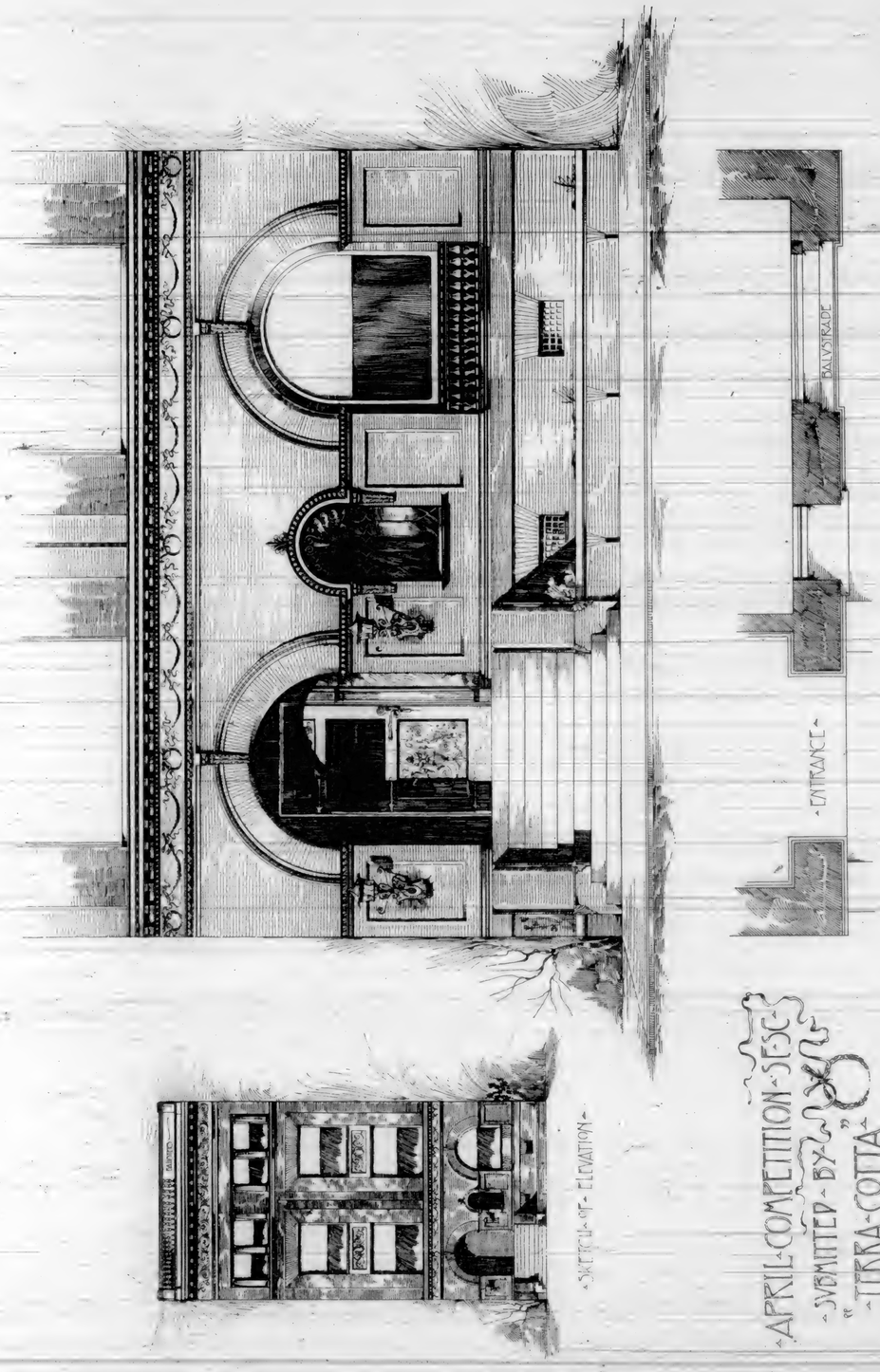
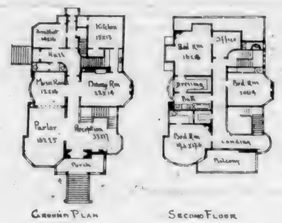


APRIL COMPETITION SESC
SVBMITED BY
"TERRA-COTTA"

JULY 1891 VOL. XII. NO. 7.
THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



RESIDENCE OF MRS M. A. FRITZ
ASHBURY HEIGHTS
SAN FRACISCO CAL.
A. J. BARNETT ARCHITECT

No. 15. That when possible the organ should be equidistant from both halves of the choir.

No. 16. That the choir be placed on raised floors, or in low, projecting galleries architecturally treated.

No. 17. That the height of the platform, steps or gallery on which the choir is placed should be regulated by the length of the church.

No. 18. That provision should be made for the accommodation of large bodies of voices for special occasions to be seated in due musical relation to the choir and organ.

No. 19. That it is desirable in churches of adequate size that provision should be made for an orchestra on special occasions.

No. 20. That the orchestra should be in the organ gallery, in front of the organ, or in some similar and approximate position.

The Committee in framing the foregoing "Recommendations" for the guidance of those about to erect large churches, have made them as general and as wide as possible, that the same principles may be followed in the erection of small churches or alterations of ancient ones.

(Signed) F. E. Gladstone, George C. Martin, Walter Parratt, James Higgs, E. H. Turpin, W.. Russell, John Belcher, R. Herbert Carpenter. Somers Clarke, J. D. Sedding, Hugh Stannus, H. H. Statham.

ILLUSTRATIONS

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 double page illustration of the Administration Building for the Preston School of Industry, at Ione, Amador County, California, is from the design of Mr. Henry A. Schulze, Architect, of this City.

The residence for Mrs. M. A. Fritz, on "Ashbury Heights," is from designs by Mr. A. J. Barnett, Architect, of this City.

For the April competition of the San Francisco Sketch Club, "Terra-Cotta" was awarded first mention. This design was submitted by Mr. Wm. H. Topkee.

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

BOOKS & PERIODICALS

BITS OF CANTERBURY CATHEDRAL. Drawn by Walter Tallant Owen. 1 vol., 12 plates; size, 6x9½: illuminated boards. Price, $1.00. New York: Wm. T. Comstock, 1891.

The history of Canterbury Cathedral, as well as the variety and beauty of its architecture, renders it one of the most interesting in England. The site upon which the cathedral stands was early consecrated to Christian worship, as there are records showing the existence, in the second century, of a church used by the Roman Christians. From this small beginning grew the present magnificent building. St. Augustine in the sixth century, and Archbishop Cuthbert in the latter part of the eighth, were the earlier builders, and the succeeding ages had the help of Odo, Lanfranc and Anselm in repairing, rebuilding and enlarging.

