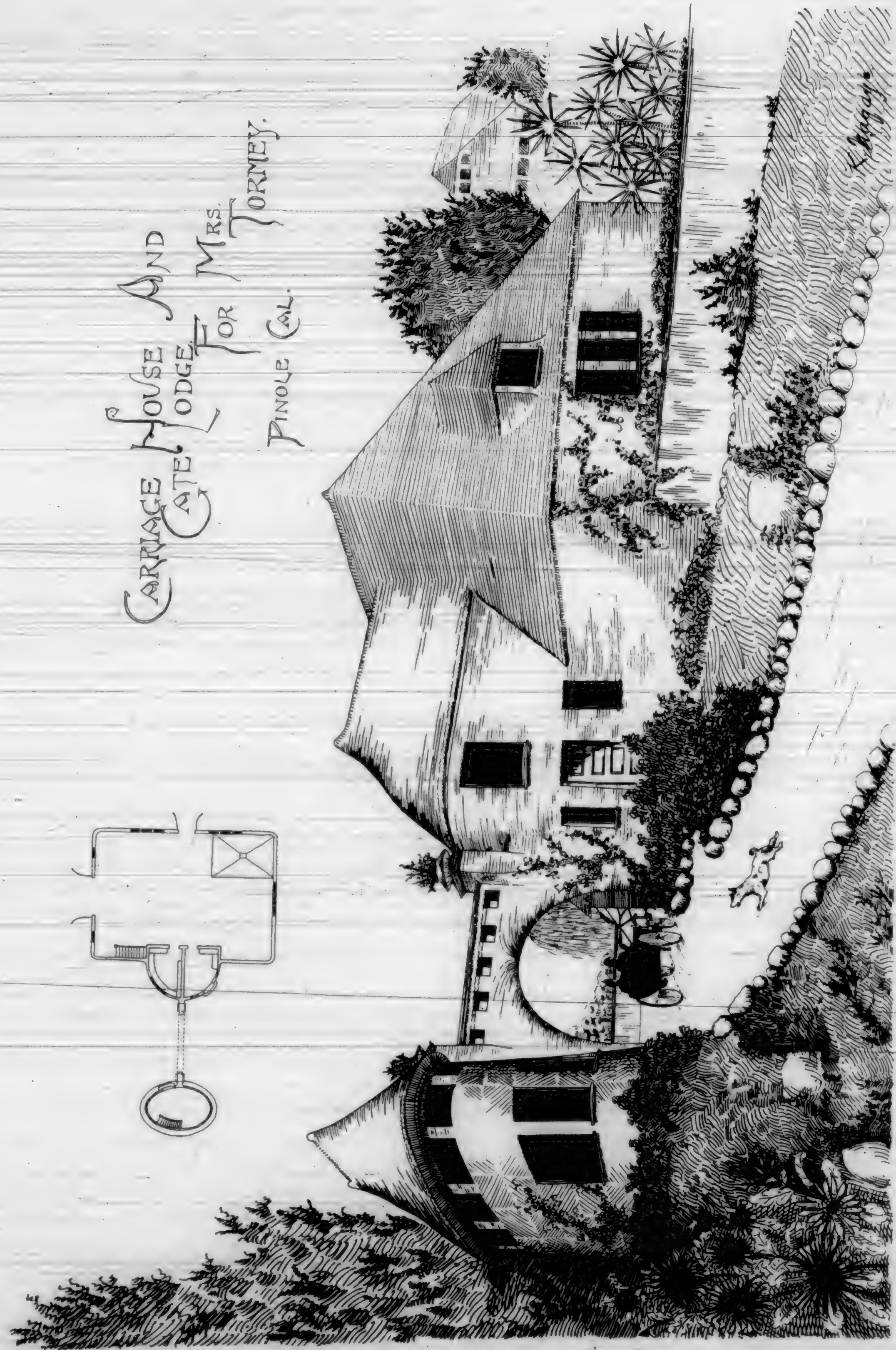
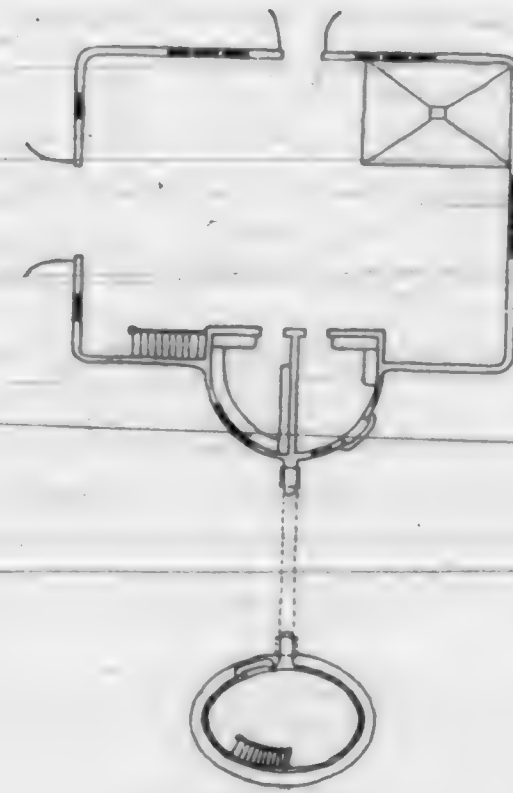


GIRLS HIGH SCHOOL BUILDING.
T.J. WELSH ARCHITECT.

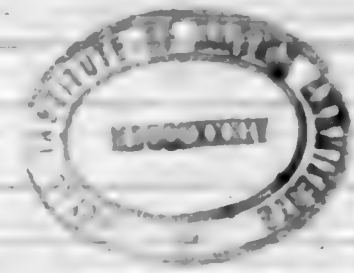
— FRONT ELEVATION —

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

CARRIAGE HOUSE AND
GATE LODGE FOR
MRS. TORMEY.
PINOLE CAL.



SAMUEL NEWSON,
ARCHITECT,
318 PHILAN BLOCK,
S.F. CAL.



We have received the eighth and ninth annual reports, for the years 1889 and 1890, of the STATE MINERALOGIST, WILLIAM IRELAN, JR. These reports contain information of value to any person who may be interested in the subject, as well as to the capitalist who contemplates the establishment of industries where natural mineral deposits become a part of the project.

A NEW BOOK OF DESIGNS by Samuel Newsom,—Architect, 318 Phelan Block, San Francisco,—is just out. The title is "Some City and Suburban Houses." The book contains a variety of city and country buildings of all kinds. There is something in it that will suit almost anyone. Size of the book, 10½ x 13½ inches.

The MECHANICS' COMPLETE LIBRARY of modern rules, facts, processes, etc., for engineers, mechanics, electricians, etc., is the title of a handy pocket library of 526 pages, 4 by 5½ inches. Published by Laird & Lee, Chicago. This is a handy book and contains much information compiled by Thos. F. Edison, A. M., and Chas. J. Westinghouse. The price of the book is \$1.50.

The late catalogue of the *Union Pressed Brick and Terra Cotta Co.* of this city, is a work fit for the drawing room. It is fully illustrated with engravings of ornamental bricks and terra cotta. Also many beautiful designs showing each specialty by itself or in combination.

"BRICKMAKING AND BURNING" is a new and valuable book from F. A. Randall & Co., publishers, Indianapolis, Ind. Price \$2.50. The book is 5¼ by 7½ inches, printed on fine heavy paper, handsomely bound, and is of convenient size for the pocket or library. The chapters on the various processes and methods of manufacture are penned in a terse condensed manner by a practical expert, leaving out all unnecessary verbiage yet in no wise restricting the technical and practical part of the work.

The work treats of the different kinds of clay and kilns for burning, the different glazing processes, the various methods of drying, baking and firing or burning. It also contains many hints to bricklayers, builders, etc.

The author, J. W. Cray, Sr., is a successful brickmaker of upwards of 60 year's experience. In the preface the author says "there are thousands of compilers, but few real authors of books. A compiler may select and arrange matter for a book and make it readable, but of no practical value." In this book the author has worked the most advanced technical knowledge on the subject, with his own long practical experience in a manner which makes a hand book of real merit, and one that should be in the hands of every person in any way engaged in the making or using of bricks. No architectural library is complete without it.



The fire limits of San Francisco have been extended.

Work has been begun on the canal and tunnel designed to utilize the water power of Niagara Falls.

"An honest candle power is the noblest work of the electrician."—Healy.

Seattle is now passing through the stage of rotten street planking. Other ancient cities have had the same experience. Seattle has our sympathy, we know how it is ourselves.

The fire escape ordinance of Oakland is to be enforced. It calls for a fire escape to be attached to every building three or more stories in height. The ordinance was passed some eight months ago, but has not, heretofore, been enforced.

Ira O. Baker in the *American Architect* holds that the addition of less than fifty per cent. of Portland cement to common lime mortar decreases the strength of the mortar. We think the experience of builders on this coast will not bear out Mr. Baker's views.

Judge Cullen, of the New York Supreme Court, has decided that the municipal authorities cannot make building regulations that conflict with State Laws—the city ordinances required that 35 per cent. of the ground space of lots for tenement use, should be left vacant for light and air. The State law required only a vacant space of ten feet in the rear of the building.

Zymotic diseases continue to spread in the districts on the other side of the Bay. The Health Officer blames the doctors for not notifying them of cases that are brought to their notice. The doctors blame the Health Officer for not taking the necessary precautionary measures. The public blames the authorities all round, while the outside lookers-on blame the public, individually and collectively, for not attending to the proper sanitary condition of their own surroundings.

An ornament when made useful becomes a pleasure. It is told of a good husband who stayed home evenings to read the paper, and yet had the grievous habit of putting his feet up against the wall, that his wife, after long suffering on account of the disfigured walls, made a fine silk holder for a pair of art worked slippers, which she fastened to the wall as an ornamental covering over the place defaced by the foot marks. The husband, mistaking the meaning, placed his boots in the slippers, thereby holding his feet in place much to his ease, whereupon he praised his wife for her thoughtfulness and ingenuity.

ANNUAL BUILDING SUMMARY.

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

FOR FIRST SIX MONTHS.

