

Scott between Geary and O'Farrell. Ironwork, etc.; owner, Wm. B. Glen; architect, T. J. Welsh; contractor, Geo. H. Tucker; cost, \$3,850; signed, March 30; filed, April 3; payments, 75 per cent. as work progresses; 25 per cent. in 35 days.

Scott near Page. To build; owner, Peter Schlegel; architects, Z. Geilfuss & Co.; contractors, Tegder & Muller; cost, \$6,600; signed, April 2; filed April 4; payments, \$950, frame up; \$1,000, enclosed and floors laid; \$1,000, brown mortared; \$1,000, inside st'd finish on; \$1,000, completed; \$1,655, 35 days.

Shotwell near Twentieth. To build; owner, Samuel Forthmore; architect, Chas. W. Rousseau; contractor, C. C. Dryden; surety, \$2,000; cost, \$5,270; signed, April 25; filed, April 27; payments, \$1,300, frame up; \$1,300, brown mortared; \$1,300, completed; \$1,370, 35 days.

Shotwell near Twenty-fifth. To build; owner, D. M. Dickson; architect, Wm. H. Armitage; contractor, L. M. Weismann; surety, \$1,000; cost, \$3,983; signed, March 28; filed, April 13; payments, \$900, rough frame up; \$900, brown mortared; \$900, entire work finished; \$929, 35 days.

Sitter near Third. To build; owners, J. J. Cass and wife; architect, A. Klahn; contractor, A. Klahn; cost, \$1,320; signed, April 30; filed, April 30; payments, \$1,000, frame up; \$1,000, brown mortared; \$1,000, finished; \$1,320, 35 days.

Sutter No. 120. Alterations; owner, Mrs. Kate Johnson; architect, Wm. Patton; contractor, J. W. Wissing; surety, \$2,150; cost, \$8,595; signed, April 13; filed, April 14; payments, first day of each month 75 per cent. as work progresses; 25 per cent. 35 days.

Sutter near Baker. To build; owner, Geo. W. Mitchell; architect, Geo. W. Mitchell; contractor, Ivory Wells; surety, \$625; cost, \$2,500; signed, April 21; filed, April 24; payments, \$625, frame up; \$625, brown mortared; \$625, completed; \$625, 35 days.

Sutter near Jones. Plumbing; owners, E. Menesini & Co.; architects, C. R. and J. M. Wilson; contractors, S. Ickelheimer & Bro.; cost, \$1,735; signed, April 21; filed, April 24; payments, \$546, rough work in; \$617, completed; \$182, 35 days.

Sutter near Pierce. To build; owner, Wm. Wertsch; architects, Z. Geilfuss & Co.; contractor, Henry Kolling; cost, \$6,272; signed, April 17; filed, April 18; payments, \$940, frame up; \$940, enclosed and partitions set; \$940, porch and fence work done; \$940, inside standing finish done; \$940, completed; \$1,572, 35 days.

Sutter between Taylor and Jones. Interior finish; owner University Club; architect, A. Page Brown; contractor, Wm. T. Comary; cost, \$4,591.85; signed, April 18; filed, April 21; payments, 75 per cent when work is completed; 25 per cent. 35 days after completion.

Sutter between Taylor and Jones. Painting; owner, University Club; architect, A. Page Brown; contractors, Frazer & Keefe; cost, \$1,400; signed, April 20; filed, April 21; payments, on completion of work.

Tenth avenue near Clement street. Carpenter work; owner, E. F. Dennison; architect, Jordan E. Lyon; contractor, J. S. W. Saunders; surety, \$1,250; cost, \$1,850; signed, April 18; filed, April 22; payments, 75 per cent as work progresses; 25 per cent. 35 days.

Tenth between Howard and Polson. Alterations; owner, Elizabeth Roche; architect, Bryan J. Clinch; contractor, T. R. Bassett; cost, \$2,878; signed, April 4; filed, April 6; payments, \$700, frame up; \$700, additions completed; \$700, completed; \$778, 35 days.

Twelfth near Clement. To build; owner, Robert Haslett; architects, Shea & Shea; contractor, R. Sinnott; surety, \$675; cost, \$2,700; signed, April 25; filed, April 27; payments, \$500, frame up; \$500, brown mortared; \$500, hard finished; \$507, completed; \$675, 35 days.

Twentieth near Capp. Carpenter work, etc.; owner, G. H. Richards; architect, Charles I. Havens; contractors, Miron & Robertson; cost, \$16,000; signed, April 18; filed, April 20; payments, \$3,000, rough frame up; \$3,000, outside finish up and brown mortared; \$3,000, mill work done; \$3,000, completed; \$4,000, 35 days.

Twentieth near Capp. Painting; owner, G. R. Richards; architect, Charles I. Havens; contractors, Swan & Stein; cost, \$1,025; signed, April 17; filed, April 20; payments, \$350, inside roof done; \$400, completed; \$275, 35 days.

Twentieth near Capp. Plumbing, etc.; owner, C. H. Richards; architect, Charles I. Havens; contractor, H. Williamson; cost, \$2,074; signed, April 17; filed, April 20; payments, \$750, rough gas and water pipes in; \$750, completed; \$574, 35 days.

Twenty-third near Guerrero. To build; owner, Margaret M. Willis; architect, Wm. H. Armitage; contractor, S. T. Greene; surety, \$882; cost, \$3,530; signed, April 23; filed, April 25; payments, \$880, rough frame up; \$880, brown mortared; \$880, entire work completed; \$890, 35 days.

Twenty-third near Florida. To build; owner, Alex. Duffy; architect, Frank Pierce; contractor, Robert Gillespie; surety, \$2,625; cost, \$2,625; signed, April 20; filed, April 22; payments, \$656.25, frame erected; \$656.25, brown mortared; \$656.25, inside finish on; \$656.25, 35 days.

Twenty-third near Mission. To build; owner, Mrs. C. Warnke; architect, A. C. Luigens; contractors, P. Droge et al.; surety, \$905; cost, \$3,980; signed, April 7; filed, April 9; payments, \$746, roof boarded; \$746, first coat of plaster; \$746, second coat; \$747, completed; \$995, 35 days.

Warren near Grove. To build; owner, Edwin Liddle; architect, John Hayes; contractor, John Hayes; cost, \$1,350; signed, April 25; filed, April 27; payments, \$400, building roofed; \$400, rough mortared; \$550, receipts shown to owner.

Alameda County.

Academy Homestead, Oakland. Cottage; owners, E. Lacazette and wife; architect, J. A. Eastman; contractor, J. A. Eastman; cost, \$1,505; signed, April 8; filed, April 8; payments, \$395, frame up; \$400, brown mortared; \$400, completed; \$400, 35 days.

Alice and Seventh, Oakland. Two-story frame; owner, Vincent Chlonpek; architect, J. C. Matthews; contractor, J. C. Bassett; cost, \$2,200; signed, April 20; filed, April 22; payments, \$550, frame up and roof sheathed; \$550, first coat mortar and first coat paint; \$550, completed; \$550, 35 days.

Associates' Tract 50, Oakland. Six-room cottage; owners, Charles H. Blaker and wife; architect, C. W. Goldwell; contractor, C. W. Goldwell; cost, \$1,530; signed, April 21; filed, April 23; payments, \$400, frame up; \$400, first coat mortar; \$400, completed; \$530, 35 days.

Beuna Vista avenue and Oak street, Alameda. Two-story frame; owner, Geo. F. Taylor; architect, C. M. Jenkins; contractor, John Sath; cost, \$2,350; signed, April 3; filed, April 4; payments, \$587, frame up and rustic on outside walls; \$587, enclosed and brown mortared; \$587, woodwork done and priming coat paint on; \$589, 35 days.

Beuna Vista avenue near Oak street, Alameda. Two-story dwelling; owner, Capt. J. Jensen; architect, Charles H. Shaner; contractor, P. Christensen; cost, \$2,095; signed, April 22; filed, April 23; payments, \$523.75, frame up and rafters and sheathing on; \$523.75, brown mortared; \$523.75, ready for painting; \$523.75, 35 days after completion.

Blake Tract No. 3, Berkeley. Two-story dwelling; owner, F. E. Armstrong; architect, A. H. Broad; contractor, N. L. Freese; cost, \$2,387; signed, April 3; filed, April 9; payments, \$746, frame up and enclosed; \$746, brown mortared; \$746, completed; \$749, 35 days.

Blake Tract, Oakland. Dwelling; owner, S. Hoepfersberger; architect, J. J. Rose; contractor, J. J. Rose; cost, \$1,510; signed, April 20; filed, April 21; payments, \$400, frame up; \$310, first coat plaster; \$400, completed; \$400, 35 days.

Block 57, Town of Niles. Two-story frame; owner, J. J. Martin; architect, J. S. Welby; contractor, Robert Irvine; cost, \$2,400; signed, April 8; filed, April 17; payments, \$600, frame up; \$600, first coat plaster; \$600, completed; \$600, 35 days.

City San Jose, on road to. Additions; owner, Mrs. S. Rainey; architect, T. J. Welsh; contractor, John J. Dunn; sureties, B. Joost and R. L. Taylor; cost, \$9,339; signed, April 2; filed, April 10; payments, 75 per cent. of value of material furnished and work done first day of each month; 25 per cent. 35 days.

Cor. Encinal avenue and Park street, Alameda. Two-story dwelling; owner, L. Van Orden Jr.; architect, G. A. Bordwell; contractor, John J. Boyle; cost, \$2,336; signed, April 22; filed, April 23; payments, \$834, frame up; \$834, plastering done; \$834, completed; \$834, 35 days.

Cor. Filbert and Seventh, Oakland. Cottage; owner, George Louis Yager; architect, Howard Burns; contractor, Charles W. Ormsby; cost, \$1,600; signed, April 20; filed, April 21; payments, \$350, frame up; \$350, first coat of plaster; \$350, second coat plaster and windows in; \$350, 35 days.

Cor. Railroad avenue and Nineteenth street, Alameda. Two-story frame; owner, Thomas K. Statler; architect, Fred. P. Fisher; contractors, D. Straub & Son; sureties, J. M. Robertson and J. Cory; cost, \$2,838; signed, April 4; filed, April 9; payments, \$675, roof completed; \$675, plastering done; \$675, completed; \$698, 35 days.

Cor. Seventh and Franklin, Oakland. Altering in 'Puddy's' Hotel; owner, Henry Ruedy; architect, Julius Frey; contractors, Smith & Lake; cost, \$3,200; signed, February 17; filed, April 18; payments, \$600, roof raised and enclosed; \$600, outside finish done and brown mortared; \$600, ready for painting; \$600, completed; \$600, 35 days.

Eighteenth street near Encinal avenue, Alameda. Two-story house; owner, W. H. Palmer; architect, Charles Shaner; contractors, Brehant & Diamond; sureties, E. B. Juntunen et al.; cost, \$2,560; signed, April 27; filed, April 28; payments, \$600, rough frame up; \$600, enclosed; \$600, windows in, etc.; \$337.50, ready for paint; \$712.50, 35 days.

Fifth avenue near Ninth street, Clinton. Two two-story dwellings; owner, O. C. Kirk; architect, F. A. Brown; contractor, F. A. Brown; cost, \$5,600; signed, April 18; filed, April 14; payments, \$1,400, frame up; \$1,400, first coat mortar on; \$1,400, completed; \$1,400, 35 days.

Mendenhall place, Livermore. One-story brick store; owner, Louis Schaffor; architect, Henry H. Meyers; contractor, J. F. Meyers; cost, \$2,125; signed, April 7; filed, April 10; payments, \$400, brick on ground and first tier joists on; \$400, walls up and second tier on; \$400, roof shingled; \$350, completed; \$675, 35 days.

Mountain View Cemetery. Tomb; owner, estate of S. Merritt; architect, H. P. Merritt; contractor, Knowles & Hosmer; cost, \$38,600; signed, April 2; filed, April 13.

Porala Heights, Oakland. Two-story frame house; owner, Thomas A. Deasy; architect, F. A. Brown; contractor, F. A. Brown; cost, \$2,760; signed, April 17; filed, April 20; payments, \$687.50, frame up; \$687.50, brown mortared; \$687.50, completed; \$687.50, 35 days.

Prospect avenue, McTure street, Oakland. Two-story dwelling; owner, J. C. Martin; architect, Charles Mau; contractors, P. Ahern & J. Moore; cost, \$3,830; signed, April 18; filed, April 14; payments, 75 per cent. value of work done on first day of each month; \$2,462.50, balance, 35 days.

San Antonio avenue near Union, Alameda. Two-story dwellings; owner, G. H. Murdock; architect, Geo. A. Bordwell; contractor, J. J. Boyle; cost, \$2,940; signed, April 6; filed, April 8; payments, \$735, frame up; \$735, plastering done; \$735, completed; \$735, 35 days.

San Leandro road, Fruitvale. Two-story house, 7 rooms; owner, Geo. A. Douglass; contractor, Henry C. Barker; cost, \$2,200; signed, April 25; filed, April 27; payments, \$500, house enclosed; \$500, brown mortared; \$500, completed; \$500, 35 days.

Santa Clara avenue between Fourth and Fifth streets, Alameda. Two-story frame; owner, Carl A. Joseph; architect, A. R. Denke; contractor, A. R. Denke; cost, \$2,580; signed, April 3; filed, April 9; payments, \$700, frame up; \$500, first coat plaster on; \$880, completed; \$700, 35 days.

Shattuck avenue near Cedar, Berkeley. Two-story dwelling; owners, J. and S. Pierce; contractor, Ira A. Boynton; cost, \$3,400; signed, April 14; filed, April 19; payments, \$850, frame up and rustic on; \$50, outside finish on; \$850, inside ready for paint and outside completed; \$850, 35 days.

Taylor avenue, McPherson street, Alameda. Two one-story cottages; owner, Henry Mohs; architects, Marcuse & Remmel; contractors, Marcuse & Remmel; cost, \$3,000; signed, April 16; filed, April 17; payments, \$750, frames up and roof on; \$750, white plastered; \$550, completed; \$550, 35 days.

Telegraph avenue near Twenty-second street, Oakland. To build; owner, B. Wright; architect, Charles Mau; contractors, Concanon & Shay; cost, \$14,449; signed, April 14; filed, April 14; payments, \$2,700.75, one-quarter materials furnished and one-quarter work done; \$2,700, one-half materials furnished and one-half work done; \$2,700, three-quarters materials furnished and three-quarters work done; \$2,700, completed; \$3,612.25, 35 days.

Thirteenth street near Encinal avenue, Alameda. Two-story house; owner, P. H. Patrick; architects, Judd, Hanley & Co.; contractor, John Sath; cost, \$3,650; signed, April 20; filed, April 28; payments, \$912.50, frame up and sheathing on roof; \$912.50, roof shingled and ready for plastering; \$912.50, priming coat paint on; \$912.50, 35 days.

Twelfth street near West, Oakland. Two-story frame; owner, Mary S. Bartlett; architect, M. S. Libbey; contractor, M. S. Libbey; cost, \$4,100; signed, April 11; filed, April 15; payments, \$1,025, one-third materials furnished and one-third work done; \$1,025, two-thirds materials furnished and two-thirds work done; \$1,025, completed; \$1,025, 35 days.

Union near Tenth, Oakland. Three-story frame; owner, Giles H. Gray; architects, J. J. and T. D. Newson; contractor, Thomas R. Bassett; cost, \$11,165; signed, April 11; filed, April 13; payments, \$1,395, frame up; \$1,395, roof finished; \$1,395, floor laid and rough plumbing done; \$1,395, first coat plaster and outside primed; \$1,395, plumbing and plastering done; \$1,398, completed; \$2,792, 35 days.

View Homestead, Oakland. Two-story dwelling; owner, A. W. Havens; architect, W. J. Mathews; contractor, C. L. Lombard; cost, \$4,339; signed, April 8; filed, April 10; payments, \$813, one-quarter of work completed; \$813, one-half of work completed; \$813, three-fourths; \$1,087, 35 days.

Villa (2) lots adjoining University. One-story frame; owner, Robert Forbes; architect, Robert Seidel; contractor, Robert Seidel; cost, \$1,100; signed, April 22; filed, April 23; payments, \$600, brown mortared; \$250, completed; \$250, 35 days.

Williams street near San Pablo avenue, Oakland. One-story frame; owner, C. Hooley; architect, Charles Mau; contractors, J. Brandin & G. Eber; cost, \$1,850; signed, April 27; filed, April 28; payments, \$350, one-fourth materials furnished and one-fourth work done; \$350, one-half materials furnished and one-half work done; \$350, three-fourths materials furnished and three-fourths work done; \$350, completed; \$462.50, 35 days.

The California Architect and Building News.

Copyrighted 1891, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

SAN FRANCISCO, CAL., U. S. A.

VOLUME XII.

JUNE 20th, 1891.

NUMBER 6.

A MONTHLY JOURNAL DEVOTED TO THE ARCHITECTURAL INTERESTS OF THE PACIFIC COAST.

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE.

ESTABLISHED 1879.

NOW IN THE TWELFTH YEAR.

INCORPORATED 1889

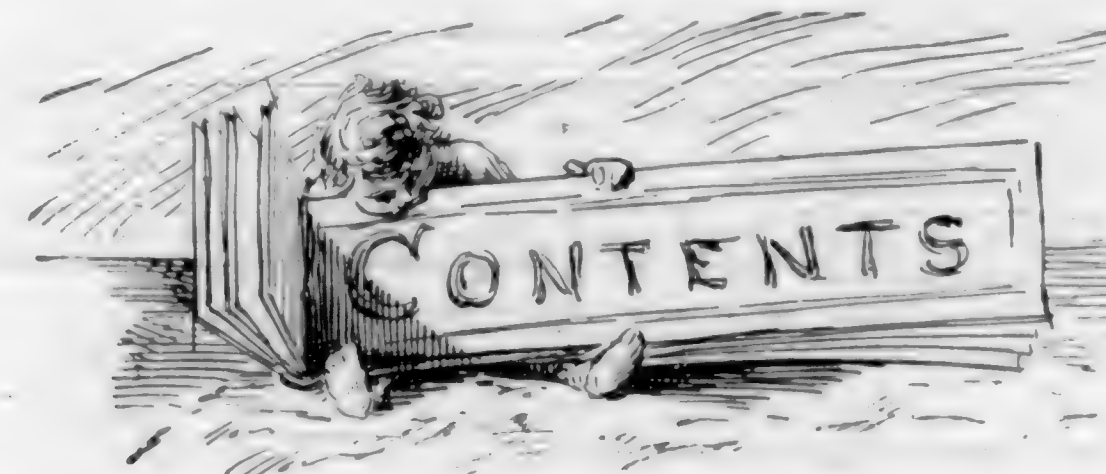
W. P. MOORE, PRESIDENT.