The styles of the different periods have all had an opportunity for display, and the cathedral to-day exhibits nearly all the classes of Norman architecture, while parts are impressed with the purely English style. It was here that, after the fire in 1174, the pointed arch was first introduced into England, having been employed by certain artists or artificers summoned from France, and here also are seen some of the best and most characteristic forms of purely English window tracery found in the cathedrals of England.

The church formerly was rich in saintly relics, and tragic memories lurk by every arch and column. Many famous tombs still exist, and, although the shrine of Thomas à Becket was destroyed centuries ago, the curious mosaic pavement which led to the shrine still remains, and the stone steps, worn by the knees of countless pilgrims, stand as a monument not only to the martyr but expressive of the religious freedom that followed. The crypt is famous from having been opened by Elizabeth for a refuge from Spanish persecution for French and Flemish Protestants, who, for a long time, carried on silk-weaving there.

It is easy to understand the attraction that this place has for the traveler, be he artist or layman, and this little book is a record of a few things seen and appreciated by Mr. Owen during a brief visit to Canterbury. There is a view of the entire cathedral, and of the separate "bits" that follow a glimpse of the pinnacles through Mercery Lane, and the "Bell Harry," which is the central tower of the cathedral, and so called from a small bell hung in the top. This was formerly the "Angel Steeple," having a gilt figure of an angel crowning it, and is said by Fergusson to be, for poetry of design and beauty of proportion, the best in England, and superior to any of its class to be found elsewhere.

A view of the cloisters, the northwest tower, baptistery, turret on southwest transept, Norman stairway, ruins of old cloisters, and the Prior's gateway, are among the plates. Before each plate is a title page, adorned with some detail of construction, or of some ornament or object in the building. Among these will be found mosaics from the floor, panel from ceiling, wrought iron work, carved woodwork, a chair, a hinge, and the armor of the Black Prince.

Mr. Owen exhibits a fine and discriminating taste in his selection of various subjects for his sketches, and shows his ability as a draughtsman to be of high order. The drawings are well reproduced upon fine paper, and aside from the pleasure to be drawn from a casual inspection, they will be of practical service to those who wish them for a study.

We have received several numbers of an Architectural publication from Tokio, Japan. In comparison with the publications as usually seen the Japanese journal makes a favorable showing. To read the book we must begin at the last page and read towards the front. The latest number contains articles on various subjects, as follows: Japanese Imperial flag; designing of Japanese tea room; on sand stone recently discovered; lesson in shading; Egyptian Architecture; the principle of building in Japan 2000 years ago; New York buildings 1890; fires in theatres 1890, in Europe and America; fires in Tokio; building laws; and marbles in the U. S. We are indebted to Mr. K. Shimoda, a Japanese architect of this city for the translation of contents.

NOTES & COMMENTS.

The wheat field on the Glenn ranch in Colusa County is twenty-six miles in length by twelve miles in breadth. These large tracts of land will before long be cut up into farms of suitable size for families.

Near Hamilton, Washington, there are large timber tracts of "birds eye" maple for suitable size for lumber, and preparations are being made for placing this beautiful variety of hard wood in the market.

MODEL OF STATUE OF "WORLD BUILDING."
Carl Bitter, Sculptor.

At the meeting of the Technical Society of the Pacific Coast held in June, the Hon. Warner Miller, president of the Nicaragua Canal Company, addressed the Society on the subject of the Canal, its history, and the financial difficulties which had been overcome. Commander Taylor of the U. S. Navy gave a technical description of the Engineering features of the work, entering into the details of its construction and manner of working. The remarks were accompanied with maps and diagrams illustrating the methods and progress of the work. On the following day by special invitation of Mr. Adolph Sutro, the Society was entertained at his grounds on Sutro heights which commands a view of the Pacific ocean and the Golden Gate. At this place we viewed the process of raising water without the aid of machinery, from the ocean to a height of fifteen feet to supply three large aquariums with salt water.

After lunch the speeches were rife with technical and engineering points. Mr. Sutro gave an account of the great Sutro tunnel under the gold and silver mines in Nevada and which was carried to a successful termination by himself after having overcome difficulties that seemed insurmountable. Hon. Warner Miller and Commander Taylor addressed the assembly and pointed out many features of resemblance between the great tunnel which had been finished and the Canal which is now under construction.

Mr. Sutro stated that to carry out the great project only three things are necessary, first—plenty of money, second—more money, third—more money. After looking through the grounds the members returned to the city.

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.

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.

Refusal of Architects to Issue Certificates.—Where the contract of a builder provides that he shall only be entitled to payment on account of the work thereunder upon the certificate of the architect that the work so far as completed has been done in accordance with the provisions of the contract, the right of the contractor to earned payments cannot be defeated by the mere arbitrary refusal of the architect to issue such certificates. The contractor may recover upon showing that he has so complied with the contract that the architect should have issued the certificates, as the certificates are only intended as an evidence of compliance.

Michoelis vs. Wolf, Supreme Court of Illinois, 26 N. E. Rep. 384. (113—C)

Delay of Building Contract By Owner.—Where a building contract provides for a penalty to be enforced against the contractor for failure to complete the building within a specified time, before the owner can enforce the penalty he must establish the fault of the contractor, and where it appears that something was to be done by the owner which he failed to do, the delay resulting from his failure, he cannot assert the penalty as he, and not the contractor is in fault. Courts look with distrust on penalty clauses, and will avoid them whenever possible.

Huckenstein vs. Kelly & Jones Co., Supreme Court of Pennsylvania, 21 At. Rep. 78. (104—C)

Liability For Safety of Premises.—When the owner of premises which are under his control employs an independent contractor to do the work upon which from its nature is likely to render the premises dangerous to persons who may come upon them by invitation of the owner, the owner, by reason of the contract, is not relieved from the obligation of seeing that due care is used by the contractor to protect such persons. The owner cannot continue to hold out the invitation without being bound to exercise due care in keeping the premises reasonably safe for use according to the invitation. A landlord who contracts with a plumber to perform work requiring excavations about the premises is liable for injuries sustained by a visitor to one of the tenants from falling into an excavation negligently left unguarded by the contractor.