	No. of Build- ings	No. of Con- tracts	Brick Build- ing Value.	No. of Build- ings	No. of Con- tracts	Frame Build- ing Value.	No. of Build- ings	No. of Con- tracts	Alter- ations & Additions Value.	No. of Build- ings	No. of Con- tracts	Total Value.
January.....	3	10	\$102,754	21	36	\$158,555	8	9	\$20,479	33	55	\$281,779
February.....	5	18	251,940	48	64	296,317	6	6	21,225	60	78	569,285
March.....	5	15	192,120	38	44	318,886	5	5	15,575	48	64	526,701
April.....	5	16	232,372	81	103	548,456	10	10	30,516	96	129	811,341
May.....	3	23	161,468	64	72	366,845	18	19	48,516	85	116	574,930
June.....	10	17	136,027	74	83	443,871	11	17	64,192	96	117	644,080
Total.....	31	101	\$1,086,686	326	380	\$2,102,950	58	65	\$204,891	417	516	\$3,393,838

FOR SECOND SIX MONTHS.

	No. of Build- ings	No. of Con- tracts	Brick Build- ing Value.	No. of Build- ings	No. of Con- tracts	Frame Build- ing Value.	No. of Build- ings	No. of Con- tracts	Alter- ations & Additions Value.	No. of Build- ings	No. of Con- tracts	Total Value.
July.....	6	6	\$329,233	42	59	\$789,412	10	12	\$27,435	58	71	\$946,082
August.....	2	17	75,516	61	71	340,711	8	9	24,968	71	97	440,535
Sept.....	4	15	153,067	53	71	291,457	17	17	58,690	74	100	503,214
Oct.....	8	8	94,881	41	48	236,394	5	5	13,175	48	61	314,551
Nov.....	3	9	48,107	39	47	227,780	8	8	11,219	50	64	295,111
Dec.....	6	24	229,194	60	60	380,323	2	2	7,035	68	85	602,642
Total.....	29	79	\$1,130,101	296	350	\$1,844,446	50	53	\$142,522	386	488	\$3,101,155
Grand Total.....	60	180	\$2,216,787	622	730	\$3,947,396	108	118	\$347,413	803	1004	\$6,494,993

This statement has been made up from the files of the ARCHITECT and we should bear in mind that in addition to this, there must have been many improvements not noted through the records. We should estimate such improvements at not less than \$600,000 in the whole city, making a grand total of say, \$7,095,013 for the year.

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

1880—	397	engagements, value.....	\$1,754,435
1881—	533	".....	3,790,732
1882—	785	".....	3,896,212
1883—	803	".....	5,261,639
1884—	1,127	".....	6,202,807
1885—	1,457	".....	7,043,999
1886—	1,148	".....	6,401,669
1887—	1,093	".....	6,605,054
1888—	891	".....	6,244,220
1889—	1,081	".....	7,500,000
1890—	1,037	".....	7,095,013

BUSINESS MOSAICS.

"Procrastination is the mother of disaster." See to it that your advertisement in the CALIFORNIA ARCHITECT for the year 1891 shall begin with the January number in order to bring the various articles in your line to the attention of the Architects in time for them to consider the question of their use in the buildings being planned for next season.

Contracts for the iron and steel beams, girders, etc., for the new Mercantile Library building in course of erection in this city, have lately been let to Messrs. P. H. Jackson & Co., the well known expert constructionists in that line. Mr. Jackson has made the constructioned features of iron work a special study for many years, in fact he was engaged in this business in New York when iron was first introduced as an important feature in the construction of buildings in that city.

By bringing the higher technical knowledge of the day to aid an extensive practical experience, he has become a thorough adept, and master of all the details required for such work. Those persons who have the October and November issues of the CALIFORNIA ARCHITECT will note some of the forms of construction as worked by Mr. Jackson, they having received the endorsement of the best qualified judges in such matters.

"Shrewd prophecy is apparent folly."

W. H. Birch & Co., the old and well-known manufacturers of elevators, are running almost to the full capacity of the works. The improvements introduced by them during the past year, has given such satisfaction, that when these become more generally known, increased facilities will be required to supply the demand.

The city authorities being about to extend the fire limits, it would be well for those parties who may be interested in the matter, to look into the merits of the fire-proof iron lath of the Pacific Iron Lath Company.

Plaster of Paris is prepared of the very best quality for any of the various uses to which the material is applied, by our pioneer factory, the "Golden Gate Plaster Mills," of Lucas & Co. of this city. Superior to Eastern plaster.

Santa Cruz Lime from Henry Cowell & Co. yet remains at the head of the list, wherever a thoroughly reliable article of lime is required.

The Pacific Roll Paper Company is receiving daily, favorable accounts from their Waterproof Building paper, Fay's patent. It has given such general satisfaction to those who have used it, that many orders are being received in advance for the coming season.

"If the lion and lamb lie down together, where is the lamb when the lion gets up?"

For ornamental and cut glass, the establishment of James McCarthy has acquired a reputation for beautiful designs, worked with neatness and care. Convince yourself by giving him a call.

For sheet metal roofing and other work, ornamental galvanized iron, cornices, string courses, chimneys, etc., the old establishment of Wm. Cronan holds its own for first class work.

The Architectural Iron Works of O'Connell & Lewis, are turning out some heavy castings for buildings. This firm has fitted up, at a great expense, apparatus for the accurate fitting of columns and other heavy iron work, so as to give the greatest possible strength for bearing constructive weights.

Curious and peculiar articles are made from a plain sheet of metal by August Lutz, the metal-spinner, who deftly moulds the plain metal into beautiful designs in a few seconds. He is an adept at the business. Parties in want of anything in this line will do well to call on him.

F. H. Rosenbaum & Co., so well and favorably known for years, are yet full of life and vigor, and anything in the glass or mirror line, ancient or modern, can be had of their house. When you pass a very large plate glass with an extremely fine polished surface, just set it down as furnished by F. H. Rosenbaum & Co., and you will be pretty certain of being in the right.

"The man who in his carelessness
Leaves wide the outer door,
Will find a place some day, I guess,
Where winter rains ne'er roar."

The author of the above lines had never used the "Blount door check."

Among the Iron Works that have become favorites on account of the excellent quality of their work, is the Western Iron Works. These works are the successors to the old firm of Sims & Morris, which is well known throughout the Coast, as the manufacturers of iron and steel, fire and burglar-proof doors, shutters and bank vaults, and in all kinds of girder, beam, and wrought iron work. Jail work a speciality.

The Selby Smelting and Lead Company is one of those manufacturing establishments without which we could hardly get along. The Selby shot tower has been a marked feature in the views of San Francisco, so also the lead work from this establishment has become a standard for full weight and excellent quality.

About this time of the year the fly-screen man says that the winter was invented just to spoil his business and help the coal man out.

Plumbing is one of the departments of a building that requires to be well done. Messrs. Thos. Clark & Sons, make a specialty of fine work. They are at present putting in the plumbing for the building on California near Kearny street, the new engine house, and the additions to St. Mary's Hospital for the Sisters of Mercy, which is proof of their ability when first class work is wanted.

We had occasion lately to visit Edward Denny & Co., where we obtained an excellent tracing parchment paper, also some colored crayons of superior quality; in fact, they keep the best of everything in the draughtsman's line.

The late fire at the Pottery Works of Tracy Bros. & Co., in this city, will delay the output but a short time. This firm had considerable stock on hand at the time of the fire, from which they are filling orders as usual. By the time the next season opens, the rebuilt works will have their large stock replenished.

"We have no historical account that logs were ever rafted down the river Styx."

After a redwood tree is cut down, it must be cut up and run down, then worked up and rubbed down in order to get that beautiful effect of lights and shades due to its variously grained and curled wood as seen at the California Veneer Works, R. P. Hurlbut, Manager.

The merits of Dixon's graphite paint as a covering for metallic surfaces has been attested to by a recent change of practice on the part of the Pennsylvania Railroad Company, who have decided to use it upon the iron work of the Jersey City elevated railroad now being erected. This structure is a mile long, and the iron work has a street clearance of thirteen feet. The company have abandoned their practice of using light colored paint upon iron work, as has been their custom, and will coat this great surface with the Joseph Dixon Crucible Company's Silica-Graphite, which, as everybody knows, is made by this old established concern at their works in Jersey City, N. J.—*American Artisan.*

"The nail under the hammer. Which nail?"

The extension of the fire limits will necessitate many changes in the old buildings in the districts effected. Many old buildings can be moved and fitted up to last for considerable time, provided they are raised or moved by a careful and experienced person, such as Mr. Kelleher. For raising or holding in place heavy buildings Mr. Kelleher ranks first. His apparatus can be seen daily where heavy buildings are undergoing the renewal process on the business streets.

To the "Women's Rights" advocates we would suggest that a good way to improve a woman's lot is to build a house on it.

Schuster Bros. have been doing an immense business in stoves and ranges during the past season. The improved portable kitchen ranges, as furnished by this firm, is a superior appliance for the kitchen. This firm also manufactures the Mann patent chimneys.

The West Coast Furniture Company, L. & E. Emanuel, proprietors, have made a reputation for first class furniture and fittings for interior work. Many of our best and most artistically finished residences, banks, and business offices, have been done by this firm. At present they are fitting up the latest improved appliances for the manufacture of the newest high grade work for next season.

A. J. Dunbar & Co. are still manufacturing their high grade Ornamental Iron Work. This firm also makes fire escapes, and all kinds of iron work; such as tie rods, anchors, brackets, etc., buildings.

"Willer" Sliding Blinds.

In no department of the much-vaunted progress for which the Nineteenth Century is so justly remarkable, has greater skill and more persistent ingenuity been shown, than in the various "fittings" which in these days form such material factors in the comfort and convenience of the home. A most interesting case in point is furnished by a new Catalogue (No. 9) which has just been issued by The Willer Manufacturing Co., of Milwaukee, Wis.

The Book is most carefully and elaborately got up, contains about 132 pages, and is profusely illustrated. It is principally devoted to the Vertical Sliding Blind, of which this firm make a special line, though they also manufacture every other form of Sliding and Folding Blinds and Screens as now used.

The feature of the Vertical Blind is that it works like an ordinary sash, by sliding up and down in grooved guide-ways fixed for the purpose in the sides of the window space. The Blind is divided into sections, each of which works independently of the other, and any section can be, when necessary, removed from the window or re-adjusted without interfering with the sash or other sections.