OLIVER EVERETT, SECRETARY.

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.

ADVERTISING RATES:

Space.	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1.50	\$ 4.00	\$ 7.50	\$13.00
3 inch.....	4.00	10.00	18.00	35.00
6 inch.....	7.50	18.00	32.00	60.00
1 Column.....	12.50	35.00	65.00	125.00
1/2 Page.....	30.00	75.00	105.00	200.00
1 Page.....	40.00	110.00	200.00	350.00



Index to Advertisers.....	VI
Mission San Carlos.....	63
Fly in the Cathedral.....	64
Correspondence.....	65
University of Pennsylvania.....	65
Architect's Dream.....	66
Semi-Annual Report.....	67
Notice of Meetings.....	67
Illustrations.....	67
Legal Decisions.....	67
Business Mosaics.....	68
Tenders to be Received.....	69
Building News.....	70

NOTICE.

Correspondents should address their communications to the California Architect and Building News, 408 California Street, San Francisco, Cal.

THE question of how to dispose of the garbage with the least offense is as yet unsettled. We know of no method adopted which is devoid of objectionable features. The offensive and unhealthy nature of garbage begins as soon as made, and continues with increasing virulence till its final disposal. In most, if not in all Eastern Cities, the garbage is placed in receptacles made of wood, which are at intervals placed on the street to be removed by the scavengers. These receptacles become saturated after a time, with the decaying refuse matter, from which emanate continuously offensive odors and disease-breeding germs.

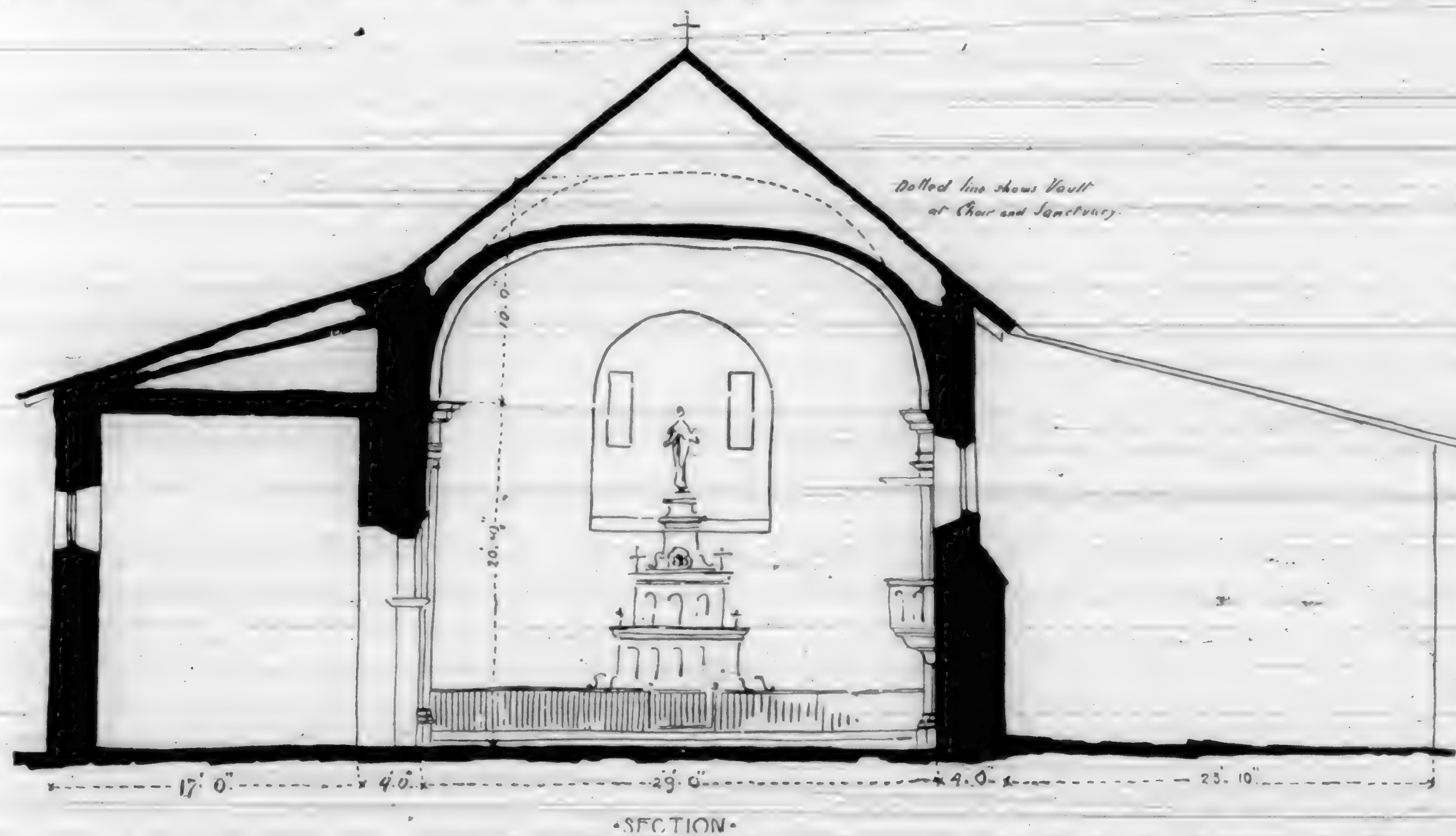
In San Francisco the usual custom is to have an iron box to receive the refuse of the house. These boxes are placed in basements, back stairs, rear balconies, etc.; and, upon being opened to receive a new deposit, they send off the pent-up fumes of decaying matter. Thus they become reservoirs of decomposing filth, continually generating noxious miasma, and forming a generating center of disease germs to permeate the building. A great portion of the more objectionable material which accumulates in the swill box, can and should be burned in the kitchen range. This course would probably meet the necessities of the case so far as the house alone is concerned.

The city ordinance requires the scavengers to have closed tanks on the carts, which is correct as far as it goes; but the tanks and covers are of wood, which, after a time, become saturated and give off offensive odors and putrefying effluvia, which vitiates the air and becomes an active feeder for preventable diseases. The principal dangers which arise from the saturated receptacles on the carts could be overcome, in a measure, by the substitution of iron tanks and covers for those of wood.

While our Public Health Officials have been zealous in their desire to have the owners of property adopt every precaution against danger to health, we feel confident they will see the necessities arising from this most important sanitary requirement and adopt some regulations for securing this essential sanitary provision; and issue some rule for the guidance of persons engaged in the removal of accumulated refuse material, so that it shall cease to become a source of annoyance and danger.

MISSION OF SAN CARLOS DEL CARMELO, CAL.

Over a hundred years have passed since the religious enthusiasm that overflowed its native Spain and filled all Mexico, spreading even as far as Northern California, sank back to the more congenial surroundings of the tropic South, leaving only a few ruins, many names and here and there an existing building to attest the fact that those healers, more skilled than the waters of Bethesda's far famed pool, had labored for the spiritual healing of the brethren in these parts. So in the year of our Lord, 1891, retracing the steps of those pious fathers, steps all but obliterated by time, we come from San Francisco to the Bay of Monterey, and find there, not the mission but only the cross; for although the Mission was established here in 1770 after many fruitless searches for the famous Bay, the building was never erected, and we learn that not satisfied with the site, the Fathers determined after a few months' occupancy, to remove about four miles southward to the mouth of the Carmel River. The road now over the hills is an easy one, and in an hour after leaving the town of Monterey, either on foot or on horse, you can stand at the doorway of the old Mission Church



of San Carlos del Carmelo, deep down in a green hollow opening out to meet the sea. From the doorway one look east, and away up the valley, hill ascends behind hill, until the mountain fastnesses shut off all further progress, and the limit of man's wanderings is reached in that direction. To the west a little bay half a mile distant, a rocky headland, a beach of golden sand, and beyond the illimitable ocean, blue almost to painfulness with its intensity. Here on one side the rugged pathway of the mountain, the forest and the glebe, with its hewing of wood and drawing of water; and on the other, the wide, open, tractless sea, across which the imagination may travel at will, reaching far beyond the encircling rim of blue, where sky and ocean seem to meet, into the star world and the depths of heaven, and here an emblem of the work they came to do; they built their watch tower, twixt the sound of merry axe at wood tree ringing, of lowing herds and things natural, and far off depths of sky and ocean blue symbolic of all things most spiritual and made themselves a bridge to join these two.

And so these Fathers came, weary and way worn, travel stained, from their native isles of Spain, from college, a short

stay at Rome, a ten years' preaching in old Mexico, and gathered there their architecture; and so they built, and here in part to-day we still can see how thought and labor formed itself in stone a hundred years ago. History tells us that this Mission of San Carlos was built in the year 1771, but this structure was only of wood and dobe and it was not until some years later, probably fifteen or twenty, that the present stone building was erected. Our sketch is as seen from the east, the most prominent feature being a tower about twenty feet square, in the lower portion of which is the baptistery and above the belfry which has three openings for bells, and at the rear a doorway with stone stairs leading to the ground. The old bells have long since disappeared, and a modern bell claiming to be cast from the old metal of the originals, has taken their place.

From the belfry there was originally a doorway leading to the choir loft, but this is now filled up at the extreme right. Another and smaller tower, with belfry over and circular stone stairs leading to the gallery, encloses the nave or main body of the building, which originally was roofed cylindrically or barrel vaulted as indicated by the facade, the gable over being an addition of recent construction. A classic doorway with shallow pilasters,

Doric capitals and entablature and a star shaped window over, lighting the gallery, include all that is of interest architecturally outside. The nave walls for the most part are about four feet thick, built of a soft sand stone and covered with stucco, and are strengthened here and there with heavy buttresses stoped off at the top after the manner of Gothic building, showing with other things, that the designers were not altogether consistent in the style adopted.

The principal mouldings, such as the cornice round the tower and above the semi-circular end wall of the nave, the pilasters and arched doorway of the principal entrance, are carved directly on the stone, so also at the cornice and finials of the belfry. The dome apparently is formed of concrete, or, if of stone, it is coated with stucco both inside and out.

The interior was probably never very interesting, but it has become doubly uninteresting by dis-use, and the trimness and neatness of everything proclaims most sorrowfully that the restorer has been at work, that the building has no further use in itself, and that the silent witness of its stones has been greatly marred by an over zeal in endeavoring to assure to posterity the

privilege of studying the thoughts and actions of men long since passed away.

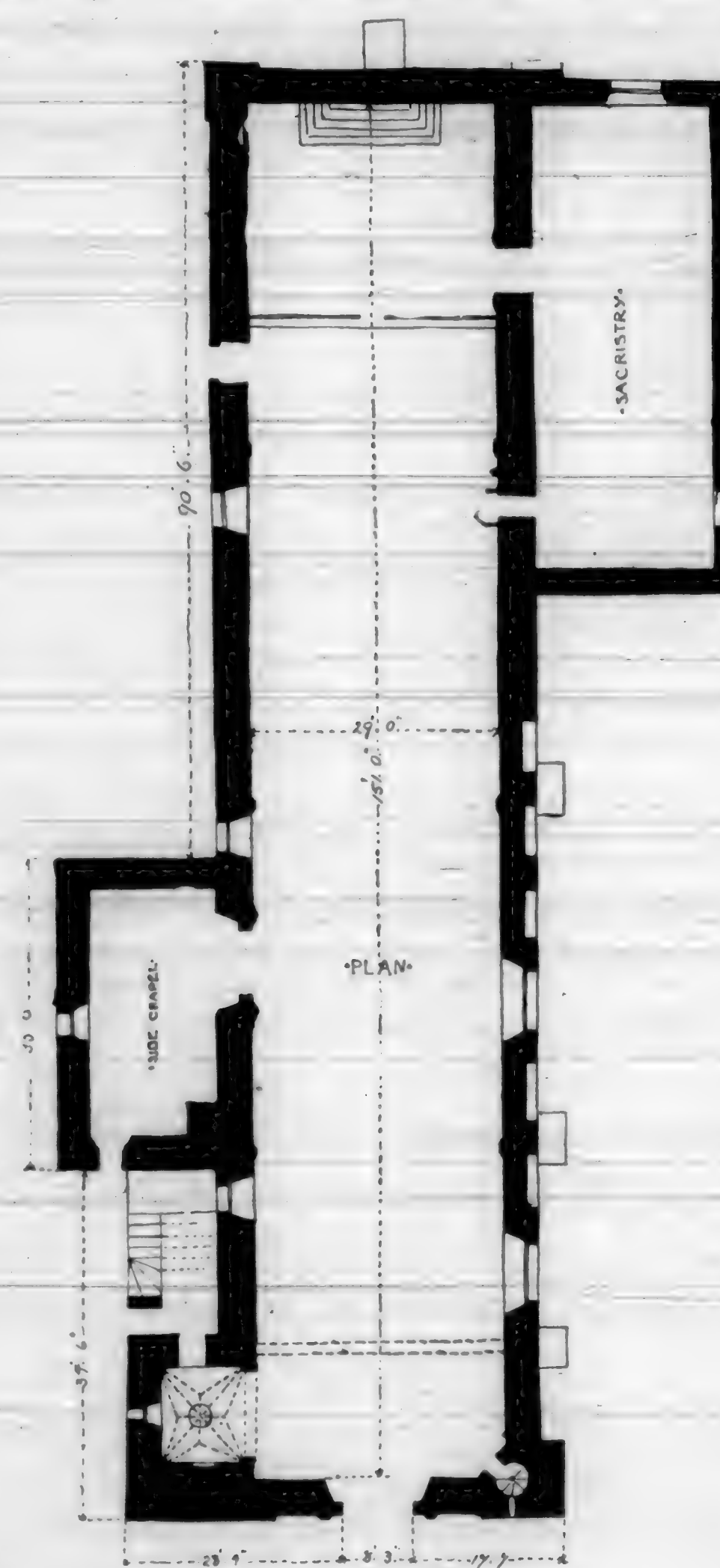
Still the main features of the building are more or less intact and we must try to ignore as much as possible the Portland cement stucco, and yellow paint of vandalism, and report that which if it has not great beauty has at least a history, from that which has neither age nor beauty to commend it to our fancy. The interior consists of a nave 29x151 feet, with no chancel or transept whatsoever, nor line of demarcation dividing the sanctuary from the body of the church. The walls are broken at irregular intervals by pilasters, with capitals and cornice mouldings, which latter runs all around at the springy line of the ceiling. The projection of these pilasters, which is about three

quarter columns at the four angles and forming a groin with moulded ribs. Near the center of the Church and on the left hand side is the chapel of the crucifixion, the doorway of which we give a sketch, near the altar is a segmental arched doorway leading to the vestry. Besides these there is nothing worthy of note.

But again we would bear in mind that it is not so much the intrinsic value of the building, nor its great beauty that make it all that it is of worth, but rather, that as, we hope, looking to the future, we draw inspiration looking to the past. It is the history of a country that gives it the courage to endure and the energy to accomplish, and as we come to-day and weep unseen tears over the decay of old Carmelo, thinking of the unselfish zeal of these pious workers, so would we have in the years to come, that pilgrims from afar way stop for a moment at the buildings on which we have labored, and if they cannot always say this indeed is a thing of beauty they may at least say it was conceived and erected by honest men.

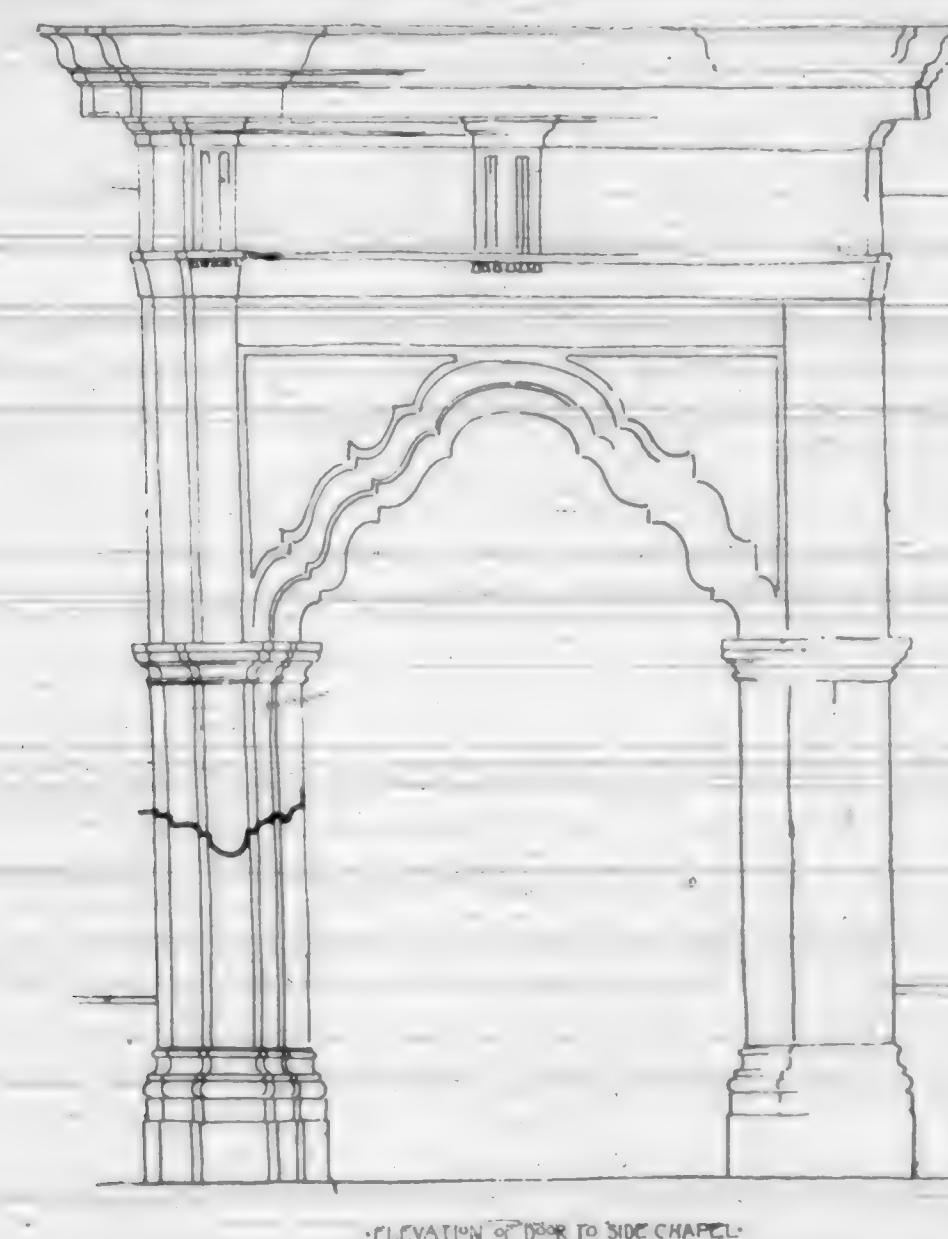
Monterey, June 3, 1891.