Curtis vs. Kiley, Supreme Judical Court of Massachusetts, 26 N. E. Rep. 421. (146—C)

Liability of Subcontractor For Defective Work.—The owners of a piece of land contracted with a builder to erect a building according to plans and specifications prepared by an architect, and to provide all the materials therefor. They subcontracted with a mason for the mason work and materials. The builder sued them on their contract to recover damages for defective work and materials, including defects in the mason work. They gave the mason notice in writing of the pendency and object of the suit, and requested him to come in and help defend.—He did not unite in the defense of this suit, and plaintiffs defended alone. At the trial, by direction of the court, the jury, by their verdict, specified how much of the damages awarded was for the defects in the mason work, and how much for other work. The builder entered his judgment for the gross amount of damages awarded him, ignoring the special findings of the jury apportioning the damages. The owners not having paid the builder's judgment, bring an action against the mason on his subcontract, in which it is held by the court (1) that the verdict was competent evidence of the special finding of the jury of the amount of damages awarded against the owners for defects in the mason work; (2) that the plaintiffs might maintain this suit, and have damages awarded to them for damages recovered of them for defect in the mason work in builder's suit, without paying the judgment he recovered against them; (3) that the defendant, having notice of that suit, was concluded by the record in that suit with respect to the fact that the mason work was done in compliance with the plans and specifications, and that, in consequence thereof, the damages as found by the jury accrued therefrom, and as to all matters of defense against the demands of the builder that might have been presented in that suit; but (4) that the mason might insist and prove that his contract with the owners did not in that respect embrace the liability the plaintiffs incurred under their contract with the builder, and that the defective workmanship or materials used in the mason work were occasioned by the owner's own acts.

Hoppaugh vs. McGrath, Supreme Court of New Jersey, 21 At. Rep. 106. (370—C)

Liability of Contractor for Safety of Scaffold.—Where a contractor provided his workmen with proper material in sufficient quantities to construct a scaffold to be used in work on which they were engaged for him, he is not liable for damages resulting from an error of judgment by the foreman in selecting a particular piece for a particular place in which it proved to be insufficient, by reason of which the scaffold fell, and a workman was injured.

Ross vs. Walker, Supreme Court of Pennsylvania, 21 At. Rep. 156. (85—C)

Right to Reject Lowest Bid.—Where the statute governing the letting of contracts for public works provides that such contract shall be let to the lowest responsible bidder, and the advertisement for bids reserves the right to accept or reject all bids as the best interests of the city may demand, all the bids may be rejected and another advertisement made, without in any manner incurring any liability to the lowest responsible bidder under the first advertisement.

American Artificial Stone Pavement Co. v. Wagner, Supreme Court of Pennsylvania, 21 At. Rep. 160. (88—C)

Lien on Work Abandoned by Owner.—Where "material" required for the construction or completion of a building is prepared or manufactured therefor by a contractor, in conformity with the terms of a contract between him and the owner, and the work of preparation and furnishing proceeds at the yard or shop of the contractor with the express or implied consent of the owner, such work of preparation and manufacture should be deemed a part of the construction or "furnishing" under the contract, and in such case it is immaterial, as between the parties to the contract, in respect to the contractor's right to a lien, subject to the final completion of the contract, that the work was not done on the premises. And where the work of construction is thus in progress, no loss of lien for what has already been done under the contract is occasioned where the work is stopped or abandoned through the fault of the owner. The purchasers or assignees of the owner, who purchase expressly subject to such claims for liens, will be bound thereby, and stand in his shoes; and if they refuse to permit the contractor to complete the work, he will be entitled to a lien to the extent of the loss sustained.

Howes vs. Reliance Wire-Works Co., Supreme Court of Minnesota, 48 N. W. Rep. 448. (203—C)

BUSINESS MOSAICS.

The weakness of thy walls invites the burglar.

TENDERS TO BE RECEIVED.

TREASURY DEPARTMENT.

Sealed proposals will be received at the office of the Supervising Architect, Treasury Department, Washington, D. C., until 2 o'clock P. M. on the 23rd day of July 1891, for the labor and materials required for sidewalks, street curbs and gutters, of the approaches to the U. S. Court House, Post Office &c., building at Carson City, Nevada, in accordance with specification and drawing, copies of which may be had on application at this office or the office of the Custodian at Carson City, Nevada.

Each bid must be accompanied by a certified check for $100.

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

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for work on the Approaches to the U. S. Court House; Post Office &c., Building at Carson City, Nevada," and addressed to

W. J. Edbrooke,

June 29, 1891. Supervising Architect.

TREASURY DEPARTMENT.

Sealed proposals will be received at the Office of the Supervising Architect, Treasury Department, Washington, D. C., until 2 o'clock P. M. on the 28th, day of July, 1891, for all the labor and materials required for the iron stairs, iron work, &c., of elevator shaft, for the U. S. Court House, Post Office, &c., building at Denver, Colo., in accordance with drawings and specification, copies of which may be had on application at this office or the office of the Superintendent at Denver, Colorado.

Each bid must be accompanied by a certified check for $200,00.

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

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for iron stairs, &c., for the U. S. Court House, Post Office &c., building at Denver, Colorado;" and addressed to

W. J. Edbrooke,

July 3, 1891. Supervising Architect.

CITY BUILDING NEWS.

Baker and Grove. To build; owner, Mary J. Raymond; architect, W. H. Lillie; contractor, Geo. R. Lang; cost, $17,000; signed, June 23; filed, June 24; payments, 1st and 15th of each month, 75 per cent as work progresses; 25 per cent 35 days.

Bryant between 23rd and 24th. To build; owner, Eliza Wideman; architect, Geo. Houston; contractor, Geo. Houston; cost, $2,315; signed, June 16; filed, June 17; payments, $755, shingles on; $728, brown mortared; $728, white plastered; $731, 35 days.

Bowie avenue near 11th St. Additions; owner, Mich'l Healy; architect, M. J. Welsh; contractors, Cuneo & Casaretto; cost, $1800; signed, June 23; filed, June 24; payments, $600, brown mortared; $600, completed; $600 35 days.

Buchanan near California. Carpenter work; owner, Katie E. Pelton; architect, John C. Pelton Jr.; contractor, Wm. Little; cost, $1675; signed, June 17; filed, June 22; payments, 1st and 15th day of each month, 75 per cent as work progresses; 25 per cent 35 days.

Bush near Lyon. To build; owner, W. I. Morgan; architect, W. H. Lillie; contractor, Arthur C. Soule; cost, $2050; signed, June 9; filed, June 9; payments, $384, frame up; $384, brown mortared; $384, standing finish on; $384, completed; $514, 35 days.

Bush near Steiner. Alterations; owner Henry Freitag; architects, Geilfuss Z. & Co.; contractor, Henry Rohling, cost, $2368; signed, June 16; filed, June 19; payments 1st and 15th day of each month, 75 per cent as work progresses; 25 per cent. 35 days.

California near Van Ness av. Alterations; owner, Bertha Wolfe; contractor, John J. O'Brien; surety, $600; cost, $1,050; signed, June 17; filed, June 19; payments, $650, brown mortared; $250, completed; $250, 35 days.