For convenience the Blinds are arranged in classes, each comprising some feature wherein it differs from the others. Thus

classes "D" and "E" (which are the two kinds most generally used), or also, classes "F" and "G," all show some varying form of adaptation to existing windows; and in each case, the sections slide wholly within the window space, allowing from one-half to three-fourths of the window being closed when desired. Where it is practicable, however, it is usual to arrange for a space above or below the window, into which the sections can be slid, so as to leave the window wholly clear, and classes "A," "B," "C," "H," "I," "O," "Q," "R," "S," and "T," each show difference of arrangement of pocket space, while classes "J," "K," "L," "M," "N," and "P," all show some different, but always ingenious, means of attaining a similar result where circumstances preclude the use of pockets.

The Blinds are made in every known wood, and are furnished in two grades. A higher quality for Mansions, Public Buildings, etc., and a second quality for those who require a cheaper article, suited to houses of minor importance. In substance and general appearance there is little to choose, the essential difference being that the latter is not finished with such extreme care.

The Catalogue also contains explanatory illustrations of the "Rolling" Slats, and the new method of operating them which this firm have patented. It is very simple and easy, and obviates any necessity for the rod in front, which is, to so many, so highly objectionable.

A charge of 50 cents is made for the Catalogue, (the latter part of which contains a series of original designs for Fine Stair Work), but a smaller Catalogue (No. 10) is intended for gratuitous distribution and will be supplied to any who desire it.



ILLUSTRATION OF CLASS "A."

CITY BUILDING NEWS.

Alabama and 24th Sts. Two-story frame; owner, Richard Haynes and wife; architect, Richard Haynes; contractor, Joseph Sullivan; sureties, F. Swift and Wm. Oakley, \$1,000; cost, \$1,100; signed Nov. 10; filed, Nov. 10; payments, \$700, framed; \$300, brown mortared; \$800, white coated; \$800, completed; \$1,000, 35 days.

Arkansas near Napa. Two-story frame; owner, Peter J. Smith; architect, James Glackin; contractor, Jas. Glackin; cost, \$1,810; signed, Nov. 8; filed, Nov. 10; payments, \$350, framed; \$350, brown mortared; \$350, white coated; \$310, finished; \$450, 35 days.

Army near Guerrero. Two-story frame; owner, Mrs. E. R. Parsons; contractor, W. Greenwood; cost, \$3,320; signed, Nov. 9; filed, Nov. 20; payments, \$775, framed; \$750, outside finish done; \$1,015, completed; \$770, 35 days.

Broadway and Scott. Carpenter work, etc.; owner, Wm. F. Herrin; architect, Julius E. Kraft; contractor, R. O. Chandler; sureties, W. J. Adams and A. D. Moore, \$2,875; cost, \$11,500; signed, Nov. 8; filed, Nov. 10; payments, \$1,000, attic floor joists on; \$2,000, window frames set; \$2,000, plastered; \$3,600, completed; \$2,900, 35 days.

Broadway and Scott. Brick building; owner, Wm. F. Herrin; architect, Julius E. Kraft; contractors, Riley & Loane; sureties, C. A. Warren and H. Remillard, \$4,000; cost, \$10,820; signed, Nov. 8; filed, Nov. 6; payment, \$1,500 up to level of basement; \$2,000, level of first story; \$2,300, up to level of second story; \$2,300, finished; \$2,725, 35 days.

Broadway and Webster. Residence; owner, Sydney M. Smith; architect, Maxwell G. Bugbee; contractor, R. O. Chandler; cost, \$18,140; signed, Oct. 29; filed, Oct. 30; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Broadway and Webster. Stone work; owner, R. O. Chandler; architect, Maxwell G. Bugbee; contractor, David O'Neill; cost, \$5,000; signed, Oct. 29; filed, Oct. 30; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Broderick and McAllister. Brick work, carpenter work, etc.; owner, John F. Boyd; architect, B. McDougall & Son; contractor, A. Jackson; cost, \$20,790; signed, Oct. 27; filed, Oct. 28; payments, \$2000, first story joists in; \$2,000, framed; \$3,000, chimneys up; \$5,000, white coated; \$2,000, inside finish done; \$1,390, completed; \$5,290, 35 days.

Broadway and Franklin. Seven two-story frames; owner, Thos. I. Bergin; architects, Shea & Shea; contractors, Mahoney Bros.; cost, \$62,411; signed, Oct. 27; filed, Oct. 29; payments, 75 per cent as work progresses.

Broadway and Franklin. Brick work on 7 two-story frame buildings; owner, Mahoney Bros.; architect, Shea & Shea; contractor, Geo. D. Neagle; cost, \$4,600; signed, Nov. 24; filed, Nov. 24; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Broadway near Fillmore. Painting and graining; owner, A. W. Wilson; architect, P. E. Schmidt; contractors, Fraser & Keefe; cost, \$1,490; signed, Nov. 21; filed, Nov. 22; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Braunian near Second. Two two-story frames; owner, L. T. Killips; architect, Chas. I. Havens; contractor, R. O. Chandler; cost, \$7,704; signed, Nov. 25; filed, Nov. 26; payments, \$1,425, enclosed; \$1,425, brown mortared; \$1,425, outside primed; \$1,425, completed.

Bryant and Rincon Place. Elevators; owner, The Sisters of Mercy; architect, Chas. J. Devlin; contractor, A. J. McNicoll & Co.; sureties, Geo. E. Dow and Martial Hainque, \$2,000; cost, \$3,250; signed, Oct. 25; filed, Oct. 27; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Chattanooga near Twenty-fourth. One story cottage; owner, Chas. E. Anderson; contractors, McAnley & Smith; cost, \$1,000; filed, Nov. 25; architect, Chas. E. Anderson; payments, \$400, shingled; \$400, brown mortared; \$400, completed; \$400, 35 days.

Clay near Buchanan. Owner, N. K. Marten; architect, Samuel Newsom; contractor, J. J. Dunn; sureties, E. Jost & C. S. Holmes, \$3,200; cost, \$9,500; signed, Nov. 24; filed, Nov. 24; payments, first and fifteenth day of each month; balance, 35 days after completion.

Clay near Scott. Two-story frame; owner, Emmeline Bates; architect, Geo. E. Bates; contractor, R. O. Chandler; cost, \$5,300; signed, Nov. 6; filed, Nov. 7; payments, 25 per cent, framed; 25 per cent, brown mortared; 25 per cent, completed; 25 per cent, 35 days.

Collingwood near Nineteenth. Two-story frame; owner, Alice Hocy; architect, M. J. Walsh; contractor, D. Currie; cost, \$3,618; signed, Nov. 20; filed, Nov. 20; payments, \$904.50, framed; \$904.50, brown mortared; \$904.50, completed; \$904.50, 35 days.

Dore near Bryant. Two-story frame; owner, Michael Mullin; architect, M. J. Walsh; contractors, Mullins Bros.; cost, \$2,800; signed, Nov. 17; filed, Nov. 18; payments, \$650, framed; \$650, brown mortared; \$650, completed; \$650, 35 days.

Douglass near Seventeenth. Fences and outbuildings; owner, Luke Tierney; contractor, Chas. C. Terrill; cost, \$3,740; signed, Oct. 27; filed, Oct. 28; payments, \$925, brown coated; \$925, plastered; \$925, completed; \$925, 35 days.

Ellis near Powell. Electric wires, &c.; owner, Caus. Mangels; architect, H. Geilfuss; contractors, Mullins Bros.; cost, \$1,627; signed, Oct. 17; filed, Oct. 29; payments, \$600, wires all run; \$600, completed; \$1,027, 35 days.

Fillmore near Herman. Two-story frame; owner, M. C. Doyle; architect, A. J. Barnett; contractor, Thos. Morris; sureties, L. T. Lewis and Reese Jewell, \$2,000; cost, \$5,500; signed, Oct. 24; filed, Oct. 29; payments, \$1,200, roof boards on; \$1,000, brown coated; \$925, white coated; \$1,000, completed; \$1,375, 35 days.

Hampshire street near Twenty-third. Dwelling house; owner, Wm. S. Wright; architect, Geo. Houston; contractor, Geo. Houston; cost, \$1,914; filed, Oct. 28; payments, \$175, rustic on; \$175, brown mortared; \$175, white coated; \$189, 35 days.

Harrison near Twenty-third. Two-story frame; owner, Dennis Wynne; architect, Dennis Wynne; contractor, Jas. Campbell; cost, \$3,799; signed, Oct. 31; filed, Oct. 31; payments, \$947.50, framed; \$947.50, brown mortared; \$117.50, completed; \$117.50, 35 days.

Hayes near Lyon. Two-story frame; owner, Miss E. Conney; architect, W. W. Rednall; contractor, W. W. Rednall; sureties, Jason Springer & Co. and S. E. Slade Lumber Co.; cost, \$4,990; signed, Nov. 3; filed, Nov. 6; payments, \$1,245, enclosed; \$1,250, brown mortared; \$1,250, completed; \$1,245, 35 days.

Hill near Noe. Excavating and foundations; owner, Edwin Parish; architect, Edwin Parish; contractor, S. C. Buzzell; sureties, David Woerner and James Rowe; cost, \$2,000; signed, Nov. 6; filed, Nov. 19; payments, \$350, foundations built, \$50, enclosed; \$350, completed; \$350, 35 days.

Hoff Ave. near Sixteenth. Alterations and additions; owner, W. E. Leo; contractors, C. W. Wescott & W. H. Hoad; cost, \$2,437; filed, Nov. 29; payments, \$608, framed; \$608, brown mortared; \$608, completed; \$611, 35 days.

Howard near Twenty-second. Brick work, etc.; two two-story buildings; 6 flats; owner, F. H. Ellis; architect, L. R. Schmidt; contractor, Orrin E. White; cost, \$15,000; signed, Nov. 21; filed, Nov. 22; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near Eleventh. Three-story frame; owner, J. B. Shroyer; architect, M. J. Welsh; contractor, C. C. Casaretto; cost, \$5,000; signed, Nov. 19; filed, Nov. 20; payments, \$1,475, framed; \$1,475, brown mortared; \$1,475, completed; \$1,475, 35 days.

Howard near Seventeenth. Carpenter work, etc.; owner, Louis A. Drews; architect, Chas. I. Havens; contractor, John Furness; cost, \$2,890; signed, Nov. 18; filed, Nov. 22; payments, \$1,200, enclosed; \$1,200, completed; \$1,200, 35 days.