TRES



PLAN OF MISSION OF SAN CARLOS.

inches, is carried across the barrel vaulted ceiling dividing it thus into panels. The walls of the building are peculiar from the fact that at about half their height they curve forward some four or six inches to resist apparently the thrust of the vaulted ceiling. Externally this ceiling was covered over by a tile roof of flat pitch as compared with that shown in the drawing, the ridge coming only to the top of the arch. The nave is lit by five small square windows placed irregularly along the side walls near the cornice, two small embrasures over the altar and the star shaped window before alluded to over the gallery. Attached to the Church is the baptistery, a square room with arched doorway in stone, and vaulted Gothic ceiling springing from three



THE FLY IN THE CATHEDRAL.

A fly, while walking on the dome
Of great St. Peter's Church at Rome,
Exclaimed: "To me this lofty pile
Of stones seems built in wretched style:
I scarce find one smooth place o'er all
The surface of this crooked wall:
Go where I will, I still detect
Some excrescence or some defect."

A spider, from his web o'erhead,
Had heard the critic speak, and said:
"Tis not for you, poor puny flies,
To judge of things of such a size.
This structure was not raised for you,
But creatures in whose larger view
The workmanship you censure so,
No sign of ruggedness may show;
While they see what you never can,
The beauty of the building's plan."

Thus, often, narrow-minded men
Will judge of things beyond their ken;
They spy slight faults that cannot mar,
But see not where high beauties are.

—Evans.

THE construction of the Panama, and later the Nicaragua Canal, has demonstrated the fact that the forests of those sections are comparatively useless as timber for constructive purposes. While it is true that good size mill logs may be cut from some of the valuable hard woods, as mahogany and others of that kind which are more suitable for furniture than for lumber, the great distance between the trees precludes their general use. Thus far both these stupendous engineering works have drawn their timber supplies from the Pacific Coast districts, and as the lines of commerce become more concentrated at these points, the requirements for lumber will increase to such an extent as to become in itself an important line of trade, and more particularly so, because, as far as known, the most available source of supply exists in this direction.



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.

SALT LAKE CITY.

TO THE EDITOR OF CALIFORNIA ARCHITECT,

DEAR SIR:

A few impressions of the quondam Mormon Capital would not perhaps be amiss to your readers. The first impression of Salt Lake City, is a city of "magnificent distances," more so even than the city of Washington.

Here we have large blocks swallowing up four San Francisco blocks, all perfectly square, and divided by wide streets, none less than 120 feet wide, nearly all of which are traversed by electric roads running in the centre, and those out of the business centre lined on both sides with trees and running brooks, so that on meeting a friend one has only to step to the curb to listen to his conversation, to the accompaniment of the rippling water and whisperings of the umbrageous canopy, which is a much better position than standing on Market street, amongst the dust and dirt and sun glare. In the evening the effect is still more delightful; the glittering of the moonlight through the trees, the sheen of the same on the passing water etc. transporting one far from the cold fact that one is walking in the midst of a large city. Added to this is the romance attaching to the place, as the seat of the religion of Brigham Young, an experiment in social life which had developed to quite an extent, and still leaves its marks upon the place.

Here we have the rambling house of many doors, suitable for a man of many families, also the capacious grounds, with cottages dotted about around the main residence, when the owner could afford to give each of his families a house of its own, and not depend only on a partition to keep each separate; and dominating all, the fantastic looking Temple, flanked by the wierd looking Tabernacle, monuments to the ability and energy of the Mormons.

The Tabernacle, a place with no windows above the line of entrances yet well lighted, with a smooth surfaced ceiling like the inside half of an egg shell cut horizontally and still in which one can hear a low voice in any part and an organ and choir magnificently.

Leaving the Gentile improvements or otherwise to later on I will dwell upon a few lessons which may be learned I think from the Mormon regime.

The chief one is economy of labor and time. The city is divided into wards of small extent each with its assembly hall, school house, and co-operative store, so that the inhabitants have all their wants supplied right in their midst and no necessity exists of going down town unless for some extra articles which are supplied at Zions great co-operative store, a large room divided by columns into aisles and lighted by skylights.

Multitudinous stores with their attendant wastes of clerks, salesmen, gas, electric lights, and other needless expenses too numerous to mention are thus done away with.

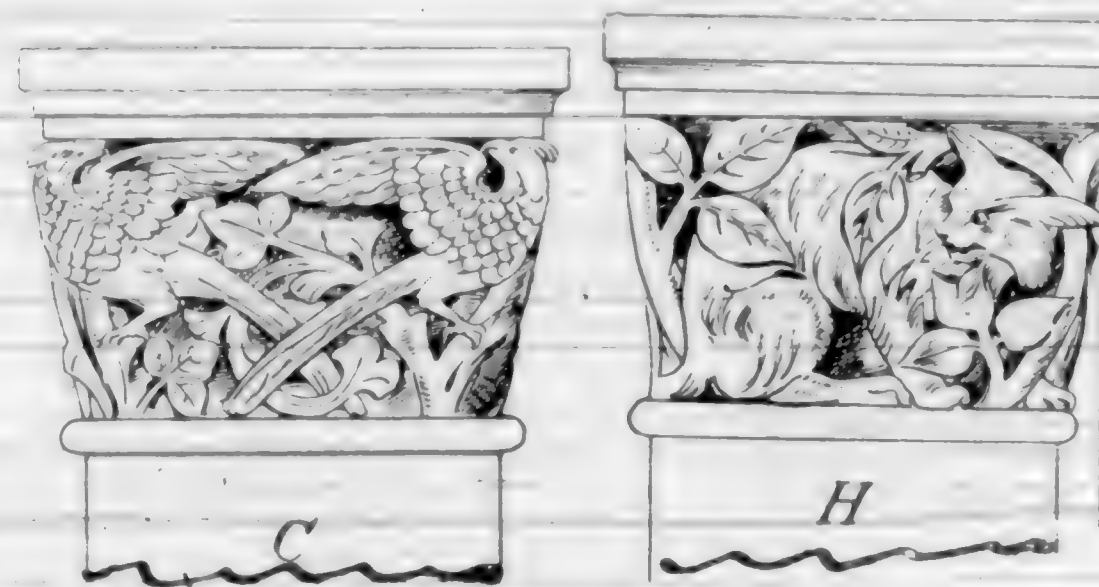
Architectural effects of course can be obtained by this system to a much larger extent also, as all genius, wealth and size can be concentrated to form one magnificent whole, instead of being frittered away into the pettinesses of contending shopkeepers.

In the country also an effect has been obtained which I suppose could not be obtained by any other means than that adopted; the ignorant of northern European countries have been transformed into the landed proprietor and the desert has been changed into the garden.

During the last two years since the Gentile predominance, Salt Lake City has advanced wonderfully in a material sense, a number of fine architectural buildings having been erected which will compare favorably with any city.

A recital of the doings of the convention of Architects who met here about the time of the consideration of the plans for the new City hall and Court house would continue this letter to an indefinite length, so I will have with regret to leave the wit, joviality and general bonhomie of that convention with its lobby of the brightest intellects of Salt Lake to oblivion; and since the boom is now in abeyance will have myself to stroll back to San Francisco.

Yours truly,
STROLLER.



UNIVERSITY OF PENNSYLVANIA.

Through the kindness of H. W. Spangler, U. S. N., of the Department of Mechanical Engineering, of the University of Pennsylvania, we have received the following concise description of certain proposed improvements in that institution.

"In the improvements in contemplation at the University of Pennsylvania, the plans for which are now under way, two of the needs of the University which have lately made themselves strongly felt, will be provided for.

One is the necessity of improving the heating and ventilation of existing buildings and providing for that of new buildings, either in process of construction or to be erected in the immediate future. The other is the need of providing for the growing demands of the Department of Mechanical Engineering. This department, which was established sixteen years ago, grew slowly, though steadily, until within the past three years when the numbers of students began to increase rapidly. Additional facilities were provided, but in the last year the numbers have still further increased, and the Department has found itself greatly hampered for lack of room.

With characteristic energy, the Trustees determined to meet both of these needs at the same time. Heretofore each building has been heated by a separate plant in its basement, and has been lighted by gas. It has been decided to build a central heating station, with a present boiler capacity of 1,200 H. P., from which to heat all the buildings, at present eleven in num-

ber. In addition the buildings are to be lighted throughout by electricity, and to be thoroughly ventilated by the use of large ventilating fans in the basement, which are to be driven by steam or electric motors; while the ventilating flues in the old buildings are to be changed to accord with the best modern practice. The engines and dynamos for this purpose are to be placed on the ground floor of a separate building, the two upper floors of which will be used by the Mechanical Engineering Department. These two buildings are so designed that additions may be made to them as need arises. The entire plant is to be put in, not only for the purpose of furnishing light and heat in the most economical manner, but in addition it is designed especially for the purpose of instruction, for which it will at all times be available.

The boiler house will be one hundred feet long and fifty feet wide, and one story high, furnished with a stack of sufficient size for a plant of 1,200 horse power, to provide for future growth of the University. The provision for coal bins, ash vaults and weighing scales will be made in the most complete and convenient manner for the purpose of testing and instruction. The boiler plant (1,200 horse power) will contain examples of the Galloway, return tubular, marine, and sectional boilers, ample in capacity for heating the present buildings, as well as the new Hygiene building, now under construction, and the large dormitory or apartment house, about to be erected. Steam will be generated at 100 pounds, used in the engines, and, when exhausted, will be used for heating, so that the power used in generating electricity for lighting will be obtained at a minimum of cost, and the lighting of the buildings will be very much better than at present. Owing to the configuration of the land, it is possible to get a gravity return of the water from the condensed steam from all the separate buildings to a well in the boiler house, from which it will be pumped into the boilers. The piping between the central station and the several structures will be on the Holly system.

Separated from the boiler house by a distance of fifteen feet is the building for the Mechanical Engineering Department, which will contain in its basement the engine and dynamo room. This building will at present have a length of eighty feet and a width of forty-five feet, with a provision for any desired extension in the future. In the dynamo room will be located two 100 horse power compound engines, and two engines of high speed type, similar to the Porter-Allen, Straight Line, or Armington & Sims. The Corliss engines now in the Department will be removed to this floor, leaving the Porter-Allen engine where it now is, for the purpose of furnishing power to the Mechanical workshops of the Department, which will remain for the present in the basement of the Scientific building. These shops are to be considerably enlarged and improved, so that instructions may be furnished in Carpentry, Wood Turning, Chipping, Filing, Blacksmithing, Pattern Making and Moulding, to fifty students at the same time, if this should be desired.

The electric lighting will be partly on the alternating and partly on the direct current system. Two 500-light 1,000 volts, alternating and four 500-light direct current dynamos are to be employed. As with the boilers and engines, it is proposed to use several types of American machines. The two alternating dynamos will be connected to a separate switch-board, and so arranged as to run either singly or in parallel, or one may be run as a motor; The direct current machines will be compounded, but so arranged that by throwing a switch they become shunt machines. These will also be so connected to their switch-board as to run separately or in multiple. One alternating and one direct machine will be connected by belt to each of the compound engines; the remaining dynamos will be driven each by its separate engine. By this arrangement either dynamo or either engine may at any time of the day be used for experiment or instruction, as is the case with the boilers. This plant, in addition to the machines already belonging to the Department, and including the motors for driving fans, will be larger and more comprehensive than that of any institution in the country. Students will have actual practice in the handling of the entire apparatus, and will be enabled to obtain a very considerable familiarity with the details and the peculiarities of the systems of the principal American manufacturers. This familiarity is of great value to the student, and can generally be obtained, with much less effort on his part, from the actual working apparatus than from any drawings or description.

All the engines and dynamos will be mounted on very heavy foundations, so as to obviate to the greatest possible extent any

jarring of the building. The only shafting in the building will be on the second floor and will be very light, as it is only for furnishing power for testing in the Mechanical Laboratory rooms, which are to be situated on this floor. Recitation rooms, the Department Office and toilet rooms will occupy the remainder of this floor.

On the third floor will be placed a drawing room, recitation room, office and the electrical engineering laboratory, the latter occupying a space of 1,600 square feet. On one wall a special switch-board will be placed, so arranged that any or all of the dynamos can be connected at will with any measuring instrument or apparatus in the laboratory. It will be provided with a photometric room for measurements upon both arc and incandescent lamps, with many different types of which the department is supplied. The apparatus for electrical measurement is already quite extensive, and is continually and rapidly increasing. Each student is required to complete quite an extended course in elementary, electrical and magnetic measurements; after which, if he is deemed competent, he will be given facilities for original research, either alone or in company with another student.

An important factor in the instruction of the student is the Department Library. This supplemented by the loans of the officers of the department, contains a large number of the modern works upon mechanical and electrical engineering. It was begun only a short time since, but has grown very much within the past year, and additions will be made as occasion demands. Most of the engineering periodicals are regularly received and kept on file.

The feeder wires both alternating and direct current, which convey the electrical energy from the dynamo room to the various buildings, will be carried underground. The arrangement of the lamps in the buildings will be made by the architects, Wilson Bros., who have also drawn the plans for the entire plant. The plant, when completed, will be under the immediate charge of a superintendent, to whom the officers of the department act as advising and consulting engineers.

It is believed, when the above plans are carried out that the University of Pennsylvania, as regards its Mechanical and Electrical Engineering, will take the front rank amongst educational institutions for the completeness of equipment and facilities for instruction in those branches.

AN ARCHITECT'S DREAM.

Few of us can expect to live in houses built of polished granite, porphyry and jasper, and adorned with precious stones; but we may expect to live in those protected and embellished with enamelled terra-cotta, glass slabs, or glass mosaic, and that our streets may at least present us with a clean, gay and cheerful appearance, even if they do not quite realize M. Charles Garnier's dream of a transformed Paris.

"I imagine the day when the tawny tones of gold will pick out the monuments and construction of our Paris; I imagine the warm and harmonious tones that will tremble under the delighted gaze. One will have renounced those grand straight-lined streets, beautiful, no doubt, but cold and unnatural as the ceremony of a noble dowager. The inflexible Commission of Ways will have its period of reaction, and without anyone being hurt, every one will be allowed to build his house without making it match those of his neighbor; the grounds of cornices will shine with eternal colors, the piers will be enriched with glittering panels, and the gilded friezes will run the whole length of the buildings; the buildings themselves will be clothed in marble and enamel, mosaic will make every one love sparkle and color. This will not be false and petty luxury, it will be opulence, it will be sincerity. The eye, familiarized with all the marvels of tints and splendors of color, will insist that our dress shall be modified and colored in its turn, and the entire city will have an harmonious reflection of silk and gold. But, alas! I look around me. I see a grey and sombre sky; I see newly-painted houses; I see the shadows quite black, that wave in the interminable boulevards; I see, in short, Paris as it is! And from my artist dream I fall again into vulgar reality."

This dream is by no means impossible. When I was at Berlin a good many years ago, I saw a mansion that the Italians would call a palace, wholly covered with a facing of compressed tiles in patterns, the dressings of the windows and the oriel wholly composed of Minton's majolica, with a glass mosaic frieze, adorned with subjects in color on a gold ground. I

could not help saying to myself, "Here is a palace adorned with colored materials, all but the mosaic certainly of English manufacture; but we at home have neither the taste nor wit to use them." It is true that most of our majolica leaves much to be desired in beauty of shape, in quality, tone and arrangement of color; but these defects could be amended if there were demand enough for skilful architects, designers and colorists. Enamelled pottery does not do well as a rule with dull granulated surfaces. Even when new it requires a very able architect to use it properly, and in London it becomes staring as the rough material is blackened by soot. Where granulated surfaces must be used, enamelled pottery might still be applied in very small pieces to give value to the colors of the main materials; just as Nature colors a pistil, a stamen, or a spot with one complementary primary to set off another, or a secondary, or a tertiary.

PROFESSOR G. AITCHISON, A. R. A.

SEMI-ANNUAL SUMMARY OF BUILDING OPERATIONS.

The first six months of this year has been more prosperous than the indications at the beginning of the year promised. By a comparison with former years the contracts filed foot up more than for last year.

	No. of Buildings	No. of Contracts	Brick Building Value.	No. of Buildings	No. of Contracts	Frame Building Value.	No. of Buildings	No. of Contracts	Alterations & Additions Value.	No. of Buildings	No. of Contracts	Total Value.
Jan'y.	3	10	\$ 48,100	30	45	\$ 174,204	6	7	\$ 14,415	39	62	\$ 286,725
Feb'y.	3	21	305,534	33	32	130,664	5	6	23,151	43	59	499,389
March.	7	16	221,000	48	38	333,075	13	14	53,586	68	88	607,662
April.	8	9	119,192	50	40	372,599	12	14	41,389	69	102	636,391
May.	8	14	238,989	49	79	298,784	15	17	104,165	67	110	637,947
June.	5	23	211,032	88	123	635,499	16	16	42,338	109	162	888,889
Total.	26	92	\$1,103,874	298	117	\$1,945,034	67	74	\$278,065	391	583	\$3,416,973

To this amount the further sum of \$500,000 should be added for work done where no contracts have been filed, which would increase the sum total to \$3,916,973.

1885-754 contracts	value, \$4,267,375
1886-670	" 2,486,633
1887-516	" 3,269,914
1888-437	" 2,719,820
1889-546	" 3,910,600
1890-556	" 3,793,858
1891-583	" 3,916,973

NOTICE OF MEETINGS.

SAN FRANCISCO CHAPTER, AMERICAN INSTITUTE ARCHITECTS, meets second Friday of each month at Academy of Sciences Building.

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 Academy of Sciences Building.

JOHN RICHARDS Pres. L. WAGONER, Vice-Pres.
OTTO VON GELDERN, Sec. GEO. F. SCHILD, Treas.

CALIFORNIA ELECTRICAL SOCIETY, meets the first and third Monday evening of each month at the Academy of Sciences Building.