Castro, near 21th. To build; owner, Mrs. F. S. Downing; architect, A. Klahn; contractor, H. Klahn; cost, $1,150; signed, June 16; filed, June, 18; payments, $1,150, 35 days after completion.

Clay near Buchanan. Carpenter work, etc.; owner, Chas. L. Watson; architects, Percy & Hamilton; contractors, Smilie Bros; cost, $11,732; signed, June 22; filed, June 26; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Clay near Buchanan. Concrete work, etc.; owner, Chas. L. Watson; architects, Percy & Hamilton; contractors, Ransome & Cushing; cost, $8,100; signed, June 18; filed, June 26; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Clay and Larkin. Alterations; owner, H. Proll; architect, J. J. Clark; contractor, John T. Hayes; surety, $970; cost, $3,890; signed, June 25; filed, June 30; payments, $800, foundation in; $1,000, brown mortared; $1,000, painting completed.

Devisadero near Pine. Carpenter work; owner, Georgie M. Davis; architect, W. O. Banks; contractor, Herman Hansel; cost, $8,437; signed, June 17; filed, June 17; payments, $4,327, brown mortared; $2,000, completed; $2,110, 35 days.

Devisadero near Sacramento. Carpenter work, etc.; owner, Annie A. Kelly; architect, W. H. Lillie; contractor, White Bros.; cost, $9,550; signed, June 9; filed, June 22; payments, $1,432 5, entire frame up; $1,432 50, enclosed; $1,432 50, brown mortared; $1,432 50, accepted by architect; $2,387 50, 53 days after completion.

Devisadero near Sacramento. Plumbing; owner, Annie A. Kelly; architect, W. H. Lillie; contractor, W. H. Tobin; cost, $1,160; signed, June 9; filed, June 22; payments, $435, pipes laid; $435, work completed; $290, 35 days.

Douglass near 23rd. To build; owner, Nathaniel Burpee; contractor, Wm. Belyea; cost, $2,000; signed, June 23; filed, June 23; payments, $500, frame up and roof ready for shingling; $500, brown mortared; $500, completed; $500, 35 days.

Drumm near Washington. Mason work; owner, F. W. Kerr; architects, Smith & Freeman; contractor, Ferdinand Wagner; cost, $1,348; signed, June 17; filed, June 26; payments, $1,261 2nd story joists on; $1,000, ceiling joists on; $1,000; completed; $1,087, 35 days.

Elm ave near Franklin. Alterations; owner, P. Muldoon; architect, Chas. J. Devlin; contractors, A. Petterson et al; cost, $1,890; signed, June 22; filed, June 23; payments, $756, building raised and moved; $500, brown mortared; $500, ready to paint; $100 completed; $490, 35 days.

Fell and Baker. Painting; owner, Monroe Greenwood; architect, F. B. Wood; contractor, Geo. V. Daniels; cost, $1173; signed, May 25; filed; June 30; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Filbert between Octavia and Laguna. To build; owner, Geo. Werner; architect, H. D. Mitchell; contractor, M. S. Yerxa; cost, $8000; signed, June 10; filed, June 11; payments, $750, foundation joists laid; $1500, frame up and chimneys up; $1200, enclosed and roof on; $1500, rough plumbing and brown mortar on; $1050, completed; $2000, 35 days.

First near Mission. Carpenter work; owner, C. F. Marwedel; architect, J. E. Kraft contractors, Fletcher & Smith; surety, $3000; cost, $8543; signed, June 27; filed, June 30; payments, $1000, roof sheathed and tinned; $1500, plastering finished; $1643, accepted; $1400, 35 days.

First near Mission. Brickwork, etc.; owner, C. F. Marwedel; architect; J. E. Kraft; contractor, D. J. Brennan; surety, $4000; cost, $6854; signed, June 16; filed, June 19; payments, $1500, basement walls and piers for 1st floor are up and joists and sidewalk arches built; $1000, walls to 3rd floor, joists built; $1000, entire walls built; $1600, finished; $1754, 35 days.

Folsom Street, No. 1209. Additions; owner, James S. Coleman; architect, Oliver Everett; contractor, Jno. J. O'Brien; cost, *3234; signed, July 1, filed July 1; payments, $1617, brown mortared; $808.50, completed; $808.50, 35 days.

Folsom and Fifth. To build; owner, R. P. Hind; architect, H. T. Bestor; contractor, W. H. Wickersham; cost, $18670; signed, June 18; filed, June 19; payments, $1200, 2nd floor joists on; $1300, frame up; $2200, roof on and floors laid; $2500, brown mortared; $2200, white mortared; $2500, completed; $3970, 35 days.

Folsom and Sixth. Brickwork, etc.; owner, Geo H. C. Beckerdorf; architect, J. E. Kraft; contractor, Oscar Lewis, et al; surety, $8000; cost, $6169; signed, June 23; filed, June 24; payments, $2775, excavation done and basement walls built; $800, brickwork done and chimneys built; $1000, work finished; $1525, completed.

Folsom and Sixth. Brickwork, etc.; owners, Oscar Lewis et al; architect, J. E. Kraft; contractors, Martin Fennell & Son; surety, $9000; cost, $6160; signed, June 23; filed, June 24; payments, $2775, basement walls built; $800, brickwork and chimneys built; $1000, work finished; $1525, completed.

Folsom near Eleventh. To build; owner, Verein Eintracht; architect, Bernard Dreyer; contractor, Bernard Dreyer; surety, $10,000; cost, $20,963; signed, June 6; filed, June 9; payments, $3960, frame up; $3900, rough mortared; $3900, white plastered; $3900, finished; $3863, 35 days.

Folsom between Eleventh and Twelfth. Plumbing; owner, J. Platz; contractor, Bernard Dreyer; cost, $2080; signed, June 27; filed, June 30.

Francisco and Dupont. To build; owner, Frederico Lavotti; architect, E. Depierre; contractors, W. L. Nelson & Co.; surety, $1000; cost, $2340; signed, June 23; filed, June 25; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Franklin and O'Farrell. Brickwork; owner, W. B. Anderson; architect, T. J. Welsh; contractor, R. Ringrose; cost, $2340; signed; June 6; filed, June 8; payments, $877.50, when one ¼ of contract is completed; $877.50, completed; $585, balance, 35 days after completion.

Franklin near Washington. Painting; owner, Sophie Wieland; architect, W. Winterhalter; contractor, Wm. G. Koch; cost, $1012; signed, June 18; filed, June 26; payments, $350, outside finish and work is painted two coats and ready for graining; $400, accepted; $250, 35 days.