Howard near Eighteenth. Three-story frame; owner, J. G. James; architects, R. H. & R. White; contractor, R. P. Sanchez; surety, W. C. Gray; cost, \$8,900; signed, Nov. 10; filed, Nov. 11; payments, \$1,700, framed; \$1,650, brown coated; \$1,650, standing finish on; \$1,650, completed; \$2,250, 35 days.

Jackson near Devisadero. Two-story frame; owner, Wm. Wankomski; architects, John & Balczynski; contractors, Schmitt & Kreckler; cost, \$5,775; signed, Oct. 30; filed, Nov. 1; payments, \$1,000, framed; \$1,000, partitions set; \$1,000, white coated; \$1,350, completed; \$1,115, 35 days.

Lake View Track. Dwelling house; owner, F. C. Pagne; architect, C. K. Kirby, Jr.; contractor, F. Vanderveken; cost, \$2,400; signed, Nov. 4; filed, Nov. 7; payments, \$330, framed; \$330, outside finish on; \$330, brown mortared; \$330, plastered; \$330, completed; 25 per cent, 35 days.

Lake View Track. Dwelling; owner, Samuel Johnstone; architect, C. K. Kirby; contractor, F. Vanderveken; cost, \$1,350; signed, Oct. 30; filed, Nov. 1; payments, \$250, framed; \$250, outside finish done; \$250, plumbing done; \$250, inside finished; \$102.50, 35 days.

Lillie Ave. near Octavia. Brick work; owner, Jas. Dowling and wife; architect, S. Hatfield; contractor, Allan Macdonald; cost, \$2,400; signed, Nov. 5; filed, Nov. 12; payments, \$456, framed; \$456, brown mortared; \$456, standing finish on; \$456.50, finished; \$612.50, 35 days.

Market and City Hall Ave. Carpenter work; owner, H. J. Fehm; contractor, Samuel L. Green; cost, \$5,000; signed, Nov. 28; filed, Nov. 28; payments, \$1,875, floors laid; \$1,875, completed; \$1,250, 35 days.

Mason and Sacramento. Plastering; owner, E. A. Denicker; architect, P. R. Schmidt; contractor, Wm. Commary; cost, \$680; signed, Oct. 25; filed, Oct. 27; payments, 75 per cent as work progresses; 25 per cent, 35 days.

McAllister and Larkin. Plastering; owners, J. G. and L. N. Day; architect, T. J. Welsh; contractor, C. Dunlop; sub-contractor—cost, \$9,000; signed, Oct. 7; filed, Nov. 3; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant near Sansome. Concrete and artificial stone work; owner, Henry Cowell; architect, Alexander McArthur; contractors, Ransome & Cushing; cost, \$1,150; signed, Nov. 6; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant near Sansome. Brick, stone and plastering; owner, Henry Cowell; architects, Mosser & Culbertson; contractor, D. J. Brennan; sureties, R. Brennan and D. Corkney; cost, \$1,000; signed, Nov. 10; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant near Sansome. Carpenter work, etc.; owner, Henry Cowell; architects, Mosser & Culbertson; contractor, J. W. Wisinger; surety, Reese Llewellyn; cost, \$1,000; signed, Nov. 10; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Mission, near Fourteenth. Carpenter work, etc.; owner, O. W. Wordwell; architects, Gould & Colley; contractors, R. D. Miller & Co.; surety, Daniel Dodge; cost, \$7,500; signed, Sept. 11; payments, \$540, houses moved; \$2,200, brick work is completed; \$1,000, roofed; \$1,000, plastered; \$1,000, concrete work done; \$1,800, 75 days.

Mission, near Main. One-story building; owner, Bernard Callagher; architects, Shea & Shea; contractors, Cahill & Hall; cost, \$5,900; signed, Nov. 14; filed, Nov. 18; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Napa, near Missouri. Owner, T. J. Dunnigan; contractor, Jas. Glavin; sureties, N. J. Dickens and Ben Hobart; cost, \$1,400; signed, Nov. 28; filed, Nov. 28; payments, \$350, rustic on; \$350, brown coated; \$350, finished; \$350, 35 days.

Noe and Clippier. Carpenter work, etc.; owner, Henry Burner; architects, Percy Hamilton; contractor, Jas. McConahay; cost, \$2,875; signed, Oct. 30; filed, Oct. 31; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Nos. 40, 40 1/2 and 42, Geary street. Owner, Isaac Levy; architects, Kenitzer & Kollath; contractor, C. F. Ruppel; cost, \$1,400; signed, Oct. 28; filed, Nov. 1; payments, \$345, completed; \$1,150, 35 days.

Octavia near Fulton. Mill work; owner, T. J. Cleary; architect, A. Kendall; contractor, A. Kendall; cost, \$1,100; signed, Nov. 12; filed, Nov. 15; payments, 75 per cent as work progresses; 25 per cent, 35 days.

O'Farrell near Stockton. Concrete work, etc.; owner, Schewa Levy; architect, H. A. Schulze; contractors, Gray Bros.; cost, \$2,200; signed, Nov. 1; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

O'Farrell near Laguna. Carpenter work, etc.; owner, Sarah N. Morris; architects, Saffield & Kohlberg; contractor, Henry Kohlberg; cost, \$6,875; signed, Nov. 21; filed, Nov. 24; payments, \$100, framed; \$100, floors laid; \$115, brown coated; \$80, doors hung; \$100, accepted; \$170, 35 days.

Pacific and Front. Cast iron work; owner, Jas. G. Fair; architect, H. A. Schulze; contractors, O'Connell & Lewis; cost, \$8,800; signed, Nov. 23; filed, Nov. 23; payments, first day of each month, 75 per cent of work done, balance, 35 days.

Pacific and Front. Brick and stone work; owner, Jas. G. Fair; architect, Henry A. Schulze; contractor, John McConary; cost, \$44,884; signed, Nov. 18; filed, Nov. 20; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Pacific and Front. Tinmith work; owner, J. G. Fair; architect, H. A. Schulze; contractor, Jas. F. Forde; cost, \$3,145; signed, Nov. 23; filed, Nov. 23; payments, first day of each month, 75 per cent of work done; balance, 35 days.

Pacific and Front. Carpenter work; owner, J. G. Fair; architect, H. A. Schulze; contractor, J. S. Mackay; cost, \$38,975; signed, Nov. 23; filed, Nov. 23; payments, first day of each month, 75 per cent of work done; bal. 35 days.

Pacific Avenue near Van Ness Avenue. Two-story building; owner, T. J. Friedlander; architect, Julius E. Kraft; contractors, Peterson and Ackerson; sureties, A. D. Moore and C. S. Holmes; cost, \$11,745; signed, November 19; filed, November 21; payments, \$180, framed; \$150, enclosed; \$150, brown mortared; \$200, plastered; \$200, completed; \$295, 35 days.

Pacific Avenue near Van Ness Avenue. Plumbing, sewerage, etc.; owner, T. J. Friedlander; architect, Julius E. Kraft; contractor, R. Rice; surety, L. R. Elliot; cost, \$120; signed, November 19; filed, November 21; payments, \$300, rough work in; \$300, completed; \$300, 35 days.

Pacific Avenue and Webster. Carpenter work, etc.; owner, J. Eppinger; architect, W. J. Matthews; contractor, R. P. Hugburt; cost, \$15,000; signed, October 27; filed, October 29; payments, \$240, one-fifth of work completed; \$240, two-fifths of work completed; \$240, three-fifths of work completed; \$240, four-fifths of work completed; \$240, completed; \$400, 35 days.

Pacific Avenue near Webster. Frame building; owner, Mrs. T. V. Day; architect, W. W. Rednall; contractor, W. W. Rednall; sureties, S. E. Slade Lumber Co. and Jason Springer; cost, \$150; signed, November 19; filed, November 19; payments, \$145, roofed; \$150, brown coated; \$150, completed; \$147, 35 days.

Pierce near Page. Two-story frame; owner, Owen McArthur; contractor, L. J. Arthur; cost, \$4180; signed, October 29; filed, October 30; payments, \$800, enclosed; \$800, brown mortared; \$880, hard finish; \$880, completed; \$1120, 35 days.

Polk near Golden Gate Avenue. Four-story building; owner, Dr. James Healey; architects, Shea & Shea; contractor, M. J. Gorman; sureties, Jeannet and John Mahoney; cost, \$3403; cost, \$18,610; signed, November 6; filed, November 7; payments, \$2,502, brown mortared; \$252, hard finished; \$2551, completed; \$3,403, 35 days.

Powell near Ellis. Three-story building, plastering; owner, Jas. G. Walker; architect, T. J. Welsh; contractor, Thos. Winters; cost, \$1495; signed, October 21; filed, November 5; payments, \$500, brown coated; \$501, white coated; \$374, 35 days.

Powell near Eddy. Electric wires for a four-story brick building; owner, Schwartz; architect, P. R. Schmidt; contractor, Geo. L. Henzel; cost, \$2350; signed, October 29; filed, October 30; payments, 75 per cent as work progresses; 25 per cent, in 35 days.

Powell near Eddy. Plumbing, etc.; owners, Schwartz Bros.; architect, P. R. Schmidt; contractors, Dudley Bros.; cost, \$240; signed, October 29; filed, October 29; payments 75 per cent as work progresses; 25 per cent, 35 days.

Powell near Eddy. Interior decorations. Owners, Schwartz Bros.; architect, P. R. Schmidt; contractor, August Leitz; cost, \$2800; signed, November 5; filed, November 5; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Powell near Sacramento. Two three-story buildings. Owner, John G. Adams; architects, C. R. and J. M. Wilson; contractor, V. Menden; cost, \$16,500; signed, October 29; filed, November 12; payments, \$3050, framed; \$2950, brown coated; \$400, white coated; \$2950, completed; \$4100, 35 days.

Sacramento and Mason. Plastering, etc.; owner, Wm. T. Commary; architect, P. R. Schmidt; contractor, M. Kierman; cost, \$2,080; signed, Oct. 25; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Sacramento and Mason. Painting, etc.; owner, E. A. Denicker; architect, P. R. Schmidt; contractor, J. A. Commary; cost, \$1800; signed, Oct. 25; filed, Oct. 27; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Sanchez near 17th. Two-story frame; owner, J. Morrow & wife; architect, Jno. J. Clark; contractors, Sandy & Gillogley; sureties, Geo. Gillogley & Jas. Greig; cost, \$2,400; signed, Nov. 24; filed, Nov. 25; payments, \$850, brick work done; \$850, brown mortared; \$850, completed; \$550, 35 days.