W. C. QUIMBY, Pres. O. BROOKS, Vice-Pres.
C. E. PURINGTON, Sec. W. C. CROSETT, Treas.

BUILDERS' ASSOCIATION OF CALIFORNIA, meets every Monday at 330 Pine Street, Rooms 9-12, at 1.30 P. M.

S. H. KENT, Pres. P. G. MARTIN, Vice-Pres.
A. JACKSON, Sec'y. WM. B. KREGER, Treas.
L. A. LARSEN, Clerk and Financial Sec'y.

MASTER PAINTERS' ASSOCIATION OF THE PACIFIC COAST.
E. M. GALLAGHER, Pres. H. G. JARMAN, Sec.



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

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

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

The illustration for the bank building for the German Savings and Loan Society is from the designs of Messrs. Kennitzer and Kollofrath, architects.

The design for residence to be erected in Tokio, Japan, is by Kanegoro Nagaye, a young Japanese architect of this city.

The Mission of San Carlos is from sketches from our special correspondent, "Tres."

The cuts C and H are from the terra cotta capitals from the Museum of Natural History at Kensington, England.

LEGAL DECISIONS.

From a large number of Legal Decisions of the higher Courts of the different States of the Union, we select and publish in this column, such as appear applicable to this section of the country.

MECHANICS' LIEN—FILING ACCOUNT.—Although the mechanics' lien is given on "the building" by Mansf. Dig. Ark., it is not necessary, under an entire contract, to furnish materials for seven houses situated on contiguous lots, to file a separate account of the material furnished each house, but the whole seven may be charged with the lien by filing a single account of all the materials furnished.

Tenny v. Sly, Supreme Court of Arkansas, 14 S. W. Rep. 1091.

MECHANICS' LIEN ON SEPARATE LOTS.—Under the code of Virginia 1873, which provides that persons "performing labor or furnishing materials for the construction, repair or improvement of any building, or other property, shall have a lien upon such property." A sub-contractor who furnishes materials for the construction of two houses erected under a single contract on lots on opposite sides of the street has a joint lien on both houses and lots for the entire amount of materials furnished for both houses.

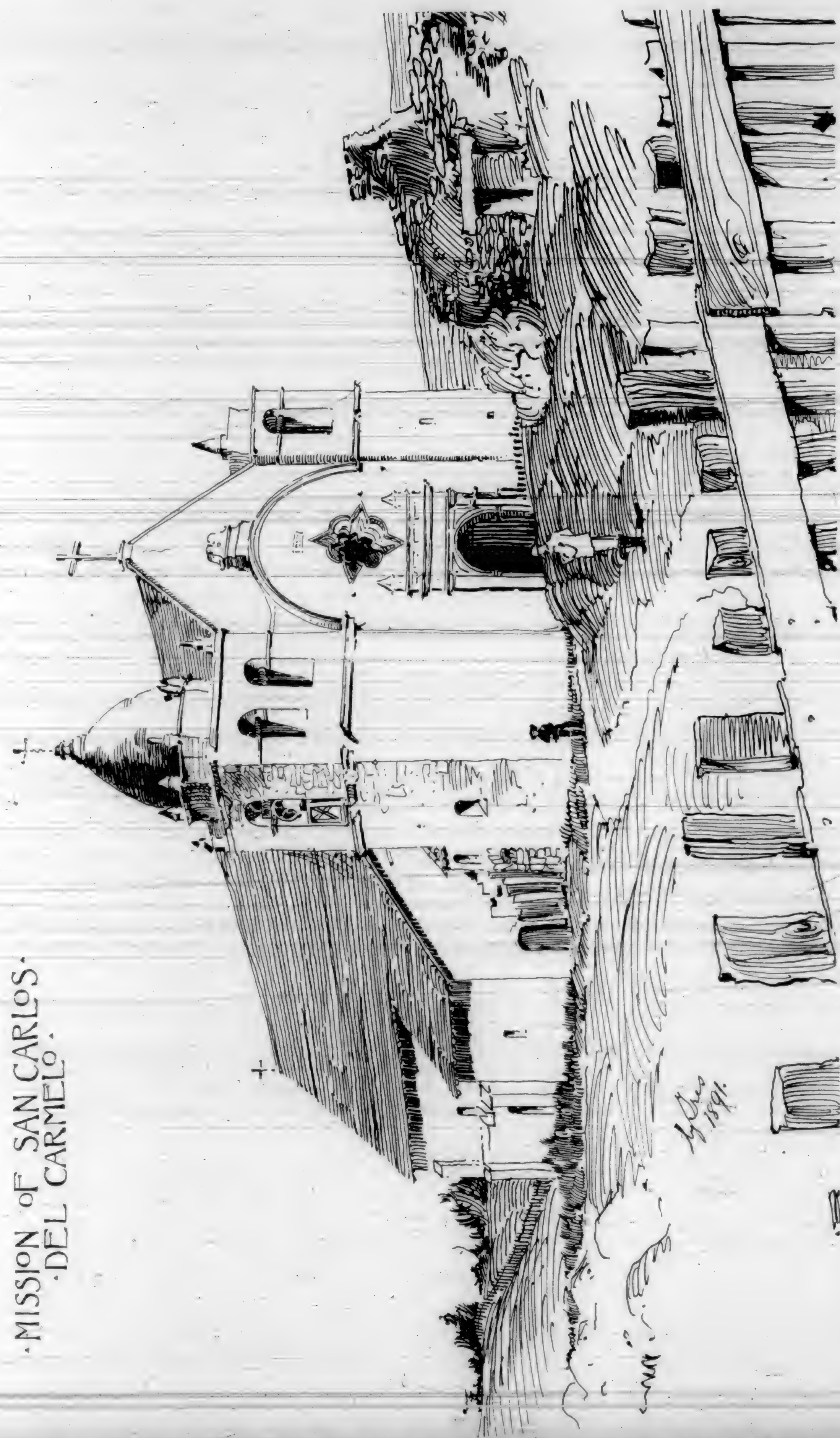
Sergeant v. Denby, Supreme Court of Appeals of Virginia, 12 S. E. Rep. 402.

MECHANICS' LIEN—FILING LIEN—ACCOUNT.—While material was being supplied from time to time, as needed, for the construction of a building pursuant to a contract not specifying the price, certain material was supplied for the same purpose upon an agreement then made between the same parties specifying the price. So far as concerns the right of lien, the furnishing of all the material may be treated as an entire transaction, and the filing of the lien account within the prescribed time after the last delivery is sufficient.

State Sash & Door Manufg. Co. v. Norwegian Danish Evangelical Augsburg Seminary, Supreme Court of Minnesota, 47 N. W. Rep. 799.

DANGER SIGNALS WHILE CONSTRUCTING BUILDING.—Where a building is in process of construction and it becomes necessary for the contractor to so obstruct the sidewalk as to render it dangerous, if the contractor protects the public by such proper guards and signal lights as will render it possible for persons in the exercise of ordinary care to avoid the danger, the

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

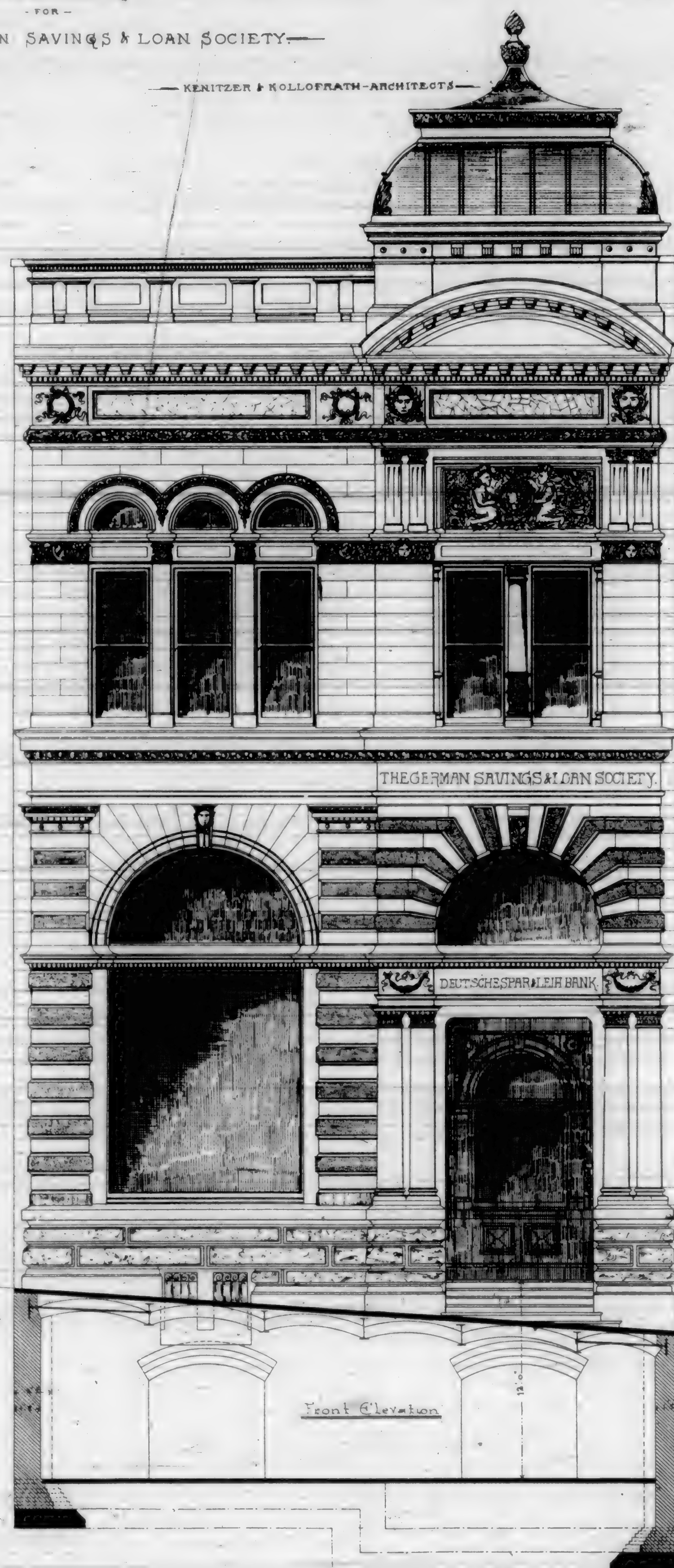


MISSION OF SAN CARLOS
DEL CARMELO.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

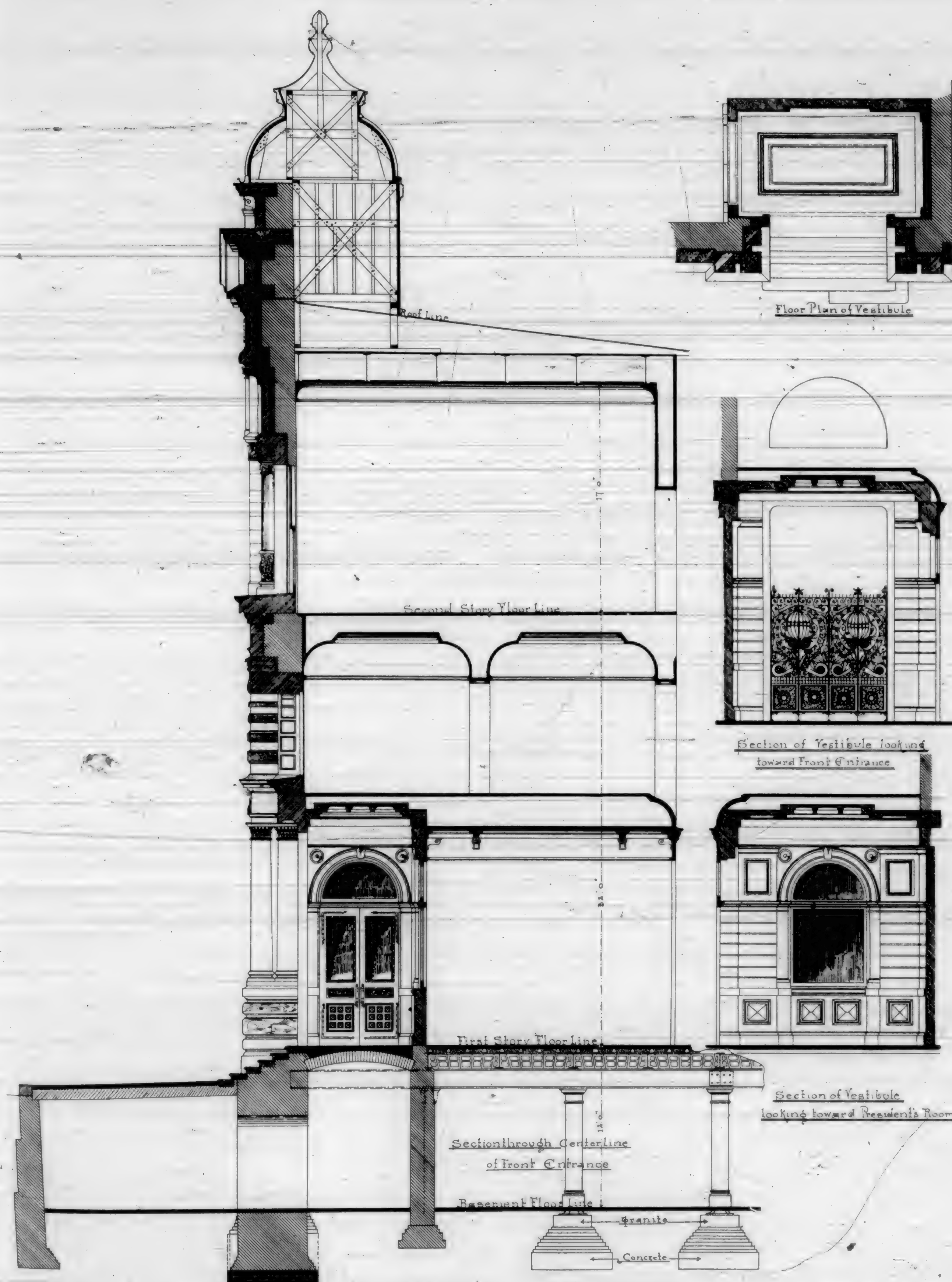
BANK BUILDING
FOR
THE GERMAN SAVINGS & LOAN SOCIETY.

KERITZER & KOLLOPRATH-ARCHITECTS.



Front Elevation

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



Floor Plan of Vestibule

Section of Vestibule looking toward Front Entrance

Section of Vestibule looking toward Residents Room

Section through Centerline of Front Entrance

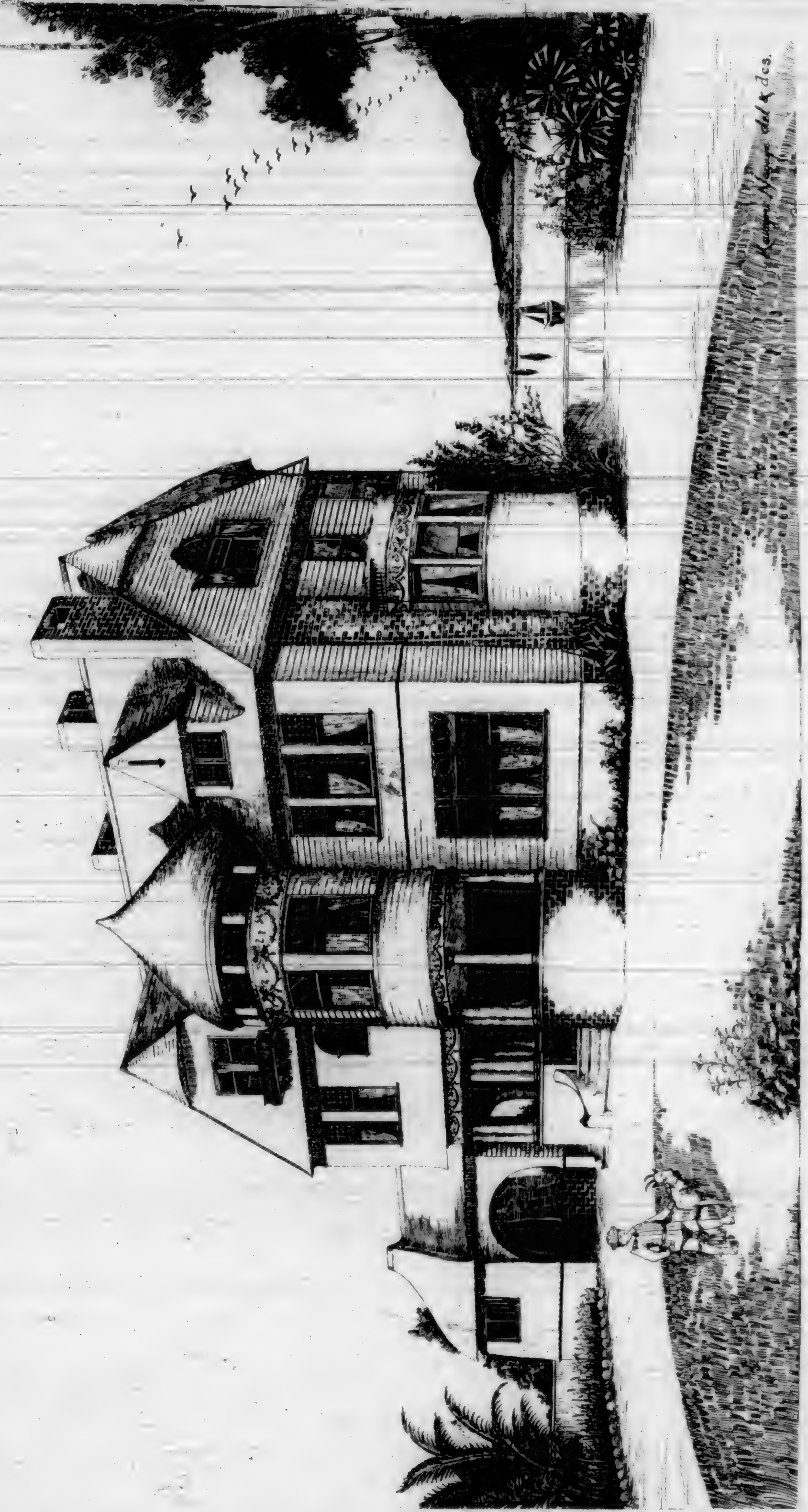
Basement Floor Line

Granite

Concrete

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

A RESIDENCE FOR S. FUJII, ESQ. TO BE ERECTED
IN TOKYO, JAPAN. THE SKETCH PRESENTED BY
HIS ARCHT. WITH MR. SAMUEL HENSONS AND FELLOW
OFFICE. TELAH. BULK-SAN FRANCISCO, CALIFORNIA.



contractor is exempted from liability and the city has as much right to plead the protection afforded by such signals in defense to an action against it to recover damages for personal injuries, as it would have had, had it placed such guards and signals there itself. The question is as to the sufficiency of the protection, and not as to its authorship.