Franklin near Washington. Plumbing; owner, Mrs. Sophie Wieland; architect, W. Winterhalter; contractor, Duffey Bros.; cost, $1440; signed, June 9; filed, June 10; payments, $580, sewerage done and gas and water pipes in; $580, completed; $360, 25 days.

Front near Pacific. Sidewalk elevators; owner, Jas. G. Fair; architect, H. A. Schultze; contractors, Cahill and Hall; cost, $1140; signed, May 26; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Front near Pacific. Sidewalk elevators; owner, Jas. G. Fair; architect, H. A. Schultze; contractors, Cahill and Hall; cost, $1860; signed, May 26; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent, 35 days.

Geary near Octavia. Alterations; owner, G. Kordmeyer; architect, P. L. Schmidt; contractor, J. J. O'Brien; cost, $2,763; signed, June 23; filed, June 24; payments, 75 per cent. as the work progresses; 25 per cent., 35 days.

Geary and Polk. Mason Work etc.; owner, Cora A. Wallace; contractor, D. T. Pierce; surety, $1,000; cost, $3753; signed, June 25; filed, June 26; payments, $2,400, basement finished; $413, brick chimneys finished; $940, 35 days.

Gibbs Place 110 East Kearney. Tinwork etc.; owner, Magdalena Ils; contractor, Wm. Cronan; cost, $1,265; signed, June 19; filed June, 19; payments, $632.50; tinwork and galvanized skylights; $316.25, completed; $316.25, 35 days.

Golden Gate Ave. near Webster. To build; owner, Anton Lemaire; architects, John and Balczynski; contractor, Louis M. Weismann; cost, $5874; signed, June 6; filed, June 6; payments, $1100, frame up: $1100, enclosed and partitions set; $1100, white plastered; $1,100, finished and accepted; $1,474, 35 days.

Golden Gate ave. near Webster. To build; owner, Geo. Schafer; architects, John & Balczynski; contractor, Louis M. Weismann; cost, $5574; signed, June 6; filed, June 6; payments, $1100, frame up; $1100, enclosed and partitions set; $1100, white plastered; $1100, finished and accepted; $1474, 35 days.

Green near Kearny. To build; owner, Chas. Lagrane; architect, C. M. Rousseau; contractor, W. J. Kearns; surety, $2000; cost, $4966; signed, June 11; filed, June 24; payments, $741 20, concrete work done; $741 20, frame up; $741 20, brown mortared; $741.20 white coated; $741 20, completed; $1250, 35 days.

Green near Leavenworth. Mill work etc.; owner, Geo. Simmerton; architect, S. Hatfield; contractor, Chas. Scranton; surety, $4000; cost, $8318; signed, June 10; filed, June 15; payments, $1000, frame up; $1000, roof boards on; $1200, ready for lathing; $1488, roof tinned and outside stairs on; $1600, completed; $2080, 35 days.

Green and Leavenworth. Plumbing; owner, Geo. Summerton; architect, S. Hatfield; contractor, E. Kraus; cost, $1100; signed, June 25; filed, June 30; payments $450, sewers laid; $375, finished; balance, 35 days after completion.

Hayes between Devisadero and Broderick. Carpenter work etc.; owner, Pauline M Steiger; architect, J. R. Miller; contractor, J. F. Logan; cost, $8325; signed, June 23; filed, July 1; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Hill and Sanchez. To build; owner, Albert Bolgz; architect, Albert Bolgz; contractors, G. Patterson et al; cost, $2500; signed, May 28, filed, June 5; payments, $625, frame up; $625, brown mortared and outside finished; $625, completed; $625, 35 days.

Howard St. No. 2132. Carpenter work; owner, Elizabeth Weindorf; architects, Martens & Coffey; contractors, Droge & Munster; cost, $4400; signed, June 15; filed, June 18, payments, $825, 1st story studding set; $825, brown mortared; $827, white mortared; $825, completed; $1100, 35 days.

Howard near 2nd. Brickwork etc.; owners, D. L. Bliss et al; architect, H. A. Schultz; contractors, Shain & Hoffman; cost, $9347; signed, May 28; filed, June 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near 2nd. Cast iron work; owner, D. L. Bliss et al; architect, H. A. Schultze; contractors, O'Connell & Lewis; cost, $1900; signed, May 28; filed, June ; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near 2nd. Mill work etc.; owner, D. L. Bliss et al; architect, H. A. Schultze; contractor, John T. Grant; cost, $7666; signed, May 28; filed, June 9; payments, 1st day of each month 75 per cent as work progresses; 25 per cent, 35 days.

Howard near 2nd. Plumbing; owners, D. L. Bliss et al; architect, H. A. Schultze contractors, Duffey Bros.; cost, $1150; signed, May 28; filed, June 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near 2nd. Skylights etc.; owners, D. L. Bliss et al; architect, H. A. Schultze; contractors, Conlin & Roberts; cost, $1695; signed, May 28; filed, June 9; payments, 1st day of each month, 75 per cent as work progresses; 25 per cent, 35 days.

Howard near 2nd. Wrought iron work; owner, D. L. Bliss et al; architect, H. A. Schultze; contractor; Calvin Nutting; cost, $1,530; signed, May 28; filed June 9; payments, 1st day of each month; 75 per cent. as work progresses; 25 per cent., 35 days.

Howard near 6th. Alterations; owner, Sophie Koester; architect, Bernard Dreyer; contractor, Bernard Dreyer; cost $8,450; signed, June 24; filed, June 24; payments, $2,112.50, partly raised and cellar dug out; $2112.50, ready for plastering; $2112.50, completed; $2112.50, 35 days.

Howard near Sixth. Concrete work, etc.; owner, Jas. Cochran; architect, O. Everett; contractors, Ransome and Cushing; cost, $4,327; signed, May 30; filed, June 16; payments, $1000, basement and walls in; $1,000, side walk arches in; $1,000, completed; $1,327, 35 days.

Howard and Sixth. Mill work etc; owner, Jas. Cochran; architect, O. Everett; contractor, Chas. M. Depew; cost $3890; signed; May 23; filed June 16; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Howard and Sixth. Painting; owner, Jas. Cochran; architect, O. Everett; contractor L. Paint; cost, $1,600; signed, May 30; filed, June 16; payments, $400, 2nd coat paint on; $800, completed; $400, 35 days.

Howard and Sixth. Plastering; owner, Jas. Cochran; architect, O. Everett; contractor, Martin Carrick; cost, $2,550; signed, May 23; filed, June 16; payments, $1,275, brown mortared; $637 50, white coated; $637 50, 35 days.

Howard and Sixth. Plumbing; owner, Jas. Cochran; architect, O. Everett; contractor, G. C. Sweeney; cost, $2,150; signed, May 23; filed, June 16; payments, $1,075, rough work in and tested; $537 50, completed; $537 50, 35 days.