Scott near Broadway. Carpenter work, etc.; owner, B. M. Gunn; architect, H. A. Schulze; contractor, P. G. Martin; cost, \$6,994; signed, Nov. 5; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Seventeenth near Castro. Frame; owner, G. M. Veeder; architect, Geo. M. Cook; contractor, Geo. M. Cook; cost, \$2,050; signed, Nov. 15; filed, Nov. 15; payments, \$450, framed; \$400, enclosed; \$400, outside work finished; \$15, completed; \$515, 35 days.

Shotwell near 14th. Two-story frame; owner, Ellen Ryan; contractor, John Miron; cost, \$3,800; signed, Oct. 31; filed, Nov. 1; payments, \$950, framed; \$950, brown mortared; \$950, completed; \$950, 35 days.

Sixth and Minna. Four-story brick building; owner, Fred W. M. Lange; architect, H. Gelfuss; contractor, Wm. Plums; cost, \$10,550; signed, Nov. 23; filed, Nov. 23; payments, 75 per cent of work done, first and fifth day of each month; balance, 35 days.

Turk, near Broderick. Carpenter work, etc.; owner, J. A. Oliver; architect, P. R. Schmidt; contractor, S. H. Kent; cost, \$10,350; signed, Nov. 7; filed, Nov. 20; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Turk, near Broderick. Brick work; owner, J. A. Oliver; architect, P. R. Schmidt; contractor, R. Ringrove; cost, \$2,244; signed, Nov. 7; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Twenty-sixth near Dolores. Floors, roofings and foundations; owner, Geo. F. Reynolds; architect, Geo. F. Reynolds; contractors, Mullins Bros.; sureties, O. H. Greenwald and Chas. Mullins; cost, \$1500; signed, Nov. 18; filed, Nov. 22; payments, \$375, foundations in; \$375, enclosed; \$375, completed; \$375, 35 days.

Twenty-first near Sanchez. One-story frame; owner, Albert C. Vandenberg; architect, D. C. Coleman; contractor, Henry Burns; cost, \$1400; signed, Nov. 20; filed, Nov. 25; payments, \$150, foundations in; \$350, enclosed; \$250, brown mortared; \$300, completed; \$350, 35 days.

Valencia near 24th. Carpenter work; owner, F. Grass; architects, Saffield & Kohlberg; contractor, E. C. Worden; cost, \$14,000; signed, Nov. 11; filed, Nov. 13; payments, \$1500, framed; \$1500, enclosed; \$1500, brown mortared; \$1500, ready for painter; \$8000, 35 days.

Van Ness Ave. near Golden Gate Ave. Plumbing and gas fitting; owners, Mercantile Library Ass'n; architects, Pissis and Moore; contractors, W. S. Snook & Son; cost, \$3395; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 25 days.

Van Ness Ave. near Golden Gate Ave. Cast iron work; owners, Mercantile Library Ass'n; architects, Pissis and Moore; contractor, Reese Llewellyn; cost, \$2035; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Brick work; owners, Mercantile Library Ass'n; architects, Pissis and Moore; contractors, Riley & Loane; cost, \$16,900; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Carpenter work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractor, Thos. H. Day; cost, \$32,790; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Steel work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractors, P. H. Jackson & Co.; cost, \$5793; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Washington near Broderick. Two-story building; owner, Mrs. Sophia Alexander; architects, Huerne & Everett; contractors, L. N. Fletcher & Son; sureties, J. F. & A. W. Kennedy; cost, \$3536; signed, Nov. 6; filed, Nov. 10; payments, \$533, framed; \$533, flooring is done; \$533, brown mortared; \$533, inside finish on; \$535, completed; \$589, 35 days.

Washington near Kearny. Carpenter work; etc.; owner, Julia H. Walter; architects, Saffield & Kohlberg; contractor, Henry Kohlberg; cost, \$2700; signed, Nov. 14; filed, Nov. 19; payments, \$500, roofed; \$400, ready for plastering; \$500, white coated; \$500, completed; \$700, 35 days.

Oakland and Alameda.

Atherton street near Banderof Way Berkeley. Two-story house; owner, Horace Gushue; architect, R. Gray Frise; contractor, W. S. Wilson; cost, \$3194; signed, Nov. 28; filed, Nov. 28; payments, \$873.50, enclosed; \$873.50, brown coated; \$873.50, inside finish on; \$873.50, 35 days.

Block B, Northern Extension, Oakland. Two-story frame; owner, Wm. D. & Annie Lythe; architect, W. H. Wellby; contractor, W. H. Wellby; cost, \$2825; signed, Nov. 5; filed, Nov. 8; payments, \$706.25, framed; \$706.25, roofed; \$706.25, plastered; \$706.25, 35 days.

Block 4, Berkeley. Two-story frame; owner, Louis Gottshall; architect, Howard Burns; contractor, H. E. Jones; cost, \$920; filed, Oct. 23; payments, \$180, 1/4 built; \$180, 3/4 built; \$180, completed; \$240, 35 days.

Buena Vista Ave. near Willow, Alameda. Two-story frame; owner, J. A. Waymire; architects, A. N. Pattiani & Co.; contractor, A. W. Pattiani; cost, \$2943; signed, Nov. 17; filed, Nov. 26; payments, \$550, chimney built; \$750, brown mortared; \$900, completed; \$734, 35 days.

Buena Vista Ave. near Willow St. Two-story frame; owner, James A. Waymire; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; cost, \$2,234; signed, Nov. 17; filed, Nov. 21; payments, \$550, chimney built; \$750, exterior primed; \$900, completed; \$734, 35 days.

Chestnut near Fourteenth. Two-story building; owner, Sarah E. Jeffery; architect, R. Gray Frise; cost, \$3,100; signed, Nov. 7; filed, Nov. 8; payments, \$775, rustic on; \$775, brown mortared; \$775, second coated; \$775, 35 days.

Encinal Ave. near Fifteenth, Alameda. Two-story frame; owner, Henry Mohs; architect, A. Stenbit; contractor, A. L. Fell; cost, \$1,785; signed, Nov. 21; filed, Nov. 24; payments, \$446.25, framed; \$446.25, white coated; \$446.25, completed; \$446.25, 35 days.

Fifth St. near Taylor Ave. Owner, William Brandt; contractor, Christian Peterson; cost, \$2,700; signed, Oct. 28; filed, Nov. 15; payments, \$500, brick work done; \$500, enclosed; \$525, brown mortared; \$525, completed; \$575, 35 days.

Fourteenth St. near Eighth Ave. One-story cottage; owner, Mrs. E. R. Parsons; architect, J. J. & T. D. Newson; contractor, Henry Murr; cost, \$1,070; signed, Oct. 29; filed, Oct. 31; payments, \$788, roof boards on, etc.; \$788, outside finish on; \$770, completed; \$770, 35 days.

Grand Ave. near Webster street, Oakland. Owner, T. H. Minor; architect, W. J. Matthews; contractors, Robt. Smilie and Jas. Smilie; cost, \$3,570; signed, Nov. 26; filed, Nov. 28; payments, \$1,285, one-fifth completed; \$1,285, two-fifths completed; \$1,285, three-fifths completed; \$1,285, four-fifths completed; \$1,285, completed; \$2,150, 35 days.

Grove and Thirty-sixth St., Oakland. Additions and Alterations; owner, Mrs. Mary Canning; architect, Chas. Man; contractor, W. S. Wilson; cost, \$1,728; signed, Oct. 30; filed, Nov. 8; payments, \$434.50, one-third work done; \$434.50, two-thirds done; \$434.50, 35 days.

Henry St., Oakland. Owner, John Clonen; architect, Wm. Goodwin; contractor, Hugh McCracken; sureties, Joseph Harris and Fred Meutz; cost, \$1,705; signed, Oct. 28; filed, Oct. 28; payments, \$400, rustic on; \$400, first coat plaster on; \$500, completed; \$465, bal.

High St. near Prospect St., Brooklyn. 1 1/2 story frame; owner, J. R. Talcott; architect, W. H. Wellby; contractor, W. H. Wellby; cost, \$5,000; signed, Nov. 17; filed, Nov. 24; payments, \$1,250, roof on; \$1,250, first coat plaster on; \$1,250, plastered; \$1,250, 35 days.

Linden St. near Thirty-fourth St., Oakland. One-story cottage; owner, Henry Schellhaus; architect, A. Man; contractor, E. H. Lake; cost, \$2,300; signed, Nov. 28; filed, Nov. 29; payments, \$575, enclosed; \$575, brown mortared; \$575, completed; \$575, 35 days.

Linda Vista Park. Two-story dwelling; owner, O. J. Backus; architect, Geo. A. Budwell; contractor, John J. Boyle; cost, \$3,335; signed, Nov. 18; filed, Nov. 19; payments, \$830, seamed; \$830, plastered; \$840, completed; \$895, 35 days.

Linda Vista Terrace. Two-story dwelling; owner, Myron T. Holcomb; architect, Geo. A. Budwell; contractor, John J. Boyle; cost, \$4810; signed, Nov. 17; filed, Nov. 18; payments, \$1077, seamed; \$1077, plastered; \$1078, completed; \$835, 35 days.

Lot 28, Block 557. Owner, G. Magstaedt; architect, Howard Burns; contractor, H. E. Jones; cost, \$4540; signed, Nov. 12; filed, Nov. 12; payments, \$851.25, 1/4 completed; \$851.25, 1/2 completed; \$1135, 35 days.

Lot 21, Block 5. Sather & Robinson. Owner, Mrs. Helena Morgenstern; architect, J. L. Atwood; contractor, L. J. Atwood; cost, \$1500; signed, Oct. 25; filed, Oct. 26; payments, \$325, framed; \$325, brown mortared; \$325, completed; \$325, 35 days.

Magnolia street near 34th street, Oakland. Chemical Engine House; owner, City of Oakland; architect, W. J. Matthews; contractors, J. C. Kye & J. Kutherford; cost, \$2750; signed, Nov. 29; filed, Nov. 24; payments, \$587, 1/4 work done; \$587, 1/2 work done; \$587, completed; \$589, 35 days.