City of Kansas v. Birmingham, Supreme Court of Kansas, 25 Pac. Rep. 568.

INJURY OF WORKMEN BY DEFECTIVE STAGING.—Several actions by workmen against their employer for injuries received by them from the fall of defective staging were tried together. There was evidence that one of the plaintiffs had said that the fall of the staging was caused by a stone let fall by him and another. This declaration was admissible against him alone, and an instruction that plaintiffs could not recover if the accident was so caused was properly refused. Where the staging itself was defective through defendant's negligence, the fact that the fall of the stone was a contributing cause of the accident will not defeat the workman's recovery.

Dronimie v. Hogan, Supreme Judicial Court of Massachusetts, 26 N. E. Rep. 237.

INJURY OF WORKMAN BY NEGLIGENCE OF FELLOW SERVANT.—Plaintiff was engaged as a mason in constructing the foundation for a machine in defendant's mills. A carpenter had erected a staging near where plaintiff was working for the use of the machinists, and in so doing had used a horse about eight feet high, and had placed a piece of scantling loosely upon its top. After the machinists had finished their work, their foreman directed the staging to be removed, and while the workmen were attempting to lift the horse the scantling fell upon plaintiff's head. It did not appear that the foreman's attention was called to the block on top of the horse. This was sufficient to warrant the court in finding that the injury was caused by the negligence of fellow servants.

Cunningham v. Washington Mills Co., Supreme Judicial Court of Massachusetts, 26 N. E. Rep. 235.

ACTION FOR PRICE OF BUILDING MATERIALS.—Building materials, for the price of which action was brought, were delivered from plaintiff's dock at defendant's house, within sight of the dock, by teamsters, who took receipts for the contents of each load sent. One of the plaintiffs helped unload part of the material and saw other portions of it carried to the house, and there was testimony that the brick delivered there equaled the quantity alleged. Defendant, when informed of the amount of plaintiff's bill, after an interview with his contractor, promised to pay it. This was evidence for the jury of the delivery of the whole bill.

Henderson v. Wasserman, Supreme Court of New York, 13 N. Y. Supp. 151.

CONSTRUCTION OF PENALTY CLAUSE.—A building contract provided that, in case of non-completion by a certain time, the builder should pay a certain sum as liquidated damages. After default the parties entered into another contract, providing that, if the buildings were not completed by a certain day, the "sum or penalty" due under the former contract should be a stipulated amount "by way of liquidated damages." After a second default the parties entered into a third contract, which recited that the builder claimed that the "penalty" should not be exacted for a certain reason, and settled all questions between the parties "except the one question of penalty." Under these circumstances, the amount agreed to be paid in case of default was not a penalty, but liquidated damages, from which the builder could not be relieved on the ground that performance was prevented by act of God.

Ward v. Hudson River Bldg. Co., Court of Appeals of New York, 26 N. E. Rep. 256.

LIABILITY FOR DISTURBANCE OF BUILDING.—The owner of two adjoining lots with buildings thereon, part of one of which was occupied by a tenant under a written lease, contracted for the removal of the other building, giving the contractor sole charge of the work and requesting him not to interfere with the walls of the adjoining building. In an action by the tenant against the owner for injuries to his property by the removal of the walls of the other building, leaving part of his premises exposed, it did not appear that the lease contained any covenant to repair or keep in repair the premises, or that the adjacent

property should remain in the same condition as at the time of hiring, nor was it claimed that there were any false representations as to the condition of the premises; and the evidence justified a finding that no disturbance of such premises was contemplated by the owner when he made the contract, or was necessarily involved in doing the work under it. There was nothing in this showing to justify a recovery by the tenant from the landlord.

Ratter v. Goertiz, Common Pleas of New York, 12 N. Y. Supp. 210.

BUSINESS MOSAICS.

The Roche Harbor lime has been used throughout the northern section of the Pacific Coast for the last nine years, and on account of its superiority has given satisfaction to all parties. The persons interested in the building trade in that section are from all parts of the U. S. and all proclaim it the best they have ever used, and highly praise its many good qualities for plastering, and its extra strength for brick work. At the World's Fair at New Orleans, this lime was awarded the gold medal and first prize. The output is 450,000 barrels per year. The kilns are situated at San Juan Island, Puget Sound. The agents are C. L. Dingley & Co. 29 Stewart Street.

Decaying wood is one of the factors in the propagation of disease which has engaged the attention of Sanitarians wherever wood is used, and more especially for this section of the country on account of the general use of wood in the construction of nearly all classes of building. A new material named Carbolineum Avenarius has been introduced through the agents Muecke & Co., 319 California street. It is a preventative of dry-rot or decay, and is proof against fungus on Wood or Stone. It forms an excellent remedy against damp walls. Teredoes, and all sorts of insects or vermin will not attack wood preserved with this preparation. For fence posts, telegraph poles and all wood in any way exposed to the earth or weather when coated with it will last much longer than by any other method.

L'Unique the new Plastic decoration, is leading far ahead of the old plain styles, and houses where any pretention toward artistic effects for the interior decorations are sought for, are the class of buildings where the new style is being adopted.

The Byrkit-Hall Sheathing lath, John F. Byxbee Agent, 42 Market street, is one of those improvements that should not be lightly passed over. The laths are worked out of one by six inch boards, with grooves to receive the plastering. Where used on the inside of exterior walls they form a substitute for the double sheathing. Where extra strength is requisite in walls or partitions these laths may be placed in such positions as to add strength. For walls of stores or store rooms where fixtures or shelving is liable to be put up and taken out, these laths are especially adapted for the purpose.

Builders Hardware of all kinds is kept in stock by the Dunham, Carrigan & Hayden Co. 17-19 Beale street. All the kinds of Bronze and fine grade hardware of the Hopkins & Dickinson Manufacturing Co. can be had at this establishment. Bronze and Artistic hardware is made a special feature and a show room provided for the exhibition of superior qualities of this line of manufacture.

Ornamental wrought iron work for buildings, is one of those departments where good work is especially desired at any time, but all the more important where fire escapes and railings are required for high buildings, and where the full strength may at times be placed on the materials used. Ornamental iron work of the best quality may be had of A. J. Dunbar & Co. general House-Smiths, 220 Fremont street.

The California Sash Balance Co. have recently made very important improvements in their Sash Balance, which cheapens as well as simplifies the application of the device. The Balance is in use in many buildings in this city to the satisfaction of owners and architects. Interested persons are invited to call at the office of the Company 33 and 38 Chronicle Building, where a working model can be seen.

About this season of the year the question of roofs for the new buildings in course of erection is of considerable importance. Where a tin roof is to be used it becomes necessary, if a good roof is wanted, that competent workmen should perform the work. The Forderer Cornice Works 224 and 226 Mission street uses the best of materials, and have thoroughly qualified workmen for any work in their line.

While passing one of our largest buildings in course of erection, we were particularly struck with the excellent quality of the material and workmanship of the wrought iron and girder work. This iron work is being furnished and put up by J. K. Firth & Co. 225 and 229 First street.

A new planing mill has been established on Eighteenth St. between Howard and Folsom, by Geo. Evans & Co.

The California Electrical Works, 35 Market Street, is one of the oldest and most reliable supply depots for Electrical appliances of all kinds. Persons using such apparatus and those who wish to experiment in this direction, would do well to call upon or send to them.

Rapid Contractors and Builders, and indeed all buyers of sheet metal building material, are deeply interested in prompt execution of their specification. They will, therefore, appreciate this, an example of rapidity, which easily beats the record.

Our friends, the Cincinnati Corrugating Co., received on March 23d an order for No. 16 galvanized corrugated arches, which they shipped within 48 hours. The sheets being rolled, annealed, pickled, galvanized, corrugated and curved, and shipped within two days from receipt of the order.

Where promptness is desirable we can recommend the Cincinnati Corrugating Co., for they have experience, energy and unrivalled facilities.

Mr. Oscar S. Levy of 525 and 527 Market street, San Francisco, who is the agent in this city, and carries a heavy stock of all the brands of Merchant & Co's. roofing tin, informs us that he has constantly on hand sufficient quantities for all requirements in that line, and that reports to the contrary are misleading and calculated to deceive interested parties regarding the true state of the supply.

The old, well tried, and reliable brand of Dyckerhoff, Portland cement, can be had in quantities to suit, of Chas. Duisenberg & Co. at 314 Sacramento street.

Ornamental wire works of all kinds for railings, door and window screens, elevator guard, store door guards, etc., is manufactured by Smith & Trowbridge 13 and 15 Spear Street.

Hotels and country resorts when fitting up, their establishments, should make it a point to use Dundon's Patent Economic Boilers if they wish to save expense in fuel and attendance. These boilers are especially useful for heating the bath waters for health establishments.

Pacific water closet works of W. J. Rustemeyer 126 Main St., are making an excellent quality of water closets, either pan, plug or wash out closets. The work of this company is guaranteed for two years.

The Swinging Hose Reel of W. T. Y. Schenck has been put up throughout the Academy of Science Building on Market Street. They make a fine exhibit on each landing and when mounting to the upper floors the effect on the mind is reassuring and pacific.

Tracy Bros. & Co., the well known manufacturers of vitrified iron-stone sewer and water pipes, chimney tops etc., have fully recovered from the effects of the fire some few months ago at their establishment. There was necessarily some inconvenience at first, but at present all departments are in working order, and with new buildings their facilities have been increased to fill all requirements.

Furniture manufactures and others using hardwood finish should look into the subject of using more of our native ornamental woods, and those from Mexico and Central American districts. Dieckman & Co., 114 California street, have recently imported a quantity of Primavera, white mahogany, which can be cut into large or small sizes as desired.

Builders should inspect the price list of C. A. Hooper & Co. on page XIX, as a change has been recently made and the price reduced for some of the articles.

A FEW WORDS ABOUT GRAPHITE PAINT.

The life of an ordinary roof or outside paint runs all the way from two to five years, and it should be of personal interest to many to know of a paint that will resist acids or alkalies and withstand the wear and tear of the elements for 10 or 15 years.

This seems to be a remarkable length of time but the statement is vouched for by well-known people who have used Dixon's Graphite Paint made by the Jos. Dixon Crucible Co., of Jersey City, N. J.

They claim that Graphite Paint is not only durable but handsome and equally useful for all outside wood or metal work where a dark paint can be used.

Wall paper, window shades, Lincrusta Walton, etc. are very important adjuncts for the completion of the building and conduce to its artistic effects. Rooms having forbidding aspects may be made cheerful by agreeably tinted wall paper, and from that on to almost any degree of artistic finish.

Persons in want of this class of materials would do well to call upon or send to the well known paper hanging and frescoing establishment of Jas. Duffy & Co. 811 Market St.

The ACME Instantaneous water heaters of the Chicago Ills. Co., for heating the water for baths and domestic purposes generally are a great improvement over former methods. They can be used with Gas or if gas is not convenient they can be safely used with gasoline. See advertisement on page III.

Builders in want of galvanized sheet iron, should call on W. W. Montague & Co. 309-317 Market St. This firm deals in Maniles, Grates, plain and art tiles, heating apparatus and ranges.

A. Lawson & Co. 334 Geary street recently laid some complicated and artistic parquetry or inlaid floors of hard wood, which for good workmanship and fine finish is of a superior character. Architects and others who want a good job done in this material should try this company.

A New material termed Lucol has been placed on the market. This material is calculated to be used as a substitute for linseed oil. The claims of the manufacturers seems to be substantiated in the trials we have made with it, while in some important particulars it is much superior to linseed oil. See their advertisement on page XIII.

TENDERS TO BE RECEIVED.

Bids are being received for Record Hall for Sutter Co. to be built at Yuba City, also for an eight-roomed school house at Alameda. Plans of both are in the office of the architects Messrs Mooser & Cuthbertson.

CITY BUILDING NEWS.

Angelica near Nineteenth. To build; owner, Aaron Cook; architect Casper Zwierlein; contractor, C. Zwierlein; cost, \$3,400; signed, May 6; filed, May 12; payments, \$350; enclosed; \$350; brown mortared; \$350; completed; \$350, 35 days.

Braun near Seventh. Brickwork, etc.; owner, J. H. Deekmann; architects, Gellius, Zimmerman & Co.; contractor, P. R. Hurlbut; cost, \$3,450; signed, June 1; filed, June 5; payments, \$1,300; entire frame up; \$1,300; completed; \$350, 35 days.

Bryant near Second. To build; owner, Ellen F. Powers; architect, C. Zwierlein; contractor, A. MacDonald; surety, \$1,374; cost, \$5,495; signed, June 2; filed, June 4; payments, \$1,081; frame up; \$1,030; brown mortared; \$1,030; white plastered; \$1,774, 35 days.

Bryant Avenue near Twenty-third. To build; owner, John F. Hughes; contractor, Henry W. Weidman; surety, \$1,500; cost, \$3,102; signed, June 2; filed, June 4; payments, \$580; rough frame up; \$350; brown mortared; \$350; white mortared; \$350; completed; \$776, 35 days.

Bush near Taylor. To build; owner, J. B. F. Davis; architect, C. I. Havens; contractor, M. J. Gorman; cost, \$8,594; signed, April 30; filed, May 6; payments, \$1,611; foundation laid and bldg enclosed; \$1,611; brown mortared; \$1,611; hard finished; \$1,611; accepted; \$2,150, 35 days after completion.

Bush near Taylor. Plumbing; owner, J. B. F. Davis; architect, Chas. I. Havens; contractor, H. Williamson; cost, \$974; signed, April 30; filed, May 6; payments, \$364; rough gas and water pipes in; \$350; completed; \$350, 35 days.

Broderick & Jackson. To build; owner, Hermann Heynemann; architects, Salfeld & Kohlberg; contractor, Wilton Havard; cost, \$12,750; signed, June 2; filed, June 4; payments, \$4,500; concrete ready for slabs; \$1,000; frame up; \$1,000; building enclosed; \$1,500; floors laid and partitions set; \$1,500; brown coat on; \$1,550; standing finish on; \$2,100; accepted; \$3,200, 35 days.

Broderick & Jackson. Plumbing, etc.; owner, Hermann Heynemann; architects, Salfeld & Kohlberg; contractor, Wm. F. Wilson; cost, \$1,400; signed, June 3; filed, June 4; payments, \$300; rough work in; \$350; accepted; \$350, 35 days.

Bryant & Park Avenue. To build; owner, H. Mones; architect, A. Hilderbrand; contractor, L. D. Friche; surety, \$2,500; cost, \$3,330; signed, May 5; filed, May 7; payments, \$900; frame up; \$900; brown mortared; \$900; white plastered; \$900; completed.

Bush & Sansone. Alterations; owner, Bank of British Columbia; architect, Clinton Day; contractors, Chas. Ingerson, et al.; cost, \$19,375; signed, May 5; filed, May 6; payments, \$4,500; brickwork, 7 windows and vaults completed; \$3,500; plastering completed; \$3,500; ready for painter; \$3,081; completed; \$4,844, 35 days.

Butte & Tennessee. To build; owner, Rev. P. O'Connell; architects, Shea & Shea; contractor, Jas. Glackin; cost, \$14,500; signed, May 19; filed, May 21; payments, \$2,175; frame up; \$2,175; roof on and shingled; \$2,175; brown mortared; \$2,175; primed; \$2,175; accepted; \$3,625, 35 days.

California street, No. 2312. Alterations; owner, J. B. Jesserum; architect, Oliver Everett; contractor, J. J. O'Brien; surety, \$800; cost, \$1,768; signed, May 9; filed, May 11; payments, \$384; brown mortared; \$442; completed; \$442, 35 days.

California near Mason. Carpenter work and etc.; owner, Marie E. E. Berton; architect, Emelie Depierre; contractor, Jas. Geary; surety, \$1,000; cost, \$8,850; signed, May 6; filed, May 9; payments, 75 per cent as work progresses; 25 per cent, 35 days.

California near Mason. Concrete work, etc.; owner, Marie E. E. Berton; architect, Emelie Depierre; contractors, Chatain & Gileut; surety, \$2,220; cost, \$1,300; signed, May 6; filed, May 9; payments, 75 per cent as work progresses; 25 per cent, 35 days.

California near Montgomery. Domed skylights; owner, German Savings and Loan Society; architects, Kenitzer & Kollofrath; contractors, Mahony Bros.; surety, \$3,000; cost, \$6,000; signed, May 2; filed, May 14; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

California near Montgomery. Fire-proof work; owner, German Savings and Loan Society; architects, Kenitzer & Kollofrath; contractors, Gladding, McBean & Co.; surety, \$3,700; cost, \$7,450; signed, May 2; filed, May 14; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

California near Montgomery. Granite and marble work; owners, German Savings and Loan Society; architects, Kenitzer & Kollofrath; contractors, F. E. Knowles & Co.; surety, \$22,000; cost, \$45,450; signed, May 2; filed, May 14; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

California near Montgomery. Iron work; owners, German Savings and Loan Society; architects, Kenitzer & Kollofrath; contractors, Hall's Safe & Lock Co.; surety, \$8,500; cost, \$17,200; signed, May 2; filed, May 14; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

California near Montgomery. Vaults; owners, German Savings and Loan Society; architects, Kenitzer & Kollofrath; contractors, Hall's Safe & Lock Co.; surety, \$9,000; cost, \$18,101; signed, May 2; filed, May 14; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Clara between Third and Fourth. To build; owner, Isabella Goomby; contractor, M. J. Feely; cost, \$2,585; signed, June 3; filed, June 4; payments, \$646.25; building enclosed; \$646.25; brown mortared; \$646.25; finished; \$646.25, 35 days.

Clay near Filmore. Alterations; owner, Maria Keogh; architects, Shea & Shea; contractor, Daniel Chisholm; guaranteed, by J. J. McKinnon; cost, \$1,221; signed, April 28; filed, May 1; payments, \$446; building raised, moved and partitions set; \$447; entire work completed; \$325, 35 days.

California & Hyde. Mill work; owner, J. P. Lysett; architect, J. T. Kidd; contractors, N. Parrish & Co.; cost, \$1,600; signed, May 29; filed, June 1; payments, \$800; when completed; balance, 35 days after completion.