Howard and Sixth. Wrought iron work; owner, Jas. Cochran; architect, O. Everett; contractor, Henry Ralston; cost, $1,800; signed, May 23; filed, June 16; payments $450, sidewalk beams laid; $450, 2nd payment; $450, completed; $450, 35 days.

Howard near Sixteenth. Plastering, etc; owner, Jas. W. Smith; contractors, Houlahan & Smith; cost, $4,086; signed, June 22; filed, June 22; payments, $500, brown mortar on 6 2-story buildings; $1,000, brown mortar on 4 3-story buildings; $500, white coat on 6 2-story buildings; $750, white coat on 4 3-story buildings; $1,336, 35 days.

Howard near Sixteenth. Plumbing; owner, Jas. W. Smith; contractor, G. C. Sweeney; cost, $4,241; signed, June 11; filed, June 11; payments, $2,000, rough work on; $1,200, completed; $1,041, 35 days.

Hyde near Vallejo. Carpenter work; owner, Lizzie R. Bush; architect, Gus. Hult; contractor, C. N. Smith; surety, $750; cost, $2,980; signed, June 4; filed, June 8; payments, $550, frame work up; $550, enclosed and partitions set; $550, brown mortared; $880, 35 days.

Hyde near Vallejo. Carpenter work; owner, Jos. Bush; architect, Gus. Hult; contractor, C. N. Smith; surety, $1,400; cost, $5,493; signed, June 4; filed, June 8; payments, $1,000, frame up; $1,000, enclosed and partitions set; $1,000, brown mortared; $1,000, completed; balance, 35 days.

Jersey near Douglass. To build; owner, Caspar Dietrich; architect, Ernest Nagel, contractor, Ernest Nagel; surety, $600; cost, $1,660; signed, June 9; filed, June 12; payments, $415, frame up; $415, brown mortared; $415, completed; $415, 35 days.

Jones near Sutter. Carpenter work; owner, Moses Hopkins; architect, J. H. Littlefield; contractor, J. F. Logan; cost, $7,763; signed, July 1; filed, July 1; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Jones near Sutter. Plumbing; owner, Moses Hopkins; architect, J. H. Littlefield; contractor, R. A. Vance; cost, $1,075; signed, July 1; filed, July 1; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Larkin near Ellis. To build; owner Caroline Breese; architect H. A. Schultze; contractor, John F. Grant; cost, $5,999; signed, June 9; filed, June 13; payments, 1st day of each month; 75 per cent. as work progresses; 25 per cent., 35 days.

Larkin near Ellis. Plumbing; owner, Caroline Breese; architect, H. A. Schultze; contractor, G. C. Sweeney; cost, $699; signed, June 9; filed, June 13; payments, 1st. day of each month; 75 per cent. as work progresses; 25 per cent., 35 days.

Leavenworth and California. To build; owner, F. Denninger; architect, P. A. Stoil; contractor, Henry Rohling; surety, $675; cost, $2,700; signed, June 10; filed, June 10; payments, $675, ready for lathing; $675, plastering completed; $675, completed, $675, 35 days.

Lot 351, Gift Map. To build; owner, P. C. Francis; architect, William Campbell, contractor, Wm. Campbell; cost, $1,039; signed, June 10; filed, June 15; payments, $200, house roofed and shingled; $300, plastering finished; $530, 35 days.

Lyon St., No. 1910 and 1912. Alterations; owner, L. P. Rixford and wife; contractors, Eaton and Hickman; cost $4,000; signed, June 20; filed, June 24; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Market near 9th. Elevators; owners, Allyne and White; architect, Chas Geddes; contractors, W. H. Birch & Co.; cost, $1919; signed, June 25; filed, June 30; payments, $710, joists are set and sidewalk elevator completed; $700, completed; $479, 35 days.

Market near Jones. Brickwork; owner, H. L. Please; architects, Salfield & Kohlberg; contractor, Wm. Wolf; cost, $1350; signed, June 25; filed, June 26; payments, 75 per cent as work progresses; 25 per cent, 35 days.

Market St. and New Montgomery. Additions; owner, Sharon Estate; architect, A. Page Brown; contractor, Wm. Black; cost, $1765; signed, June 29; filed, June 30; payments, every 2 weeks, 75 per cent of value of work done; 25 per cent, 35 days.

Market and New Montgomery. Alterations; owners, Sharon Estate; architect, A. Page Brown; contractor, R. Herring; cost, $3200; signed, June 20; filed, June 24; payments, $800, when screen and wainscoting for baggage and serving room are completed and ready for painting; $2000, when colonnade and balustrade are set and ready for painting; balance, 35 days.

Market near Taylor. Brick work etc.; owners, Peixotto & Silvermann, contractor, Crawford Ferris; cost, $12,880; signed, June 23; filed, June 26; payments, $1000, walls ready and 1st floor joists on; $2630, ready for 3rd floor joists; $3000, completed; $3250, 35 days.

Mary and Hattie Sts. To build; owner, August Pelzold; architect, C. D. Mitchell; contractor, Frederick Raabe, cost, $3100; signed, June 24; filed, June 26; payments, $775, frame up; $775, brown coat on; $775, accepted; $775, 35 days.

Minnesota and Napa. Carpenter work etc.; owner, John O. Reis; architects, Henriksen & Mahoney; contractor, R. O. Davis; cost, $12,090; signed, June 29; filed, June 30; payments, $2266, rustic and roofing completed; $2266, brown mortared and outside finish on; $2266, white plastered; $2267, completed; $3025, 35 days.

Mission and 9th. Painting etc.; owner, Peter J. McGovern; architect, Julius E. Kraft; contractors, Wm. Armstrong & Son.; surety, $1000, cost, $1275; signed, June 12; filed June 15; payments, $450, when exterior has first coat and interior 2nd coat on; $500, accepted; $325, 35 days.

Mission and 9th. Plumbing; owner, Peter J. McGovern; architect, J. E. Kraft; contractor, G. C. Sweeney; surety, $2000; cost, $2197; signed, June 29, filed, June 30; payments, $647, entire sewering and rough work in; $1000, finish; $550, 35 days.

Mission near 15th. Carpenter work; owner, Jas. Stanton; architect, Julius E. Kraft; contractor, Albert Washburn; surety, $70,000; cost, $18,288; signed, June 4; filed, June 5; payments, $2716, frames up; $3000, enclosed; $3500, ready for lathing; $4500, finished; $4572, 35 days.