Owner, Henry D. Bacon. architect, F. P. Bacon; contractor, F. M. McJordy; sureties, S. Walton and T. G. Battery; cost, \$347; signed, Nov. 7; filed, Nov. 24; payments, \$150, floor laid; \$200, piping connected; \$200, completed; \$267, 35 days.

Owner, W. P. Lewis. architect, H. P. Barker; contractor, H. P. Barker; cost, \$2450; signed, Nov. 17; filed, Nov. 19; payments, \$341, ready for plastering; \$244, framed; \$244, enclosed; \$1225.50, completed; \$611, 35 days.

R. R. Ave. near Second Ave. One-story frame with basement; owner, F. W. Dietsch; architect, A. R. Denke; contractor, J. P. Embury; sureties, J. F. Collins and G. L. Ainsworth; cost, \$1,000; signed, Nov. 1; filed, Nov. 7; payments, \$300, lathed, etc; \$350, completed; \$300, 35 days.

San Antonio Ave. near Park, Alameda. Alterations; owner, Wm. Lawson; architects, Pissis & Moore; contractors, Gardner & Boyles; cost, \$1,450; signed, Nov. 25; filed, Nov. 28; payments, 75 per cent of value of work done and materials furnished; 25 per cent, 35 days.

Shephardson Tract, Alameda. owner, John Burke; architect, John Conant; contractor, John Conant; cost, \$1,200; signed, Nov. 15; filed, Nov. 22; payments, \$400, framed; \$400, brown coated; \$400, completed.

Summit St. near Prospect Ave. Owner, C. A. Capwell; architect, Maxwell Bugbee; contractor, O. C. Soule; cost, \$9,940; signed, Nov. 6; filed, Nov. 13; payments, \$957.50, enclosed; \$957.50, second coat mortar on; \$957.50, completed; \$957.50, 35 days.

Tenth Ave. and Twenty-first St., Oakland. Two-story building; owner, Louis S. and W. C. Harrington; architects, J. T. and T. D. Newson; contractors, Oliver P. Smith and Chas. Murrell; cost, \$3,370; signed, Nov. 1; filed, Nov. 6; payments, \$890, enclosed with rustic; \$890, brown mortared; \$890, completed; \$900, 35 days.

Twenty-first St. and Twenty-fourth Ave., Oakland. One story cottage; architect, Wm. Crowhurst; contractor, J. W. Whyte; cost, \$1,504; filed, Nov. 6; signed, Nov. 6; payments, \$376, enclosed; \$376, brown mortared; \$376, completed; \$376.50, 35 days.

Twenty-first near Eighth Ave. One-story cottage; owner, Emily M. Welber; architect, R. Gray Frise; contractor, W. S. Wilson; cost, \$1,507; signed, Nov. 1; filed, Nov. 1; payments, \$1,175, enclosed with rustic; \$391.75, brown coated; \$391.75, windows hung; \$391.75, 35 days.

Twenty-sixth and Grove St. Owner, Louis Wunn; architect, O. E. Hunt; cost, \$900; contractor, Oscar F. Hunt; signed, Oct. 30; filed, Oct. 30; payments, \$300, roof on; \$300, brown mortared; \$300, 35 days.

Vernon Park Track. Two-story dwelling; owner, J. C. Ainsworth; architect, W. J. Matthews; contractor, W. Winnie; cost, \$14,000; signed, Nov. 12; filed, Nov. 14; payments, \$2113, 1-10 completed; \$2113, 2-5 completed; \$2113, 3-5 completed; \$2113, 4-5 completed; \$2113, completed; \$3624, 35 days.

Webster near Walnut. Two-story residence; owner, J. L. Wetherbee; architect, R. Gray Frise; contractor, H. C. Jones; cost, \$3270; signed, Nov. 5; filed, Nov. 6; payments, \$817.50, enclosed with rustic; \$817.50, first coat plaster on; \$817.50, second coat; \$817.50, 35 days.

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Hampshire street near Twenty-third. Dwelling house; owner, Wm. S. Wright; architect, Geo. Houston; contractor, Geo. Houston; cost, \$1,514; filed, Oct. 28; payments, \$475, rustic on; \$475, brown mortared; \$175, white coated; \$150, 35 days.

Harrison near Twenty-third. Two-story frame; owner, Dennis Wynne; architect, Dennis Wynne; contractor, Jas. Campbell; cost, \$7,750; signed, Oct. 31; filed, Oct. 31; payments, \$947.50, framed; \$947.50, brown mortared; \$947.50, completed; \$947.50, 35 days.

Hayes near Lyon. Two-story frame; owner, Miss E. Cooney; architect, W. W. Rednall; contractor, W. W. Rednall; sureties, Jason Springer & Co. and S. E. Slade Lumber Co.; cost, \$4,900; signed, Nov. 5; filed, Nov. 6; payments, \$1,245, enclosed; \$1,250, brown mortared; \$1,250, completed; \$1,245, 35 days.

Hill near Noe. Excavating and foundations; owner, Edwin Parish; architect, Edwin Parish; contractor, S. C. Buzzell; sureties, David Woerner and James Rowe; cost, \$2,000; signed, Nov. 6; filed, Nov. 19; payments, \$550, foundations built, 50, enclosed; \$650, completed; \$550, 35 days.

Hoff Ave. near Sixteenth. Alterations and additions; owner, W. E. Leo; contractors, C. W. Wessott & W. Board; cost, \$2,435; filed, Nov. 22; payments, \$708, framed; \$605, brown mortared; \$605, completed; \$611, 35 days.

Howard near Twenty-second. Brick work, etc.; two two-story buildings; 6 flats; owner, F. H. Ellis; architect, P. R. Schmidt; contractor, Orrin E. White; cost, \$15,000; signed, Nov. 21; filed, Nov. 22; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near Eleventh. Three-story frame; owner, J. B. Shroyer; architect, M. J. Welsh; contractors, Cuneo & Casaretto; cost, \$5,900; signed, Nov. 19; filed, Nov. 20; payments, \$1,475, framed; \$1,475, brown mortared; \$1,475, completed; \$1,475, 35 days.

Howard near Seventeenth. Carpenter work, etc.; owner, Louis A. Drews; architect, Chas. I. Havens; contractor, John Furness; cost, \$2,800; signed, Nov. 18; filed, Nov. 25; payments, \$1,200, enclosed; \$940, completed; \$750, 35 days.

Howard near Eighteenth. Three-story frame; owner, J. G. James; architects, R. H. & R. White; contractor, R. P. Sanchez; surety, W. C. Grass; cost, \$2,250; signed, Nov. 10; filed, Nov. 11; payments, \$1,500, framed; \$1,550, brown coated; \$1,550, standing finish on; \$1,550, completed; \$2,250, 35 days.

Jackson near Devisadero. Two-story frame; owner, Wm. Wankomski; architects, John & Balcevis; contractor, Schmitt & Kacker; cost, \$7,775; signed, Oct. 30; filed, Nov. 1; payments, \$1,000, framed; \$1,000, partitions set; \$1,000, white coated; \$1,350, completed; \$1,150, 35 days.

Lake View Track. Dwelling house; owner, F. C. Paine; architect, C. K. Kirby, Jr.; contractor, F. Vanderveken; cost, \$2,400; signed, Nov. 4; filed, Nov. 7; payments, \$500, framed; \$500, outside finish on; \$500, brown mortared; \$500, plastered; \$500, completed; 25 per cent, 35 days.

Lake View Track. Dwelling; owner, Samuel Johnstone; architect, C. K. Kirby; contractor, F. Vanderveken; cost, \$1,500; signed, Oct. 30; filed, Nov. 1; payments, \$250, framed; \$250, outside finish on; \$250, plumbing done; \$250, inside finish; \$250, 35 days.

Lille Ave. near Octavia. Brick work; owner, Jas. Dowling and wife; architect, S. Hatfield; contractor, Allan Macdonald; cost, \$2,450; signed, Nov. 8; filed, Nov. 12; payments, \$450, framed; \$450, brown mortared; \$450, standing finish on; \$160.00, finished; \$612.50, 35 days.

Market and City Hall Ave. Carpenter work; owner, H. J. Tehan; contractor, Samuel T. Green; cost, \$3,000; signed, Nov. 28; filed, Nov. 28; payments, \$1,375, floors laid; \$1,375, completed; \$1,350, 35 days.

Mason and Sacramento. Plastering; owner, F. A. Deatrick; architect, P. R. Schmidt; contractor, Wm. Connery; cost, \$800; signed, Oct. 25; filed, Oct. 27; payments, 75 per cent as work progresses; 25 per cent, 35 days.

McAllister and Larkin. Plastering; owners, J. C. and L. N. Day; architect, T. J. Welsh; contractor, C. Dunlop; sub-contractor —; cost, \$1,000; signed, Oct. 7; filed, Nov. 3; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant, near Sansome. Concrete and artificial stone work; owner, Henry Cowell; architects, Mosser & Culbertson; contractors, Ransome & Cushing; cost, \$1,100; signed, Nov. 6; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant, near Sansome. Brick, stone and plastering; owner, Henry Cowell; architects, Mosser & Culbertson; contractor, D. J. Brennan; sureties, R. Brennan and D. Corkney; cost, \$1,000; signed, Nov. 10; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Merchant, near Sansome. Carpenter work, etc.; owner, Henry Cowell; architects, Mosser & Culbertson; contractor, J. W. Wisinger; surety, Reese Llewellyn; cost, \$1,000; signed, Nov. 10; filed, Nov. 19; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Mission, near Fourteenth. Carpenter work, etc.; owner, O. W. Wordwell; architects, Gould & Colley; contractors, R. D. Miller & Co.; sureties, Daniel Dodge; cost, \$7,540; filed, Sept. 11; payments, \$540, houses moved; \$2,300, brick work is completed; \$1,000, roofed; \$1,000, plastered; \$1,000, concrete work done; \$1,500, 35 days.

Mission, near Main. One-story building; owner, Bernard Gallagher; architects, Shea & Sims; contractors, Cahill & Hall; cost, \$5,500; signed, Nov. 14; filed, Nov. 18; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Napa, near Missouri. Owner, T. J. Dunnigan; contractor, Jas. Glachin; sureties, N. J. Drenken and Ben Hobart; cost, \$1,000; signed, Nov. 26; filed, Nov. 28; payments, \$350, rustic on; \$350, brown coated; \$350, finished; \$350, 35 days.