Clay & Taylor. To build; owner, John Rhode; architect, H. D. Mitchell; contractor, Leonard B. Schmid; surety, \$3,000; cost, \$5,100; signed, May 13; filed, May 15; payments, \$1,200; rough frame up; \$1,200; brown mortared; \$1,500; accepted by architect; \$1,200, 35 days.

Day near Sanchez. To build; owner, Daniel Ward; architect, M. J. Welsh; contractor, Jno. Hayes; surety, \$1,000; cost, \$1,550; signed, June 1; filed, June 2; payments, \$387.50; frame up; \$387.50; brown mortared; \$387.50; completed; \$387.50, 35 days.

Deviladero near O'Farrell. Carpenter work, etc.; owner, Rachel Anextier; contractor, German McLarty; cost, \$1,000; signed, May 22; filed, May 23.

Deviladero, near Pine. Carpenter work; owner, G. M. Davis; architect, W. O. Banks; contractor, O. E. White; cost, \$8,437; signed, June 1; filed, June 2; payments, \$527; brown mortared; \$2,000; completed; \$2,110, 35 days.

Deviladero near Waller. To build; owner, Geo. Dowd; architect, J. J. Welsh; contractors, Madden & McKay; sureties, J. J. McKinnon and John Dane; cost, \$5,700; signed, April 28; filed, May 2; payments, \$1,038; frame up; \$1,038; brown mortared; \$1,038; white plastered; \$1,038; accepted; \$1,428, 35 days.

Diamond near Nineteenth. To build; owner, Arthur O'Brien; architects, John & Balczynski; contractors, Schutt & Krecker; cost, \$3,575; signed, May 6; filed, May 11; payments, \$300; frame up; \$300; brown mortared; \$375; accepted; \$900, 35 days.

Dolores near Twenty-sixth. To build; owner, Edward Mitchell; architect, W. H. Armitage; contractor, Louis M. Weissman; cost, \$3,500; signed, May 11; filed, May 18; payments, \$375; frame up; \$375; brown mortared; \$375; completed; \$375, 35 days.

Dupont near Pine. Alterations; owner, Victor Albouse; architect, Emelie Depierre; contractor, Jean Solanare; surety, \$1,000; cost, \$1,000; signed, May 15; filed, May 15; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Eddy near Laguna. To build; owner, Adele Joel; architects, John & Balczynski; contractor, Adam Miller; cost, \$5,100; signed, May 16; filed, May 16; payments, \$1,400; frame up; \$804; rafters and partitions set; \$900; white plastered; \$900; completed; \$1,200, 35 days.

Elizabeth near Sanchez. To build; owner, Wm. J. O'Shaughnessy; contractor, Jas. A. Shepley; surety, \$2,500; cost, \$2,300; signed, May 15; filed, May 18; payments, \$375; frame up; \$375; rough plastering completed; \$375; completed; \$375, 35 days.

Ellis St. No. 13. Plumbing; owner, W. A. Concanon, et al.; architect, Clinton Day; contractor, M. C. Kees; cost, \$2,350; signed, May 5; filed, May 6; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Ellis St., Nos. 18, 20 and 22. Plastering, etc.; owners, Morehouse & Wood; architect, Clinton Day; contractors, Concanon & Shea; cost, \$4,100; signed, May 5; filed, May 11; payments, 25 per cent as work progresses; 25 per cent, 35 days.

Ellis near Polk. To build; owner, Constant Marchand; architect, Chas. M. Rousseau; contractor, Thos. Maxwell; cost, \$4,150; signed, April 27; filed, May 4; payments, \$1,000; building roofed; \$1,000; brown mortared; \$1,100; accepted; \$1,050, 35 days.

Ellis near Polk. Alterations; owner, Constant Marchand; architect, C. M. Rousseau; contractor, K. C. Gardner; cost, \$4,150; signed, May 9; filed, May 11; payments, \$1,000; roof on; \$1,000; brown mortared; \$1,000; accepted; \$1,150, 35 days.

Ellis near Powell. Brickwork, etc.; owner, Louis Tausig; architects, Salfeld & Kohlberg; contractor, Alfred W. Burrell; cost, \$9,135; signed, April 30; filed, May 7; payments, \$1,500; basement ready for 1st floor joists; \$2,000; walls ready for 3rd floor joists; \$1,500; walk ready for fifth floor joists; \$1,895; accepted; \$2,300, 35 days.

Ellis near Powell. Carpenter work; owner, Louis Tausig; architects, Salfeld & Kohlberg; contractor, Alex. L. Campbell; cost, \$7,828; signed, April 30; filed, May 7; payments, \$1,500 roof on; \$1,500 floors laid; \$1,000; partitions set; \$1,828; completed; \$2,000, 35 days.

Ellis near Powell. Plumbing; owner, Louis Tausig; architects, Salfeld & Kohlberg; contractor, Samuel Ickelheimer; cost, \$1,377; signed, April 30; filed, May 7; payments, \$300; rough work in; \$527; completed; \$350, 35 days.

Ellis near Powell. Stone work; owner, Louis Tausig; architects, Salfeld & Kohlberg; contractor, M. J. Healy; cost, \$350; signed, April 30; filed, May 7; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Ellis & Powell. Alterations; owner, F. F. Butler; architects, Shea & Shea; contractors, Martin Fennell & Son; surety, J. W. Smith, et al.; guaranteed; cost, \$4,000; signed, May 11; filed, May 12; payments, \$1,500; excavation and underpinning completed; \$1,500; completed; \$1,000, 35 days.

Filbert street, No. 931. To build; owner, John Rainsbury; architect, J. G. Brehend; contractors, J. W. Mayder, et al.; cost, \$2,000; signed, April 25; filed, May 2; payments, 1st and 15th day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Fillmore near Fulton. Additions, etc.; owners, John Hinkel, et al.; architect, B. A. Brown; contractors, J. L. Arner, et al.; cost, \$1,900; signed, June 2; filed, June 2; payments, 1st day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Folsom near Twenty-second. To build; owner, Theresa Brasse; architect, L. Arthur; contractor, J. L. Arner; cost, \$1,750; signed, May 29; filed, June 1; payments, \$875; houses set in position; \$875; completed.

Folsom near Twenty-second. To build; owner, Richard Curtis; architect, M. J. Welsh; contractor, Lemuel Arthur; surety, \$900; cost, \$9,600; signed, May 5; filed, May 5; payments, \$900 frame up; \$900; brown mortared; \$900; completed; \$900, 35 days.

Folsom near Twenty-sixth street. Carpenter work, etc.; owner, Henry Mohr; architect, Julius E. Kraft; contractor, M. C. Lynch; surety, \$1,381; cost, \$5,924; signed, May 29; filed, May 29; payments, \$1,173; frame up; \$1,200; brown mortared; \$1,500; accepted; \$1,381, 35 days.

Franklin near Washington. To build; owner, Sophie Wieland; architect, W. Winterhalter; contractor, W. W. Ackerson; cost, \$2,510; signed, June 4; filed, June 4; payments, \$600; roofs finished; \$600; hard finished; \$600; completed; \$710, 35 days.

Franklin near Washington. Grading; owner, Mrs. Lucy H. Otis; architect, W. Winterhalter; contractors, Richardson & Cole; cost, \$1,070; signed, April 20; filed, May 7; payments, \$300; work completed; \$370, 35 days.

Frederick near Masonic Avenue. Concrete, work, etc.; owner, M. A. Fritz; architect, A. J. Barnett; contractor, W. R. Patterson; cost, \$1,145; signed, May 4; filed, May 8; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Front near Pacific. Painting; owner, Jas. G. Fair; architect, H. A. Schultz; contractor, Elbert Olney; cost, \$1,725; signed, April 18; filed, May 16; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Front near Pacific. Skylights, etc.; owner, Jas. G. Fair; architect, H. A. Schultz; contractor, Jon. F. Forderer; cost, \$3,486; signed, April 18; filed, June 2; payments, 1st day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Farren Avenue & Ellis. To build; owner, M. Viera; architects, Shea & Shea; contractor, M. J. Gorman; cost, \$5,500; signed, May 6; filed, May 7; payments, \$1,303; rough frame up and rafters on; \$1,303; brown mortared; \$1,303; completed; \$1,788, 35 days.

Fell & Steiner. Plastering, etc.; owner, Jos. Scobie; architect, Chas. I. Havens; contractor, Thos. Mannix; cost, \$1,075; signed, May 23; filed, June 3; payments, \$775, brown mortared; \$300, completed; \$300, 35 days.

Fell & Steiner. Plumbing; owner, Jas. Scobie; architect, Chas. Havens; contractors, Duffy Bros.; cost, \$2,922; signed, May 3; filed, May 7; payments, \$700, rough gas and water pipes in; \$700, bath tubs, washstands, etc. in; \$812, completed; \$750, 35 days.

Filbert & Buchanan. To build; owner, Paul Arata; architects, Mooser & Cuthbertson; contractor, J. H. Wharf; surety, \$775; cost, \$3,100; signed, May 4; filed, May 7; payments, \$775, frame up; \$775, brown mortared; \$775, completed; \$775, 35 days.

Folsom & Sixth. Brick work; owner, Geo. H. C. Beckerdorff; architect, J. E. Kraft; contractor, J. J. Conrad; surety, \$3,000; cost, \$6,100; signed, May 23; filed, May 28; payments, \$2,775, basement walls and piers up; \$300, patent chimneys built; \$1,000, completed; \$1,225, 35 days.

Folsom & Sixth. Carpenter work; owner, Geo. H. C. Beckerdorff; architect, J. E. Kraft; contractor, M. C. Lynch; surety, \$3,000; cost, \$6,100; signed, May 23; filed, May 28; payments, \$1,000, entire frame up; \$1,800, enclosed; \$2,000, brown mortared; \$2,000, wainscoting on; \$2,000, completed; \$3,155, 35 days.

Franklin & O'Farrell. To build; owner, J. J. Prendergast; architect, T. J. Welsh; contractors, Anderson Bros.; surety, \$3,700; cost, \$15,065; signed, May 26; filed, May 28; payments, 1st day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Franklin & O'Farrell. Iron work, etc.; owner, J. J. Prendergast; architect, T. J. Welsh; contractor, Wm. Cronan; surety, \$1,000; cost, \$3,399; signed, May 26; filed, May 29; payments, 1st day of each month; 75 per cent as work progresses; 25 per cent, 35 days.

Franklin & O'Farrell. Plumbing; owner, J. J. Prendergast; architect, T. J. Welsh; contractor, W. E. Wilson; cost, \$1,760; signed, May 26; filed, May 29; payments, \$622.50, work roughed in; \$622.50, accepted; \$425, 35 days after completion.

Geary street, No. 1314. Alterations; owner, P. N. Aronson; architect, J. Marquis; contractor, Chas. Coady; cost, \$1,025; signed, May 5; filed, May 6; payments, \$380, frame up, roof boards on, gas and water pipes in; \$380, completed; \$292, 35 days.

Geary near Franklin. To build; owner, C. Holm; architect, Wm. Schrof; contractor, Albert Norton; surety, \$1,500; cost, \$7,400; signed, May 23; filed, May 29; payments, \$1,200, frame up; \$1,200, brown mortared; \$1,300, white plastered; \$1,300, yards planked and first coat paint on; \$1,700, 35 days.

Golden Gate avenue, No. 1229. Alterations; owner, Bernard Sarthou; architect, E. Depierre; contractor, J. H. Mackey; surety, \$300; cost, \$1,025; signed, June 3; filed, June 3; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Gough near Green. To build; owner, H. N. Thornton; architects, Copeland & Pierce; contractor, Geo. Healing; cost, \$3,600; signed, May 5; filed, May 9; payments, \$900, frame up and roof on; \$900, brown mortared; \$900, completed; \$900, 35 days.

Gough near Oak. To build; owner, Jno. C. Latz; architects, John & Balczynski; contractors, Schutt & Kreeker; cost, \$2,400; signed, May 4; filed, May 5; payments, \$600, frame up; \$600, white plastered; \$600, accepted; \$600, 35 days.

Guerrero near Fifteenth. To build; owner, S. Campbell; architect, S. Campbell; contractor, Thos. Eiam; cost, \$4,000; signed, May 7; filed, May 8; payments, \$800, frame up and building enclosed; \$800, brown mortared; \$800, hard finished; \$800, 35 days.

Guerrero near Twenty-third. To build; owner, E. R. Lynch; contractor, Hugh Foot; surety, John Kelly guaranteed; cost, \$5,875; signed, April 24; filed, May 1; payments, \$1,401, rough frame up; \$1,101, brown mortared; \$1,102, hard finished; \$1,102, completed; \$1,469, 35 days.

Grove near Lyon. To build; owner, B. Yeddy; architect, T. J. Welsh; contractor, P. McDonough; et al; surety, \$2,200; cost, \$3,500; signed, May 3; filed, May 7; payments, \$655.50, frame up; \$655.50, brown mortared; \$655.50, white coat plaster on; \$655.50, completed; \$875, 35 days.

Golden Gate Avenue between Steiner and Pierce. Painting; owner, P. F. Nolan; architect, T. J. Welsh; contractor, M. J. Donovan; surety, \$245; cost, \$1,300; signed, May 25; filed, May 25; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days after completion.

Golden Gate Avenue between Steiner and Pierce. Plumbing; owner, P. F. Nolan; architect, T. J. Welsh; contractors, Duffy Bros.; surety, \$303; cost, \$1,423; signed, May 16; filed, May 25; payments, 75 per cent as work progresses on 25th day of each month; 25 per cent 35 days after completion.

Haight near Scott. To build; owner, Otto Fauss; architects, Gellius, Z. & Co.; contractors, Schutt & Kreeker; cost, \$4,500; signed, May 8; filed, May 8; payments, \$800, frame up; \$800, enclosed; \$800, brown mortared and fence work done; \$800, inside studding finish on; \$800, completed; \$800, 35 days.

Harrison near Fourth. Plumbing; owner, Mrs. Nano Dillon; architect, T. J. Welsh; contractors, Duffy Bros.; surety, \$375; cost, \$1,500; signed, May 16; filed, May 18; payments, \$562, rough work done; \$562, accepted; \$375, 35 days.

Hayes near Baker. To build; owner, T. Heywood; architect, Chas. I. Havens; contractor, Robt. Currie; cost, \$4,200; signed, May 1; filed, May 4; payments, \$700, rough gas and water pipes in; \$800, hard finished; \$800, completed; \$1,100, 35 days.

Hayes near Laguna. Brickwork, etc.; owner, Patrick Donnelly; architect, S. Hatfield; contractor, S. T. Crawford; surety, \$1,500; cost, \$5,300; signed, May 29; filed, June 1; payments, \$600, frame up; \$600, brown mortared; \$600, plastering finished; \$600, completed; \$800, 35 days.

Howard street, No. 949. Alterations; owner, Mrs. C. B. Gregory; architect, Chas. I. Havens; contractor, Thos. Maxwell; cost, \$1,575; signed, April 22; filed, May 2; payments, \$845, enclosed and brown mortared; \$885, completed; \$405, 35 days.

Howard near Fourth. Carpenter work, etc.; owner, Geo. H. Bew; architect, Geo. A. Budwell; contractor, F. L. Hansen; cost, \$5,885; signed, May 25; filed, May 29; payments, \$1,100, frame raised and secured; \$1,100, brown mortared; \$1,100, white plastered; \$1,100, finished; \$1,435, 35 days.

Howard near Fourth. Concrete work; owner, Geo. H. Bew; architect, Geo. A. Budwell; contractors, Chatain & Gillett; cost, \$1,860; signed, May 29; filed, May 29; payments, \$900, grading done; \$450, completed; \$460, 35 days.

Howard near Sixth. Alterations; owner, Isadore Fos; architect, E. Depierre; contractor, Thos. Maxwell; surety, \$1,300; cost, \$5,200; signed, May 29; filed, June 1; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near Sixth. To build; owner, Orlando Rozio; architect, Oliver Everett; contractor, Jas. Cochran; cost, \$34,323; signed, May 13; filed, May 18; payments, \$5,148.45, basement and area walls in; \$5,148.45, frame up; \$5,148.45, brown mortared; \$5,148.45, inside doors and window casings on; \$5,148.45, completed; \$8,580.75, 35 days.

Howard near Ninth. To build; owner, Mrs. M. A. Mercer; architect, T. J. Welsh; contractor, J. O'Connell; surety, \$1,288; cost, \$5,149; signed, May 14; filed, May 25; payments, \$963, foundation in; \$963, frame up; \$963, brown mortared; \$963, finished; \$1,288, 35 days.

Howard near Twenty-fifth. To build; owner, Edward McGinnis; architect, M. J. Welsh; contractor, T. Sullivan; surety, \$1,000; cost, \$4,100; signed, May 23; filed, May 23; payments, \$768.75, frame up; \$768.75, brown mortared; \$768.75, white mortared; \$768.75, completed; \$1,025, 35 days.

Howard near Twenty-fifth. To build; owner, Moritz Winter; architect, Chas. I. Havens; contractor, F. V. Steinman; cost, \$1,300; signed, May 18; filed, May 20; payments, \$450, brown mortared; \$500, accepted; \$550, 35 days.

Hyde near Filbert. To build; owner, Mrs. E. Henry; architect, E. A. Leigh; contractor, Martin Spellman; surety, \$3,500; cost, \$6,300; signed, May 21; filed, May 23; payments, \$900, frame up; \$1,000, brown mortared; \$1,000, standing finish on; \$2,300, accepted.

Haight & Steiner. To build; owner, Mary M. Glein; architects, Townsend & Co.; contractor, M. C. Lynch; surety, \$2,500; cost, \$10,670; signed, May 15; filed, May 18; payments, \$2,500, frame up; \$2,500, brown mortared; \$1,000, white plastered; \$1,570, accepted; \$2,500, 35 days.

Jersey near Castro. To build; owner, S. R. Jorgensen; architect, M. J. Welsh; contractor, C. W. Wescott; surety, \$1,025; cost, \$4,100; signed, May 25; filed, May 27; payments, \$768.75, frame up; \$768.75, brown mortared; \$768.75, white coated; \$768.75, completed; \$1,025, 35 days.

Jones near Ellis. To build; owner, Mrs. Elizabeth W. Baldwin; architects, John & Balczynski; contractors, Schutt & Kreeker; cost, \$3,185; signed, May 7; filed, May 11; payments, \$1,500, frame up; \$1,500, enclosed and partitions set; \$1,500, white plastered; \$1,600, accepted; \$2,085, 35 days.