Nineteenth near Jessie. Alterations etc.; owner, Otto Fauss; architects, Geilfuss Zimmerman & Co.; contractor, F. W. Kern, cost, $4695; signed, June 5; filed, June 12; payments, 1st and 15th day of each month 75 per cent as work progresses; 25 per cent, 35 days.

Oak near Franklin. To build; owner, Anna Cordes; architect, S. Hatfield; contractor, Jas. Campbell; surety, $1185; cost, $4740; signed, May 29; filed, June 8; payments, $888, frame up; $888, main roof tinned; $888, outside furnished; $891, completed; $1185, 35 days.

O'Farrell and Stockton. Carpenter work; owner, Henry W. Hyman; architect, Chas. Geddes; contractor, F. L. Hansen; cost, $2950; signed, June 16; filed, June 30; payments, $1107, ready to receive laths; $1106, completed; $737, 35 days.

Page between Buchanan and Webster. Mill work, etc; owner, W. W. Ackerson; architects, Martens & Coffey; contractors, N. Parrish & Co.; cost, $1250; signed, June 16; filed, June 16; payments, $312.50, ready for plaster; $312.50, inside finished; $312.50, accepted; $312.50, 35 days.

Page between Buchanan and Webster. Plumbing; owner, Wm. W. Ackerson; architects, Martens & Coffey; contractor, R. Rice; cost, $980; signed, June 24; filed, June 26; payments, $335, rough gas and water pipes in; $490, completed; $245, 35 days.

Pennsylvania Avenue near Sierra. To build; owner, Patrick Rodden; contractor, Thos. Mitchell; surety, $1500; cost, $1500; signed, June 27; filed, June 27; payments, $375, frame up; $375, brown mortared; $375, completed; $375, 35 days.

Pine and Quincy. Alterations; owner, John Ginge; architect, W. Winterhalter; contractor, Adam Miller; cost, $2250; signed, June 25; filed, June 25; payments, $600, frame up; $600, rough plastered; $600, completed; $750, 35 days.

Post near Mason. Cast iron work; owner, Olympic Club; architect, H. A. Schultze; contractors, O'Connell and Lewis; cost, $7770; signed, March 18; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent; 35 days.

Post near Mason. Painting; owner, Olympic Club; architect, H. A. Schultze; contractor, Geo. J. Smith; cost, $3731. signed, March 18; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Post near Mason. Plastering; owner, Olympic Club; architect, H. A. Schultze; contractor, J. R. Tobin; cost, $9253; signed, March 18; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Post near Mason. Wrought iron work; owner, Olympic Club; architect, H. A. Schultze; contractor, Western Iron Works; cost, $8650; signed, March 18; filed, June 6; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Powell and Ellis. Iron work; owner, P. F. Butler; architects, Shea & Shea; contractor, P. H. Jackson; cost, $2666; signed, May 22; filed, May 23; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Sacramento St., No. 1816. Alterations and additions; owners, Rosa Vogelsdorff; architect, John and Balczynski; contractor, F. W. Kern. cost, $2225; signed, June 11, filed June 12; payments, $875, rough mortared, $875. alterations and additions finished; $575, 35 days.

Sansome near Pine. Carpenter work; owner, Jas. Otis, architects, Smith and Freeman; contractors, Day and McLaughlin; cost, $16,030; signed, June 13; filed, June 29; payments, $1,500, second story floor joists on; $1,500, fourth on; $1,500, sixth on; $1,000, roof completed and tinned; $2,500, ready for plastering; $3,000, ready for painting; $1,085, completed; $4,013, 35 days.

Sansome near Pine. Mason work; owner, James Otis; architects, Smith and Freeman; contractors, Riley and Loane; cost, $29,884; signed, June 16; filed, June 29; payments, $5,000, ready for 1st floor joists; $9,000, ready for 2nd floor joists and beams all set; $1,600, ready for 3rd story joists; $1,600, ready for 4th story joists; $1,600, ready for 5th story joists; $1,600, ready for 6th story joists; $1,400, ready for roof timbers and fire walls set; $613, completed; $7,471, 35 days.

Sansome near Pine. Plastering; owner, Jas. Otis; architects, Smith & Freeman; contractor, C. C. Morehouse; cost, $7,100; signed, June 19; filed, June 29; payments, $2,000, lathed and completed; $1,500, 2nd coat of mortar; $1,500, 3rd coat on; $325, plastering done; $1,775, 35 days.

Sansome near Pine. Plumbing; owner, Jas. Otis, architects, Smith & Freeman; contractors, Duffy Bros.; cost, $1,754; signed, June 13; filed, June 29; payments, $2,000, rough work completed; $1565.20, completed; balance, 35 days.

Shotwell between 19th and 20th. To build; owner, Mary E. Leslie; architect, Wm. Helbing; contractor, Wm. Helbing; cost, $5,000; signed, June 4; filed, June 5; payments, $1,250, enclosed; $1,250, brown mortared; $1,250, white plastered; $1,250, completed.

Sutter between Mason and Taylor. To build; owner, A. L. Bowhay; architect, H. D. Mitchell; contractors; W. J. Field et al.; cost, $1,175; signed, June 15; filed, June 16; payments, $300, brown mortared and brickwerk completed; $300, accepted; $300, 30 days; $275, 30 days after foregoing.

Twentieth st near Treat ave. To build; owner, Minnie Harris; architect, H. A. Schultze; contractor, Wm. Belyea; cost, $2,385; signed, June 22; filed, June 22; payments, 1st and 15th day of each month; 75 per cent. as work progresses; 25 per cent. 35 days.

Twenty-fourth and Potrero ave. To build; owner, John Ribby; architect, T. F. Mitchell; contractor, Thos. F. Mitchell; cost, $6,563; signed, June 15; filed, June 15; payments, paid in installments as directed by owner; balance, 35 days.

Twenty-fourth near Sanchez. To build; owners, Thos. Nannery and wife; architect, M. J. Welsh; contractor, J. A. Shepley; surety, $600; cost, $2,400; signed, June 12; filed, June 12; payments, $600, frame up; $600, brown mortared $600, completed; $600, 35 days.

Twenty-fifth near Castro. To build; owner, Wm. Harris; architect, H. R. Schmuckert; contractor, H. R. Schmuckert; surety, $1,500; cost, $2,250; signed, June 30; filed, June 30; payments, $489, closed in with rustic; $400, brown mortared; $400, white plastered; $400, completed; $561, 35 days.

Union Street. To build; owner, Wm. Fruhling; architect, W. D. Van Siglen; contractor, A. J. McIlvain; cost, $11,140; signed, May 26; filed, June 11; payments $2785, frame up; $2785, brown mortared; $2785, accepted; $2785, 35 days.