Noe and Clipper. Carpenter work, etc.; owner, Henry Burner; architects, Percy Hamilton; contractor, Jas. McConkey; cost, \$2,572; signed, Oct. 30; filed, Oct. 31; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Nos. 40, 40½ and 42, Geary street. Owner, Isaac Levy; architects, Keulitzer & Kollath; contractor, C. F. Ruppel; cost, \$1,000; signed, Oct. 29; filed, Nov. 1; payments, \$340, completed; \$1,150, 35 days.

Octavia near Fulton. Mill work; owner, T. J. Cleary; architect, A. Kendall; contractor, A. Keudall; cost, \$1,100; signed, Nov. 12; filed, Nov. 13; payments, 75 per cent as work progresses; 25 per cent, 35 days.

O'Farrell near Stockton. Concrete work, etc.; owner, Schewa Levy; architect, H. A. Schulze; contractors, Gray Bros.; cost, \$2,200; signed, Nov. 1; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

O'Farrell near Laguna. Carpenter work, etc.; owner, Sarah N. Morris; architects, Salfeld & Kohlberg; contractor, Henry Kohling; cost, \$6,855; signed, Nov. 21; filed, Nov. 23; payments, \$1,000, framed; \$1,000, floors laid; \$1,150, brown coated; \$900, doors hung; \$1,000, accepted; \$1,720, 35 days.

Pacific and Front. Cast Iron work; owner, Jas. G. Fair; architect, H. A. Schulze; contractors, O'Connell & Lewis; cost, \$8,800; signed, Nov. 29; filed, Nov. 29; payments, first day of each month, 75 per cent of work done; balance, 35 days.

Pacific and Front. Brick and stone work; owner, Jas. G. Fair; architect, Henry A. Schulze; contractor, John McCarthy; cost, \$4,884; signed, Nov. 19; filed, Nov. 30; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Pacific and Front. Tinsmith work; owner, J. G. Fair; architect, H. A. Schulze; contractor, Jas. F. Forderer; cost, \$3,145; signed, Nov. 29; filed, Nov. 29; payments, first day of each month, 75 per cent of work done; balance, 35 days.

Pacific and Front. Carpenter work; owner, J. G. Fair; architect, H. A. Schulze; contractor, J. S. Mackay; cost, \$33,975; signed, Nov. 29; filed, Nov. 29; payments, first day of each month, 75 per cent of work done; balance, 35 days.

Pacific Avenue near Van Ness Avenue. Two-story building; owner, T. J. Friedlander; architect, Julius E. Kraft; contractors, Peterson and Ackerson; sureties, A. D. Moore and C. S. Holmes; cost, \$11,748; signed, November 19; filed, November 21; payments, \$1800, framed; \$1500, enclosed; \$1500, brown mortared; \$2000, plastered; \$2000, completed; \$2945, 35 days.

Pacific Avenue near Van Ness Avenue. Plumbing, sewerage, etc.; owner, T. J. Friedlander; architect, Julius E. Kraft; contractor, R. Rice; surety, L. R. Ellert; cost, \$1,200; signed, November 19; filed, November 21; payments, \$300, rough work in; \$600, completed; \$300, 35 days.

Pacific Avenue and Webster. Carpenter work, etc.; owner, J. Eppinger; architect, W. J. Matthews; contractor, R. P. Hurlbut; cost, \$16,000; signed, October 27; filed, October 29; payments, \$2400, one-fifth of work completed; \$2400, two-fifths of work completed; \$2400, three-fifths of work completed; \$2400, four-fifths of work completed; \$2400, completed; \$4000, 35 days.

Pacific Avenue near Webster. Frame building; owner, Mrs. T. V. Day; architect, W. W. Rednall; contractor, W. W. Rednall; sureties, S. E. Slade Lumber Co. and Jason Springer; cost, \$1,500; signed, November 19; filed, November 19; payments, \$145, roofed; \$1150, brown coated; \$1150, completed; \$1147, 35 days.

Pierce near Page. Two-story frame; owner, Owen McArdle; contractor, L. J. Arthur; cost, \$1480; signed, October 29; filed, October 30; payments, \$800, completed; \$800, brown mortared; \$800, hard finish; \$800, completed; \$1120, 35 days.

Polk near Golden Gate Avenue. Four-story building; owner, Dr. James Healey; architects, Shea & Shen; contractor, M. J. Gorman; sureties, Jeremiah and John Mahoney; cost, \$400; signed, November 6; filed, November 7; payments, \$2,552, brown mortared; \$252, hard finished; \$251, completed; \$3,403, 35 days.

Powell near Ellis. Three-story building, plastering; owner, Jas. G. Walker; architect, T. J. Welsh; contractor, Thos. Winters; cost, \$1495; signed, October 21; filed, November 6; payments, \$550, brown coated; \$501, white coated; \$374, 35 days.

Powell near Eddy. Electric wires for a four-story brick building; owner, Schwartz; architect, P. R. Schmidt; contractor, Geo. L. Henzel; cost, \$2350; signed, October 29; filed, October 30; payments, 75 per cent as work progresses; 25 per cent, in 35 days.

Powell near Eddy. Plumbing, etc.; owners, Schwartz Bros.; architect, P. R. Schmidt; contractors, Duffley Bros.; cost, \$8400; signed, October 28; filed, October 29; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Powell near Eddy. Interior decorations. Owners, Schwartz Bros.; architect, P. R. Schmidt; contractor, August Leitz; cost, \$2200; signed, November 5; filed, November 6; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Powell near Sacramento. Two three-story buildings. Owner, John G. Adams; architects, C. R. and J. M. Wilson; contractor, V. Menesini; cost, \$16,800; signed, October 29; filed, November 12; payments, \$3050, framed; \$3050, brown coated; \$3050, white coated; \$3050, completed; \$4100, 35 days.

Sacramento and Mason. Plastering, etc.; owner, Wm. T. Connery; architect, P. R. Schmidt; contractor, M. Kierman; cost, \$2,000; signed, Oct. 26; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Sacramento and Mason. Painting, etc.; owner, E. A. Denioke; architect, P. R. Schmidt; contractor, J. A. Connery; cost, \$1800; signed, Oct. 25; filed, Oct. 27; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Sanchez near 17th. Two-story frame; owner, J. Morrow & wife; architect, Jno. J. Clark; contractors, Sandy & Gilligley; sureties, Geo. Gilligley & Jas. Greig; cost, \$3,400; signed, Nov. 24; filed, Nov. 25; payments, \$550, brick work done; \$550, brown mortared; \$550, completed; \$550, 35 days.

Scott near Broadway. Carpenter work, etc.; owner, B. M. Gunn; architect, H. A. Schulze; contractor, P. G. Marlin; cost, \$6,994; signed, Nov. 3; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Seventeenth near Castro. Frame; owner, G. M. Veeder; architect, Geo. M. Cook; contractor, Geo. M. Cook; cost, \$2,050; signed, Nov. 16; filed, Nov. 15; payments, \$450, framed; \$400, enclosed; \$400, outside work finished; \$285, completed; \$515, 35 days.

Shotwell near 14th. Two-story frame; owner, Ellen Ryan; contractor, John Miron; cost, \$5,800; signed, Oct. 31; filed, Nov. 1; payments, \$950, framed; \$950, brown mortared; \$950, completed; \$950, 35 days.

Sixth and Minna. Four-story brick building; owner, Fred W. M. Lange; architect, H. Zellfuss; contractor, Wm. Plums; cost, \$10,550; signed, Nov. 20; filed, Nov. 29; payments, 75 per cent of work done, first and fifteenth day of each month; balance, 35 days.

Turk, near Broderick. Carpenter work, etc.; owner, J. A. Oliver; architect, P. R. Schmidt; contractor, S. H. Connery; cost, \$10,350; signed, Nov. 7; filed, Nov. 20; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Turk, near Broderick. Brick work; owner, J. A. Oliver; architect, P. R. Schmidt; contractor, R. Rinsgrove; cost, \$2,244; signed, Nov. 7; filed, Nov. 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Twenty-sixth near Dolores. Floors, roofings and foundations; owner, Geo. F. Reynolds; architect, Geo. F. Reynolds; contractors, Mullins Bros; sureties, O. H. Greenwald and Thos. Mullins; cost, \$1,000; signed, Nov. 18; filed, Nov. 22; payments, \$375, foundations in; \$375, enclosed; \$375, completed; \$375, 35 days.

Twenty-first near Sanchez. One-story frame; owner, Albert C. Vandenberg; architect, D. C. Coleman; contractor, Henry Burns; cost, \$1400; signed, Nov. 20; filed, Nov. 25; payments, \$150, foundations in; \$350, enclosed; \$250, brown mortared; \$290, completed; \$550, 35 days.

Valencia near 24th. Carpenter work; owner, F. Grass; architects, Salfeld & Kohlberg; contractor, E. C. Worden; cost, \$14,000; signed, Nov. 11; filed, Nov. 13; payments, \$1500, framed; \$1500, enclosed; \$1500, brown mortared; \$1500, ready for painter; \$8000, 35 days.

Van Ness Ave. near Golden Gate Ave. Plumbing and gas fitting; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractors, W. S. Snook & Son; cost, \$3895; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 25 days.

Van Ness Ave. near Golden Gate Ave. Cast iron work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractor, Reese Llewellyn; cost, \$2035; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Brick work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractors, Riley & Loane; cost, \$16,900; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Carpenter work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractor, Thos. H. Day; cost, \$32,740; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Van Ness Ave. near Golden Gate Ave. Steel work; owners, Mercantile Library Ass'n; architects, Pissis & Moore; contractors, P. H. Jackson & Co.; cost, \$5793; signed, Oct. 22; filed, Oct. 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Washington near Broderick. Two-story building; owner, Mrs. Sophia Alexander; architects, Huerno & Everett; contractors, L. N. Fletcher & Son; sureties, J. F. & A. W. Kennedy; cost, \$2,550; signed, Nov. 6; filed, Nov. 10; payments, \$333, framed; \$333, flooring is done; \$333, brown mortared; \$333, inside finish on; \$333, completed; \$333, 35 days.