Juniper near Bryant. To build; owner, Mrs. M. Redmond; contractor, Cuneo Casaretto; surety, \$1,500; cost, \$2,950; signed, May 5; filed, May 6; payments, \$500, frame up; \$500, brown mortared; \$500, interior finish on; \$500, accepted; \$500, 35 days.

Jones & Broadway. To build; owner, Fred Bode; architect, Chas. M. Rousseau; contractor, Henry Jensen; cost, \$2,760; signed, May 11; filed, May 11; payments, \$800, completed; balance paid by mortgage due May 21, 1891—\$1,900 at 7 per cent.

Laguna near California. To build; owner, Alvina P. S. Sherman; architect, Chas. I. Havens; contractor, John Furness; cost, \$10,764; signed, May 15; filed, May 19; payments, \$2,000, rough frame up; \$2,000, brown mortared; \$2,000, outside mill work on; \$2,000, completed; \$2,700, 35 days.

Laguna near California. Plumbing; owner, Alvina P. S. Sherman; architect, Chas. I. Havens; contractor, M. C. Keane; cost, \$1,100; signed, May 20; filed, June 3; payments, \$400, rough gas and water pipes in; \$400, completed; \$300, 35 days.

Laguna near Haight and Waller. To build; owner, Pacific Laundry Mac. Co.; architect, J. H. Happs; contractor, Thos. Day; cost, \$1,295; signed, May 4; filed, May 9; payments, \$650, enclosed; balance, 10 days after completion.

Laurel Hill Cemetery. A monument; owner, Sampson Tams; architect, P. Schmid; contractor, Rupert Schmid; cost, \$1,500; signed, May 26; filed, May 29; payments, \$750, commencement of work; \$1,000, plaster cast on colossal figure; \$2,000, ornamental lion paws cast; \$250, accepted; balance, 35 days.

Lloyd between Scott and Devisadero. To build; owner, John W. Coopage; architects, Murray & Colby; contractor, Edward J. Heenan; surety, \$733.50; cost, \$2,384; signed, May 11; filed, May 18; payments, \$500, frame up; \$500, brown mortared; \$500, white plastered; \$733.50, accepted; \$733.50, 35 days.

Lyon near Fell. Carpenter work; owner, Mrs. Eva F. Craig; architects, Pissis & Moore; contractors, Shultz Bros.; cost, \$3,900; signed, May 25; filed, June 1; payments, \$900, frame up; \$900, ready for plaster; \$900, ready for painting; \$900, completed; \$1,000, 35 days.

Lyon near Fulton. To build; owner, Amelia Von Voss; architect, W. W. Rednall; contractor, W. W. Rednall; surety, \$800; cost, \$3,448; signed, May 13; filed, May 14; payments, \$883, building enclosed; \$855, brown mortared; \$855, completed; \$855, 35 days.

Manchester near Stoneman. Carpenter work, etc.; owner, Jas. Daley; architect, W. C. Dickerson; contractor, Thos. Kenaley; cost, \$1,345; signed, June 4; filed, June 4; payments, \$500, rustic on; \$500, completed; \$345, 35 days.

Market street, No. 915. Brickwork, etc.; owner, G. W. Beck; architect, P. R. Schmidt; contractor, R. Ringrose; cost, \$1,585; signed, May 5; filed, May 8; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Market near Powell. Brickwork, etc.; owner, Annie Donohue; architect, Chas. I. Havens; contractors, Richardson & Gale; cost, \$40,450; signed, May 20; filed, May 21; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Market near Powell. Granite work; owner, Annie Donohue; architect, Chas. I. Havens; contractor, M. J. Healy & Co.; cost, \$3,650; signed, April 28; filed, May 8; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Masonic Avenue near Frederick. To build; owner, Sarah M. Morken; architect, W. H. Lillie; contractors, White Bros.; cost, \$3,487; signed, May 19; filed, May 20; payments, \$523, frame up; \$523, enclosed; \$523, brown mortared; \$523, standing finish on; \$523.25, completed; \$871.75, 35 days.

Masonic Avenue near Waller. To build; owner, Alex. Rothenstein; contractor, K. C. Gardner; cost, \$4,600; surety, \$3,500; signed, May 14; filed, May 15.

McAllister near Octavia. Alterations; owner, Chas. Borremans; architect, Chas. M. Rousseau; contractor, K. C. Gardner; surety, \$1,500; cost, \$2,600; signed, May 5; filed, May 8; payments, \$650, roof on; \$650, brown mortared; \$650, completed; \$650, 35 days.

McAllister near Webster. Carpenter work, etc.; owner, Lou W. Shea; architect, Chas. I. Havens; contractor, Peter Crichton; cost, \$3,700; signed, May 18; filed, May 20; payments, \$900, brown mortared; \$900, hard finished and primed; \$900, completed; \$1,000, 35 days.

Mission near Fifteenth. Brickwork; owner, James Stanton; architect, Julius E. Kraft; contractors, Martin Fennell & Son; cost, \$5,100; signed, May 2; filed, May 4; payments, \$1,400, foundation walls and piers built; \$800, walls up to second floor; \$800, walls built to full height; \$25, completed; \$1,275, 35 days.

Market & Ross Avenue. To build; owner, Mary Pauline Payne; architect, Wm. Curlett; contractor, Peter Crichton; cost, \$31,900; signed, June 1; filed, June 2; payments, \$4,000, basement walls up; \$3,000, 1st story timbers and sidewalks are built; \$6,000, frame finished; \$1,000, 1st coat plaster on; \$8,925, plastering finished; \$3,000, completed; \$7,925, 35 days.

Market, Post & Montgomery. Electric work; owners, Crocker Estate Co.; architect, A. Page Brown; contractors, Edison General Electrical Co.; cost, \$5,270; signed, May 9; filed, June 2; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Market, Post & Montgomery. Iron work; owners, Crocker Estate Co.; architect, A. Page Brown; contractors, O'Connell & Lewis; cost, \$12,000; signed, May 3; filed, June 2; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Mission & Seventh. Painting, etc.; owner, Pierre Duprey; architects, C. R. & J. Wilson; contractor, L. Paint; cost, \$2,700; signed, May 13; filed, May 18; payments, \$1,000, ready for graining; \$1,000, completed; \$700, 35 days.

Mission & Ninth. Carpenter work, etc.; owner, Peter J. McGovern; architect, Julius E. Kraft; contractor, Jas. Campbell; surety, \$10,000; cost, \$19,600; signed, May 21; filed, May 25; payments, \$2,500, frame up; \$2,500, enclosed and roof sheathed; \$3,000, brown mortared; \$3,000, wainscoting; \$3,700, accepted; \$4,900, 35 days.

Noe near Ridley. To build; owner, Sarah McCullough; architect, J. B. Jardine; contractors, M. Bateman and J. M. Bnaat; cost, \$8,900; signed, May 27; filed, May 29; payments, \$1,150, frame up; \$1,150, brown mortared; \$1,150, white plastered; \$1,150, finished; \$1,200, 35 days.

Nineteenth & Mission. To build; owner, Elizabeth Borchardt; architect, M. J. Welsh; contractor, M. W. Briggs; surety, \$250; cost, \$3,300; signed, June 3; filed, June 8; payments, \$618.75, frame up; \$618.75, brown mortared; \$618.75, completed; \$825, 35 days.

Oak near Fillmore. To build; owner, Albert Hilbert; architects, Gellius, Z. & Co.; contractor, Fred Klatt; cost, \$6,580; signed, May 12; filed, May 13; payments, \$987, frame up; \$987, enclosed; \$987, brown mortared; \$987, standing finish on inside; \$987, completed; \$1,645, 35 days.

Oak near Franklin. Carpenter work; owner, Wm. Merkelbach; architect, J. J. Clark; contractor, John G. Adams; surety, \$700; cost, \$3,400; signed, Dec. 13; filed, May 4; payments, \$1,100, frame up; \$1,100, inside finish completed; balance, 35 days.

O'Farrell near Franklin. To build; owner, John O' Kane; architects, Shea & Shea; contractor, J. R. Whalen; surety, O. H. Greenwald and D. H. Bibb; cost, \$5,100; signed, May 5; filed, May 7; payments, \$1,143, rough frame up; \$1,144, enclosed; \$1,144, outside finish on; \$1,144, completed; \$1,525, 35 days.

O'Farrell near Webster. Carpenter work; owner, New Jerusalem Society; architects, Wright & Sanders; contractors, D. B. Monroe & Co.; cost, \$10,725; signed, May 1; filed, May 16; payments, 75 per cent as work progresses; 25 per cent, 35 days.

O'Farrell near Webster. Plumbing, etc.; owner, New Jerusalem Society; architects, Wright & Sanders; contractor, Henry Williamson; cost, \$870; signed, May 14; filed, May 16; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Olive Avenue near Van Ness. To build; owner, Annie T. McGeunon; architect, John T. Kidd; contractor, George Cannon; cost, \$4,165; signed, May 20; filed, May 21; payments, \$1,041, frame up; \$1,041, brown mortared; \$1,041, completed; \$1,042, 35 days.

Pacific near Fillmore. To build; owner, Mrs. Tillie Mayers; architect, G. G. Gillespie; contractor, G. G. Gillespie; cost, \$4,000; signed, May 2; filed, May 4; payments, \$750, frame up; \$750, brown mortared; \$750, white coated; \$750, completed; \$1,000, 35 days.

Pacific near Front. Iron work, etc.; owner, James G. Fair; architect, H. A. Schutze; contractor, Thos. Mannix; cost, \$2,080; signed, April 18; filed, May 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Pacific near Front. Plumbing; owner, Jas. G. Fair; architect, H. A. Schutze; contractor, Thos. Mannix; cost, \$4,923; signed, April 18; filed, May 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Pacific near Front. Plumbing, etc.; owner, Jas. G. Fair; architect, H. A. Schutze; contractors, W. S. Snook & Son; cost, \$3,194; signed, April 18; filed, May 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Pine near Fillmore. To build; owner, A. J. Wilson; architect, W. H. Lillie; contractor, C. W. Mitchell; cost, \$2,600; signed, May 22; filed, May 23; payments, \$650, frame up; \$650, brown mortared; \$650, completed; \$650, 35 days.

Pine near Van Ness Avenue. Carpenter work, etc.; owner, Jas. D. Coulter; architects, J. J. & T. D. Newsum; contractor, K. Thaler; cost, \$3,430; signed, June 3; filed, June 3; payments, \$634, frame up; \$634, enclosed and ready for plaster; \$634, wainscoting on; \$670, completed; \$858, 35 days.

Post street No. 1922. Alterations; owner, A. Roos; architect, P. R. Schmidt; contractor, John Furness; cost, \$1,144; signed, May 10; filed, May 12; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Post between Franklin and Gough. To build; owner, A. Roos; architect, P. R. Schmidt; contractor, John Furness; cost, \$1,400; signed, May 23; filed, May 23; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Post near Gough. To build; owner, Anna A. Cradock; architect, J. E. Kraft; contractor, F. Klatt; surety, \$2,270; cost, \$9,086; signed, May 22; filed, May 28; payments, \$1,310, frame up; \$2,000, enclosed; \$1,500, plastering finished; \$2,000, completed; \$2,275, 35 days.

Post near Steiner. Carpenter work, etc.; owner, Francis C. Kaeding; architects, J. M. and C. R. Wilson; contractor, J. R. Whalen; cost, \$4,800; signed, May 7; filed, May 7; payments, \$800, frame up; \$800, brown mortared; \$800, white plastered; \$825, completed; \$1,075, 35 days.

Post near Taylor. To build; owner, L. Plege; architects, John & Balczynski; contractors, Schutt & Kreeker; cost, \$1,500; signed, May 4; filed, May 5; payments, \$750, frame up; \$750, completed.

Powell near Ellis. Cast iron work; owner, Louis Tansig; architects, Salfeld & Kohlberg; contractors, Todd, Bass & Co.; cost, \$2,000; signed, May 20; filed, May 28; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Powell near Greenwich. To build; owner, L. Capurro; architect, Chas. M. Rousseau; contractors, W. L. Nelson & Co.; surety, \$700; cost, \$1,370; signed, May 11; filed, May 12; payments, \$342.50, building roofed; \$342.50, brown mortared; \$342.50, completed; \$342.50, 35 days.

Page & Ashbury. To build; owner, J. E. Kroff; architect, J. E. Kroff; contractors, Brennan Bros.; surety, \$1,745; cost, \$6,980; signed, May 11; filed, May 12; payments, \$1,235, frame up; \$2,000, brown mortared; \$2,000, completed; \$1,745, 35 days.

Pine & Taylor. Plastering, etc.; owner, Mrs. Theresa Fair; architect, J. C. Newsum; contractors, McLeod & O'Leary; cost, \$3,000; signed, April 22; filed, May 5; payments, \$1,500, rough mortared; \$750, finished and accepted; \$750, 35 days.

Sacramento near Lyon. To build; owner, Mrs. Barbara Jennings; architect, H. C. Macy; contractors, J. B. Eaton; et al; surety, \$2,000; cost, \$3,800; signed, May 2; filed, May 25; payments, 1st and 15th day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Sanchez near Twenty-third. To build; owner, Samuel Booth, Jr.; architect, Samuel Booth, Jr.; contractor, A. S. Cook; surety, \$550; cost, \$2,300; signed, May 29; filed, May 29; payments, \$550, frame up; \$550, brown mortared; \$550, accepted; balance, 35 days.

Scott near Pine. To build; owner, Benjamin Meyers; architects, Salfeld & Kohlberg; contractors, Paff Bros.; surety, \$3,000; cost, \$6,900; signed, May 26; filed, May 28; payments, \$750, frame up; \$750, enclosed; \$1,000, brown mortared; \$1,000, white plastered; \$1,675, accepted; \$1,725, 35 days.

Scott near Pine. Plumbing; owner, Benj. Meyers; architects, Salfeld & Kohlberg; contractors, Salfeld & England; cost, \$744; signed, June 3; filed, June 4; payments, \$400, rough frame on; \$344, accepted; \$200, 35 days.

Second Avenue near California Street. To build; owner, Chas. Johnson; architect, C. C. McLaughlin; contractor, A. Jackson; cost, \$1,170; signed, May 23; filed, May 28; payments, \$100, frame up; \$100, ready for painter; \$20, completed; \$300, 35 days.

Steiner, between Waller and Haight. To build; owner, Jos. Robinson; architect, F. Hauser; contractor, F. Hauser; surety, \$4,000; cost, \$4,000; signed, June 4; filed, June 4; payments, \$1,100, building enclosed; \$1,100, brown mortared; \$1,100, accepted; \$1,300, 35 days.

Sutter near Broderick. Brickwork, etc.; owner, Geo. Bennett; architect, Charles Geddes; contractor, J. J. O'Brien; surety, O. H. Greenwald; cost, \$5,645; signed, May 6; filed, May 7; payments, \$1,000, brickwork in; \$1,000, building ready for brown mortar; \$1,250, second coat of mortar; \$925, completed; \$1,115, 35 days.

Scott & McAllister. Brick work, etc.; owners, Martin Maher, et al; architect, Chas. J. Devlin; contractors, Martin Fennell & Son; surety, \$500; cost, \$1,170; signed, May 13; filed, May 16; payments, \$300, foundation ready for frame; \$270 chimney built; \$300, 35 days.

Scott & McAllister. Carpenter work, etc.; owner, Martin Maher, et al; architect, Chas. J. Devlin; contractor, John Massey; surety, \$2,000; cost, \$7,640; signed, May 12; filed, May 14; payments, \$800, frame up; \$1,000, building enclosed; \$1,200, ready for plaster; \$1,500, standing finished up; \$800, ready to paint; \$300, completed; \$

Alameda County.

Addison near Grant, Berkeley. Two-story frame; owner, D. J. Black; architect, John Spencer; contractor, John Spencer; cost, \$2,117; signed, May 18; filed, May 21; payments, \$1,000; brown mortar on; \$1,117, completed.

Alameda Ave. near Union street, Alameda. Two-story dwelling; owner, Emma J. Whitney; architect, Chas. S. Shainer; contractor, J. E. Henderlong; cost, \$3,300; signed, May 13; filed, May 14; payments, \$618; rough frame up, rafters on and sheathed; \$618, enclosed and ready for plaster; \$618, windows in and casings on, \$621, ready for painter; \$825, 35 days.

Bancroft way & An'd'm, Berkeley. Two-story frame; owner, Mrs. A. A. Smith; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$4,322; signed, May 12; filed, May 13; payments, \$1,200; rustic and roof shingles on and chimney built; \$1,100, brown mortared and exterior primed; \$332, completed; \$1,380, 35 days.

Blake Tract, Berkeley. One-story frame; owner, Mrs. E. Gwyneth; architect, I. A. Boynton; contractor, I. A. Boynton; cost, \$1,860; signed, May 18; filed, May 20; payments, \$465, frame up; \$465, brown mortared; \$465, completed; \$465, 35 days.

Block B, North Oak Homestead. Two-story frame; owner, Mark Ryan; architect, Howard Burns; contractor, Patrick J. Brophy; cost, \$2,370; signed, May 2; filed, May 2; payments, \$592.50, frame up; \$592.50, enclosed and plastered; \$592.50, completed; \$592.50, 35 days.

Howman Tract, Oakland. One-story cottage; owner, Hattie I. Turner; architect, J. V. Embury; contractor, J. V. Embury; cost, \$1,700; signed, June 2; filed, June 2; payments, \$425, 1/2 of work completed; 1/2 of materials furnished; \$425, 1/2 work done; 1/2 materials furnished; \$425, completed; \$425, 35 days.

Castro near Tenth, Oakland. Two-story frame; owner, D. Magnus; architect, Chas. Mau; contractors, Herbst & McLeod; cost, \$3,417; signed, May 19; filed, May 19; payments, \$1,281, 1/2 work completed and 1/2 materials furnished; \$1,281, completed; \$835, 35 days.

Cedar street near Lookout Place, Berkeley. One-story frame; owner, Geo. Stillfried; architect, Alex. Hildebrand; contractor, Paul Crimmon; cost, \$1,500; signed, April 27; filed, May 12; payments, \$300, roof on; \$300, completed; \$300, 35 days.

Center & Chester, Berkeley. Two-story buildings; owner, Geo. Carter; contractor, H. M. Finley; cost, \$2,280; signed, May 21; filed, May 21; payments, \$400, frame up; \$375, brown mortared; \$735, white coat on; \$770, completed.

Church Tract, Brooklyn Tp. Two-story house; owner, Elizabeth A. Bennett; contractor, H. P. Parker; cost, \$2,373; signed, May 29; filed, June 1; payments, \$593, frame enclosed and roof on; \$593, brown mortar on; \$593, completed; \$591, 35 days.

Collins Tract, Oakland. To build; owner, Francis M. Seonelt; architect, Leiter & Prugh; contractors, Leiter & Prugh; cost, \$1,931; signed, May 22; filed, May 23; payments, \$490, roof and rustic on; \$490, brown coat mortar on; \$490 when completed; \$491, 35 days.

Concordia street near Pacific Ave., Alameda. Six-room cottage; owner, John P. Roach; architects, Brehaut & Diamond; contractors, Brehaut & Diamond; cost, \$2,143; signed, May 26; payments, \$402.25, frame up; \$402.25, enclosed and roof on; \$402.25, brown mortared; \$402.25, completed; \$386.25, 35 days.

Durant Av. & Tremont, Berkeley. Dwelling house; owner, Henry I. Randall; architect, Henry I. Randall; contractors, F. Esly, et al; cost, \$2,860; signed, April 30; filed, May 1; payments, \$900, frame up, rustic on and roof shingled; \$550, brown mortared; \$350, completed; \$800, 35 days.

Eleventh street near Kirkham, Oakland. Two-story frame flats; owner, Conrad Weller; architect, J. C. S. Whalin; contractor, J. C. S. Whalin; cost, \$5,500; signed, April 9; filed, May 8; payments, \$1,800, enclosed and roofs on; \$1,800, brown mortared; \$1,900, completed.

Enclinal Park Tract, Alameda. To build; owner, Maria E. Hoy; architect, Fred P. Fisher; contractors, D. Straub & Son; cost, \$2,700; signed, May 16; filed, May 16; payments, \$650, frame up; \$650, rough plastered; \$650, plastering done and inside finish on; \$650, 35 days.

Enclinal Ave. near Grand street, Alameda. To build; owner, Etta F. Middleton; architect, Fred P. Fisher; contractors, O. Straub & Son; cost, \$2,732; signed, May 23; filed, May 23; payments, frame up, 25 per cent; enclosed and mortared, 25 per cent; completed, 25 per cent; balance, 35 days.

Fitch Tract, Alameda. To build; owner, C. W. Petry; architect, A. Petry; contractor, A. Petry; cost, \$1,730; signed, May 14; filed, May 20; payments, \$600, frame up; \$600, ready for plaster; \$430, completed.

Fourth street near Oak, Oakland. To build; owner, Chas. Troyer; architect, Elmer Child; contractors, Maghall & Lison; cost, \$1,732; signed, May 28; filed, May 28; payments, \$448, frame up and rustic on; \$448, enclosed and first coat plaster on; \$448, completed; \$448, 35 days.

Fremont Ave. near Fourteenth, East Oakland. To build; owner, Mrs. G. Daunet; architect, J. Laughland; contractor, J. Laughland; cost, \$1,823; signed, May 26; filed, May 27; payments, \$435, enclosed; \$435, brown mortared; \$435, completed; \$469, 15 days.

Fourteenth & Center, Oakland. To build; owner, M. Andreano; architect, F. C. Bignami; contractor, F. C. Bignami; cost, \$3,200; signed, May 23; filed, June 1; payments, \$1,000, frame up; \$750, enclosed; \$750, completed; balance, 35 days.

Fourteenth & Washington, Oakland. Three-story brick building; owner, John C. Westphal; architect, Chas. Mau; contractors, Remillard Brick Co.; cost, \$9,300; signed, June 3; filed, June 4; payments to be made in four equal parts as work proceeds to the value of 75 per cent of the amount of work done; 25 per cent, 35 days.

Fourteenth & Washington, Oakland. Three-story brick building; owner, John C. Westphal; architect, Chas. Mau; contractors, Herbst & McLeod; cost, \$17,000; signed, June 2; filed, June 4; payments, \$3,187, 1/2 work completed and 1/2 materials furnished; \$3,187, 1/2 work done and 1/2 materials furnished; \$3,180, completed; \$1,250, 35 days.

Grand street near Pacific Ave., Alameda. To build; owner, H. P. Moreau; architect, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$2,400; signed, May 12; filed, May 13; payments, \$800, rustic and roof shingles on and chimney built; \$600, brown mortared and exterior primed; \$170, completed; \$630, 35 days.

Grove & Hobart, Oakland. Two-story frame; owner, Rev. T. McSweeney; architect, Chas. J. Devlin; contractor, P. Maloney; cost, \$4,275; signed, May 4; filed, May 4; payments, \$750, foundation walls and chimneys complete; \$1,000, ready for plastering; \$1,200, woodwork done and ready to paint; \$250, completed; \$1,075, 35 days.

Hillegas Tract, Berkeley. Frame dwelling; owner, A. C. Stuart; architects, Pissis & Moore; contractor, A. H. Bread; cost, \$3,210; signed, May 21; filed, May 23; payments, \$600, frame up; \$600, 1st coat plaster on; \$600, plastering finished; \$600, completed; \$810, 35 days.

E 50, Lot 9, Block 21, Berkeley. Frame cottage; owner, Mrs. Mary E. Smith; architect, B. J. S. Cahill; contractor, John Spencer; cost, \$2,235; signed, May 6; filed, May 9; payments, \$714 per cent when brown mortared; \$714 per cent when completed; 25 per cent, 35 days.

Lot 36, Block E, Berkeley. To build; owner, Geo. A. Howison; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$4,763; signed, May 7; filed, May 9; payments, \$1,300, roof shingled and chimney built; \$1,176, brown mortared and exterior primed; \$1,100, completed; \$1,187, 35 days.

Lot 38, Cogshall Tract, Oakland. Dwelling; owner, Erastus F. Soward; architect, H. S. Kribbs; contractor, H. S. Kribbs; cost, \$1,375; signed, April 24; filed, May 1; payments, \$343, frame up and rustic on; \$343.75, brown mortared; \$343.75, completed; \$343.75, 35 days.

Louise near Cedar, Berkeley. To build; owner, Mrs. Sarah Stevens; architect, John Conant; contractor, John Conant; cost, \$2,312; signed, May 2; filed, May 2; payments, \$800, ready for plaster; \$800, carpenter work done; \$712, completed.

Louisa near Vine, Berkeley. Frame building; owner, Leo A. Brown; architect, Jas. F. Chadwick; contractor, I. A. Boynton; cost, \$2,450; signed, May 26; filed, May 27; payments, \$610, frame enclosed; \$610, brown mortared; \$610, completed; \$620, 35 days.

Linden & Eighth, Oakland. Two-story frame; owner, F. Richling; architect, Chas. Mau; contractor, Peter F. Nelson; cost, \$7,664; signed, May 7; filed, May 11; payments, \$1,437, 1/4 materials furnished and 1/4 work done; \$1,437, 1/4 materials furnished and 1/4 work done; \$1,437, 1/4 material furnished and 1/4 work done; \$1,437, completed; \$1,916, 35 days.

Magnolia between Thirty-fourth & Thirty-fifth, Oakland. Cottage; owner, W. H. Cooke; contractors, Leiter & Prugh; cost, \$1,350; signed, May 23; filed, May 23; payments, 1/4, rustic and shingles on; 1/4, brown mortared; 1/4, completed; 1/4, 35 days.

Ninth Ave. near Sixteenth Street, Oakland. Two-story frame; owner, J. W. McHugh; architect, H. McManus; contractors, Smith & Lake; cost, \$3,380; signed, May 19; filed, May 19; payments, \$845, frame up and rustic on; \$845, 1st coat mortar; \$845, completed; \$845, 35 days.

Oxford near Cedar. One-story and a half dwelling; owner, S. C. Carrouthiers; contractor, C. M. Cornell; cost, \$2,500; signed, May 20; filed, May 23; payments, 1/4, frame up; 1/4, brown mortared; 1/4, completed; 1/4, 35 days.

Pacific Ave. near St. Charles, Alameda. Two-story house; owner, E. A. S. Page; architect, A. Stenbitt; contractors, J. R. & S. P. Richart; cost, \$1,300; signed, May 21; filed, May 22; payments, \$450, frame up; \$450, brown mortared; \$450, completed; \$450, 35 days.

Pacific Ave. near St. Charles, Alameda. Two-story house; owner, E. A. S. Page; architect, A. Stenbitt; contractors, J. R. & S. P. Richart; cost, \$2,300; signed, May 11; filed, May 22; payments, \$300, frame up; \$300, brown coated; \$700, completed; \$600, 35 days.

Peralta Heights, East Oakland. Two-story frame; owner, T. M. Humphrey; architect, Chas. I. Havens; contractors, W. A. & W. F. Griffith; cost, \$3,060; signed, May 11; filed, May 13; payments, \$765, frame up and sheathed; \$765, brown mortared; \$765, completed; \$765, 35 days.

Percy Tract, Berkeley. Two-story frame; owner, A. D. Himmelmann; architect, Louis Stone; contractor, A. C. Bryan; cost, \$2,340; signed, May 18; filed, May 18; payments, 75 per cent as work progresses; balance, 25 per cent, 35 days.

Percy Tract, Berkeley. To build; owner, N. L. Freese; architect, F. E. Armstrong; contractor, F. E. Armstrong; cost, \$2,250; signed, May 16; filed, May 18; payments, \$562, enclosed; \$562, brown mortared; \$562, completed; \$564, 35 days.

Poplar between Fourteenth and Fifteenth, Oakland. One story and basement; owner, N. Page; contractor, A. J. McKee; cost, \$1,273; signed, May 23; filed, May 23; payments, \$476, roof on; \$476, plastered; \$321, 35 days.

San Leandro Road, Brooklyn Tp. Tank house; owner, Mrs. R. A. Wellman; contractors, Knight & Littlefield; cost, \$1,848; signed, May 13; filed, May 23; payments, 75 per cent as work progresses; 25 per cent, 35 days.

San Pablo Avenue near Seventeenth, Oakland. Plumbing; owner, Wm. M. Hatfield; architect, A. Gilbert; contractors, Hogan & Cruz; cost, \$1,573; signed, May 15; filed, May 20; payments, 75 per cent as work progresses; balance, 25 per cent, 35 days.

Seventh & Webster, Oakland. Two-story frame; owner, Albert Kayser; architect, Chas. Mau; contractors, Herbst & McLeod; cost, \$3,997; signed, May 4; filed, May 4; payments, \$750, 1/4 materials furnished and 1/4 work done; \$750, 1/4 materials furnished and 1/4 work done; \$750, 1/4 materials furnished and 1/4 work done; \$747.75, completed; \$990.25, 35 days.

Sea View Tract, Berkeley. Two-story dwelling; owner, A. A. Fink; architect, F. M. Cramer; contractor, F. M. Cramer; cost, \$2,210; signed, June 1; filed, June 3; payments, \$562, building enclosed and chimneys up; \$562, brown mortared; \$562, completed; \$554, 35 days.

Second Avenue near Santa Clara, Alameda. One-story frame; owner, A. H. Smith; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$1,931; signed, May 15; filed, May 28; payments, \$350, rustic, roof shingles on and chimney built; \$450, window frames set and brown mortared; \$431, completed; \$350, 35 days.

Shattuck Avenue near Vine Street, Berkeley. Two-story frame; owner, A. Frit; architect, Chas. M. Rosser; contractor, Wm. Peters; cost, \$1,500; signed, May 18; filed, May 18; payments, \$475, frame up; \$475, brown mortared; \$475, completed; \$475, 35 days.

Sixteenth Street near Alameda Avenue, Alameda. Two-story dwelling; owner, Henry Mohr; architect, A. Stenbitt; contractors, Richart & Richart; cost, \$2,230; signed, April 24; filed, May 4; payments, \$450, frame up and roof on; \$590, brown coat finished; \$687.50, completed; \$562.50, 35 days.

St. Charles street, Alameda. Two-story building; owner, James Pogue; architect, Geo. A. Benemann; contractor, Geo. A. Benemann; cost, \$2,410; signed, May 14; filed, May 14; payments, \$500, frame up, boarded and rustic on; \$500, brown mortared; \$700, completed; \$710, 35 days.

Town of Niles. Frame church; owner, Rev. T. Carraher; architect, T. J. Welsh; contractor, J. L. Westby; cost, \$6,475; signed, May 3; filed, May 18; payments, \$850, foundation laid; \$650, frame up; \$650, enclosed; \$650, completed; \$875, 35 days.

Tuttle Tract, Oakland. Additions to cottage; owner, W. W. Whitman; architect, J. C. Mathews & Son; contractor, Wm. Dahl; cost, \$2,473; signed, May 25; filed, June 2; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Twenty-first street near Telegraph Avenue, Oakland. Two-story frame; owner, Jas. Coulen; architect, Chas. Mau; contractor, Jas. Toohier; cost, \$4,019; signed, May 1; filed, May 3; payments, \$750, 1/4 materials furnished; 1/4 work done; \$750, 1/4 materials furnished and 1/4 work done; \$750, 1/4 materials furnished and 1/4 work done; \$764.25, completed; \$1,034.75, 35 days.

Twenty-third Ave. & Seventeenth street, East Oakland. Church building; owner, German M. E. Church; architect, A. Klahn; contractor, Alex. Wahlstrom; cost, \$2,425; signed, May 6; filed, May 9; payments, \$600, frame up; \$600, brown mortared and outside done; \$600, completed; \$625, 35 days.

Webster near Central Avenue, Alameda. Cottage; owner, John Lynch; architect, Wm. Kirk; contractor, Jas. Toohier; cost, \$1,673; signed, June 1; filed, June 1; payments, \$387, first coat plaster on; \$388, 35 days.

The California Architect and Building News.

Copyrighted 1891, by the California Architectural Publishing Company.

OFFICE, 408 CALIFORNIA STREET,

SAN FRANCISCO, CAL., U. S. A.

VOLUME XII.

JULY 20th, 1891.

NUMBER 7.

AMONTHLY JOURNAL DEVOTED TO THE ARCHITECTURAL INTERESTS OF THE PACIFIC COAST.

Published on or about the 20th of each month by The California Architectural Publishing Company. The Stockholders being Architects and others interested in the profession.

SUBSCRIPTION TO THE JOURNAL, \$3.00 PER YEAR IN ADVANCE.

ESTABLISHED 1873.

INCORPORATED 1889

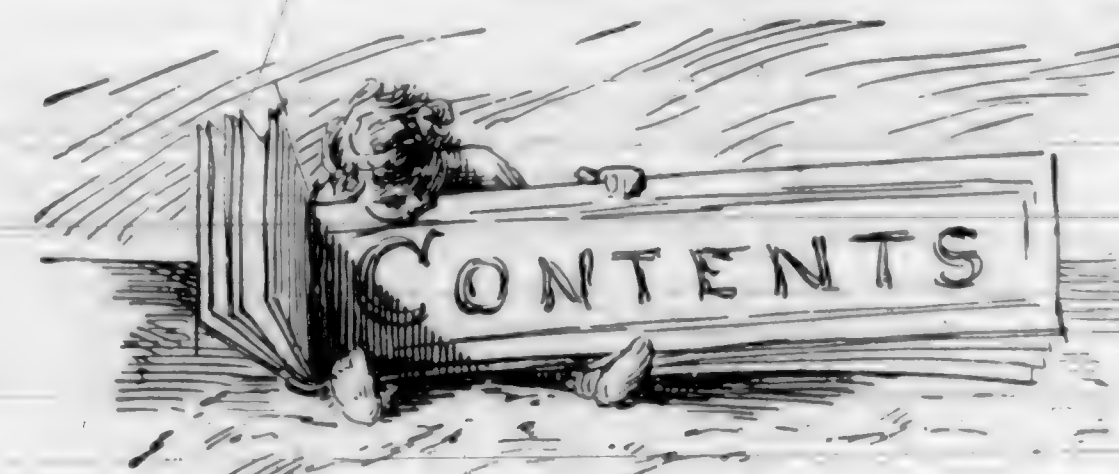
NOW IN THE TWELFTH YEAR.

W. P. MOORE, PRESIDENT.

OLIVER EVERETT, SECRETARY.

Remittances should be in the form of postal orders, payable to THE CALIFORNIA ARCHITECTURAL PUBLISHING COMPANY, and all communications addressed to the office of the Company, 408 California Street, San Francisco, Cal.

ADVERTISING RATES:				
Space.	1 Month.	3 Months.	6 Months.	12 Months.
1 inch.....	\$ 1.50	\$ 4.00	\$ 7.50	\$13.00
3 inch.....	4.00	10.00	18.00	35.00
6 inch.....	7.50	18.00	32.00	60.00
1 Column.....	12.50	35.00	65.00	125.00
1/2 Page.....	20.00	57.50	101.00	200.00
1 Page.....	40.00	110.00	200.00	350.00



Index to Advertisers.....

Mission San Antonio.....

American Art.....

Architectural Terra Cotta.....

Photography as an Educator.....

Musical Requirements in Churches.....

Illustrations.....

Books and Periodicals.....

Notes and Comments.....

Legal Decisions.....

Notice of Meetings.....

Business Mosaics.....

Tenders to be Received.....

Building News.....

NOTICE.

Correspondents should address their communications to the California Architect and Building News, 408 California Street, San Francisco, Cal.

At no former period in the history of San Francisco has there been such a spirit of progress among property holders in the outlying districts as is apparent at the present time. Improvement clubs have been organized in every direction for the purpose of devising methods and directing a concentration of energies for the enhancement of values in the immediate locality of each club.

That many of these associations are moving in the direction to cause great changes in certain districts is evident to anyone who can read the signs of the times.

One of the most prominent schemes and one which will place some of the most desirable residence sites within reach of persons of moderate means is likely before long to shape itself. It is well known, that on account of improper grades for the streets and a consequent defective drainage system, improvements have been retarded in the region lying at the north side of Golden Gate Park, extending from the Park to the Government reservation, and from the cemeteries westerly to the ocean.

It is now proposed to level off "Lone Mountain" and the hills adjacent, fill in the lower places, and establish new grades for the streets whereby a sanitary drainage system can be formed which will in the years to come make this the most healthy portion of the city. The Park Commissioners have many changes and improvements under consideration which if carried out will give the public additional facilities for visiting and enjoying this favorite resort. On the sloping ground at the southerly side of the park and extending to the ocean, great changes are in contemplation which in conjunction of the extension of Market street in a straight line to the Ocean and the grading down a portion of "Twin Peaks" and the range of hills in that vicinity will make a district which for residence purposes cannot be excelled.

A few years will develop such gigantic changes in the configuration of the surroundings of San Francisco as to astonish the oldest inhabitant.