Washington near Kearny. Carpenter work, etc.; owner, Julia H. Walter; architects, Salfeld & Kohlberg; contractor, Henry Rohling; cost, \$2700; signed, Nov. 14; filed, Nov. 19; payments, \$600, roofed; \$400, ready for plastering; \$500, white coated; \$500, completed; \$700, 35 days.

Oakland and Alameda.

Atherton street near Randolph Way, Berkeley. Two-story house; owner, Horace Cashee; architect, R. Gray Frise; contractor, W. S. Wilson; cost, \$1294; signed, Nov. 28; filed, Nov. 28; payments, \$773.50, enclosed; \$773.50, brown coated; \$773.50, inside finish on; \$773.50, 35 days.

Block B, Northern Extension, Oakland. Two-story frame; owner, Wm. D. & Annie Lythe; architect, W. H. Wiebly; contractor, W. H. Wiebly; cost, \$2825; signed, Nov. 5; filed, Nov. 8; payments, \$706.25, framed; \$706.25, roofed; \$706.25, plastered; \$706.25, 35 days.

Block 4, Berkeley. Two-story frame; owner, Louis Gottshall; architect, Howard Burns; contractor, H. E. Jones; cost, \$9920; filed, Oct. 28; payments, \$1860, ¼ built; \$1860, ¼ built; \$1860, completed; \$2480, 35 days.

Buena Vista Ave. near Willow, Alameda. Two-story frame; owner, J. A. Waymire; architects, A. W. Pattiani & Co.; contractor, A. W. Pattiani; cost, \$2943; signed, Nov. 17; filed, Nov. 26; payments, \$880, chimney built; \$750, brown mortared; \$300, completed; \$734, 35 days.

Buena Vista Ave. near Willow St. Two-story frame; owner, James A. Waymire; architect, A. W. Pattiani & Co.; contractor, A. W. Pattiani & Co.; cost, \$2,944; signed, Nov. 17; filed, Nov. 21; payments, \$850, chimney built; \$750, exterior primed; \$600, completed; \$734, 35 days.

Chestnut near Fourteenth. Two-story building; owner, Sarah E. Jeffery; architect, R. Gray Frise; cost, \$3,100; signed, Nov. 7; filed, Nov. 8; payments, \$775, rustic on; \$775, brown mortared; \$775, second coated; \$775, 35 days.

Encinal Ave. near Fifteenth, Alameda. Two-story frame; owner, Henry Mohs; architect, A. Stenhardt; contractor, A. L. Fell; cost, \$1,785; signed, Nov. 21; filed, Nov. 24; payments, \$146.25, framed; \$146.25, white coated; \$146.25, completed; \$446.25, 35 days.

Fifth St. near Taylor Ave. Owner, William Brandt; contractor, Christian Peterson; cost, \$2,700; signed, Oct. 28; filed, Nov. 15; payments, \$500, brick work done; \$500, enclosed; \$525, brown mortared, \$325, completed; \$675, 35 days.

Fourteenth St. near Eighth Ave. One-story cottage; owner, Mrs. E. R. Parsons; architect, J. J. & T. D. Newsom; contractor, Henry Murr; cost, \$3,070; signed, Oct. 29; filed, Oct. 31; payments, \$768, roof boards on, etc; \$768, outside finish on; \$770, completed; \$770, 35 days.

Grand Ave. near Webster street, Oakland. Owner, T. H. Minor; architect, W. J. Matthews; contractors, Robt. Smilie and Jas. Smilie; cost, \$3,570; signed, Nov. 26; filed, Nov. 28; payments, \$1,285, one-fifth completed; \$1,285, two-fifths completed; \$1,285, three-fifths completed; \$1,285, four-fifths completed; \$1,285, completed; \$2,155, 35 days.

Grove and Thirty-sixth St., Oakland. Additions and Alterations; owner, Mrs. Mary Canning; architect, Chas. Man; contractor, W. S. Wilson; cost, \$1,728; signed, Oct. 30; filed, Nov. 3; payments, \$434.50, one-third work done; \$434.50, two-thirds done; \$434.50, 35 days.

Henry St., Oakland. Owner, John Clonen; architect, Wm. Goodwin; contractor, Hugh McCracken; sureties, Joseph Harris and Fred Meitz; cost, \$1,200; signed, Oct. 28; filed, Oct. 29; payments, \$400, rustic on; \$400, first coat plaster on; \$500, completed; \$465, bal.

High St. near Prospect St., Brooklyn. 1½-story frame; owner, J. R. Talcott; architect, W. H. Wiebly; contractor, W. H. Wiebly; cost, \$5,000; signed, Nov. 17; filed, Nov. 24; payments, \$1,250, roof on; \$1,250, first coat plaster on; \$1,250, plastered; \$1,250, 35 days.

Linden St., near Thirty-fourth St., Oakland. One-story cottage; owner, Henry Schellhaas; architect, A. Man; contractor, E. H. Lake; cost, \$2,300; signed, Nov. 28; filed, Nov. 28; payments, \$575, enclosed; \$575, brown mortared; \$575, completed; \$575, 35 days.

Linda Vista Park. Two-story dwelling; owner, O. J. Backus; architect, Geo. A. Budwell; contractor, John J. Boyle; cost, \$3,335; signed, Nov. 19; filed, Nov. 19; payments, \$800, sealed; \$800, plastered; \$800, completed; \$800, 35 days.

Linda Vista Terrace. Two-story dwelling; owner, Myron T. Holcomb; architect, Geo. A. Budwell; contractor, John J. Boyle; cost, \$4100; signed, Nov. 17; filed, Nov. 18; payments, \$1077, sealed; \$1077, plastered; \$1077, completed; \$835, 35 days.

Lot 28, Block 537. Owner, O. Magerstaedt; architect, Howard Burns; contractor, H. E. Jones; cost, \$4510; signed, Nov. 12; filed, Nov. 12; payments, \$851.25, ¼ completed; \$851.25, ¼ completed; \$1135, 35 days.

Lot 21, Block 8, Sather & Robinson. Owner, Mrs. Helena Morgenstern; architect, J. L. Atwood; contractor, L. J. Atwood; cost, \$1300; signed, Oct. 27; filed, Oct. 28; payments, \$325, framed; \$325, brown mortared; \$325, completed; \$325, 35 days.

Magnolia street near 24th street, Oakland. Chemical Engine House; owner, City of Oakland; architect, W. J. Mathews; contractors, J. C. Kyle & J. Rutherford; cost, \$2730; signed, Nov. 20; filed, Nov. 24; payments, \$687, ½ work done; \$687, ½ work done, \$687, completed; \$687, 35 days.

Owner, Henry D. Bacon; architect, F. P. Bacon; contractor, F. M. McCurdy; sureties, S. Walton and T. G. Buttery; cost, \$800; signed, Nov. 7; filed, Nov. 20; payments, \$150, floor laid; \$250, piping connected; \$200, completed; \$350, 35 days.

Owner, W. F. Lewis; architect, H. P. Barker; contractor, H. P. Barker; cost, \$2400; signed, Nov. 17; filed, Nov. 19; payments, \$300, ready for plastering; \$240, framed; \$240, enclosed; \$1225, 35 days; \$1211, 35 days.

R. R. Ave. near Second Ave. One-story frame with basement; owner, F. W. Dietrich; architect, A. R. Douke; contractor, J. P. Embury; sureties, J. P. Collins and G. L. Ainsworth; cost, \$1,000; signed, Nov. 1; filed, Nov. 7; payments, \$350, lathed, etc; \$350, completed; \$350, 35 days.

San Antonio Ave. near Park, Alameda. Alterations; owner, Wm. Lawson; architects, Pissis & Moore; contractors, Gardner & Boyde; cost, \$1,450; signed, Nov. 26; filed, Nov. 29; payments, 75 per cent of value of work done and materials furnished; 25 per cent, 35 days.

Shepherdson Tract. Alameda; owner, John Burkes; architect, John Connans; contractor, John Connans; cost, \$1,200; signed, Nov. 15; filed, Nov. 22; payments, \$400, framed; \$400, brown coated; \$400, completed.

Summit St. near Prospect Ave. Owner, C. A. Capwell; architect, Maxwell Bugbee; contractor, O. C. Soule; cost, \$3,940; signed, Nov. 6; filed, Nov. 6; payments, \$957.50, enclosed; \$957.50, second coat mortar on; \$957.50, completed; \$957.50, 35 days.

Tenth Ave. and Twenty-first St., Oakland. Two-story building; owner, Louis S. and W. C. Harrington; architects, J. T. and T. D. Newsom; contractors, Oliver P. Smith and Chas. Murrell; cost, \$3,570; signed, Nov. 1; filed, Nov. 6; payments, \$890, enclosed with rustic; \$890, brown mortared; \$890, completed; \$890, 35 days.

Twenty-first St. and Twenty-fourth Ave., Oakland. One-story cottage; architect, W. C. Soule; contractor, J. W. Wayte; cost, \$1,100; filed, Nov. 6; signed, Nov. 6; payments, \$376, enclosed; \$376, brown mortared; \$376, completed; \$376.50, 35 days.

Twenty-first near Eighth Ave. One-story cottage; owner, Emily M. Welber; architect, R. Gray Frise; contractor, W. S. Wilson; cost, \$1,567; signed, Nov. 1; filed, Nov. 1; payments, \$417.5, enclosed with rustic; \$391.75, brown coated; \$391.75, windows hung; \$391.75, 35 days.

Twenty-sixth and Grove St. Owner, Louis Wynn; architect, O. F. Hunt; cost, \$900; contractor, Oscar F. Hunt; signed, Oct. 30; filed, Oct. 30; payments, \$300, roof on; \$300, brown mortared; \$300, 35 days.

Vernon Park Track. Two-story dwelling; owner, J. C. Ainsworth; architect, W. J. Mathews; contractor, W. Winnie; cost, \$14,089; signed, Nov. 12; filed, Nov. 14; payments, \$2113.15, completed; \$2113.25, completed; \$2113.35, completed; \$2113.45, completed; \$2113, 35 days.

Webster near Walnut. Two-story residence; owner, J. L. Wetherbee; architect, R. Gray Frise; contractor, H. C. Jones; cost, \$8270; signed, Nov. 5; filed, Nov. 6; payments, \$917.50, enclosed with rustic; \$417.50, first coat plaster on; \$417.50, second coat; \$417.50, 35 days.

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