Valencia near Twenty-second. To build; owner, H. W. Stevens; architect, A. J. Barnett; contractor, W. N. Briggs; surety, $3500; cost, $11,375; signed, June 4; filed, June 8; payments, $1000, second floor joists on; $1500, rustic and roof boards on; $1500, ready for lathing; $1000, brown mortared; $1000, white plastered; $1000, ready for painting; $1530, completed; $2545, 35 days.

Van Ness between Pine and California. Plastering; owner, C. Chisholm; architect, Clinton Day; contractors, Moorehouse & Wood; cost, $2975; signed, June 10; filed, June 11; payments, $743.25, brown mortared, $743.25, white plastered; $743.25, stairs up and standing finish on; $743.25, 35 days.

Vermont near Santa Clara. To build; owner, J. W. Fanington; architect, John Gash; contractor, W. E. Cummings; cost, $2980; signed, June 25; filed, June 25; payments, $357, building shingled; $357, brown coated; $357, white on and first coat paint on; $357, doors and windows hung; $395, 35 days.

Washington and Laguna. Ornamental work; owner, Henry J. Crocker; architect, H. A. Schultze; contractor, C. F. Schiller; cost, $1965; signed, May 28; filed, June 24; payments, first day of each month, 75 per cent. as work progresses. 25 per cent. 35 days.

Washington and Laguna. Plastering; owner, Henry J. Crocker; architect, H. A. Schultze; contractor, T. Tucker; cost, $8301; signed, June 18; filed, June 24; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Washington near Lyon. To build; owner, Thos. J. Harris; architects, J. J. & T. D. Newsom; contractor, Thos. R. Barrett; cost, $4085; signed, June 4; filed, June 5; payments, $765.75, brickwork and frame up; $765.75, rough plumbing and gas work done; $765.75, plastering finished; $765.75, completed; $1022, 35 days.

Washington Ave. near Howard. Carpenter work, etc; owner, P. McClure; architects, Pissis & Moore; contractor, O. E. White; cost, $5947; signed, May 6; filed, June 5; payments, $1200, frame up; $1000, first coat plaster on; $1000, interior plastering finished; $1000, ready for painting; $247, completed; $1500, 35 days.

Alameda County.

Alama Ave. near Lafayette. Repairs; owners, Son Lanc Insurance Co.; architect, Thos. I. Pyner; contractor, John J. Hoyle; cost, $1,000; signed, June 1; filed, June 5; payments, $350, roof shingled; $400, completed; $250, 35 days.

Arbor near Pacific Ave. Frame Dwelling, owner, C. H. Wall; architect, J. E. Henderlong; contractor, J. E. Henderlong; cost, $1,400; signed, July 1; filed, July 1; payments, $350, frame up; $350, brown mortared; $350, completed; $350, 35 days.

Block 24 of the B. L. T. I. Two story house; owners, John Haberlin and wife; contractors, Thompson, et al; cost $2,400; signed, April 16; filed, June 19; payments, $6,00, frame up; $600 enclosed; $600, brown mortared; $600, completed.

Buena Vista Ave; near Oak, Alameda. Two story frame; owner, Capt. J. Jensen; architect, Chas. S. Schaner; contractor, P. Chrisensen; cost, $2,185, signed, June 5; filed, June 5; payments, $546.25, rough frame up and sheathing on; $546.25, brown mortared; $546.25, woodwork done; $546 25. completed.

Central Ave; near Sherman, Alameda. Two-story frame; owner, Henry Mohns; architect, A. Stenbiht; contractor, J. R. Richart; cost $1,700; signed, May 20; filed, June 12; payments, $425, frame up and roof on; $425, brown mortared; $425, completed; $425, 35 days.

Chester and Center St., Oakland. One-story frame; owner, A. Komstoeft; architect, C. A. Wedgwood; contractor, Heydez Scholz; cost $1,72?; signed, June 3; filed, June 11; payments, $700; lumber and brick work; $500, plastering done; $525,35 days.

Daley's Scenic Park. Berkeley. Frame dwelling; owner, H. N. Loyd; architects, Pissis & Moore; contractors, Gardner & Boyden; cost, $2,6?2; signed, April 26; filed, June 10; payments, $500, frame up; $500, 1st coat plaster; $500, interior plastered; $400, ready for painting; $?2, completed; $660, 35 days.

Dayton near Grand st, Alameda. Two-story frame; owner, Mrs. Mary E. Holt; architects, A. W. Pattiani & Co; contractors, A. W. Pattiani & Co.; cost, $2,362; signed June 11; filed, June 15; payments, $650, rustic and roof shingles on and chimney built; $600, window frames set, brown mortared and exterior primed; $512, completed; $600, 35 days.

Dimond ave, Fruit Vale. Two cottages; owner, W. H. Robinson; architect, D. Cleland; contractor, D. Cleland; cost, $5,300; signed, May 20; filed, June, 20; payments, $1,200, frame up; $1,200. building enclosed; $1,200, brown mortared; $1,700, 35 days.

Eagle ave. near Bay St. Alameda. 8 frame buildings; owner, E. A. S. Page; architects, Cary & Johnson; contractors, Marcuse & remmel; cost, $8000; signed, June 1; filed, June 6; payments, $2000, frames up and roof on, $2000, enclosed and 1st coat plaster on; $2000, completed; $2000, 35 days.

Eighteenth bet. Market and West Oak. 2 one-story cottages; owner, C. H. Cole; architect, B. McManus; contractors, Smith & Lake; cost, $3100; signed, June 23; filed, June 24; payments, $750, brick work done, roof boarded; $750, brown mortared; $750, completed; $850, 35 days,

Ellsworth near Allston, Berkeley. Two 2-story frames; owner, Lizzie K. Hume; architects, Esty, Gilbert, Jewett; contractors, Esty, Gilbert, Jewett; cost, $4900; signed, June 24; filed, June 24; payments, $1225, frames up; $1225, brown mortared; $1225, completed; $1225, 35 days.

Enc. ave. near Chestnut St., Ala. To build; owner, P. W. Bellingall; architect, Walter J. Mathews; contractors, McDonald & Eggleston. cost, $3775; signed, June 8; filed, June 8; payments, $707 50, ¼ work completed; 707 50, ½; $707 50, ¾; $945, 35 days.

Fourth near Brush, Oak. To build; owner, Pat Kelly; Architect, Pat Kelly; contractor, R. M. Murray; cost, $2150; signed, June 23; filed, June 23; payments, $525, frame up; $625, brown mortared; $462 50, completed; $537 50, 35 days.

Grove and 45th Sts., Oakland. Two 1-story frames; owner, Andrew Campbell architect, Rob.t Seidel; contractor, Rob't Seidel; cost, $2750; signed, June 13; filed June 13; payments, $687 50, brown mortar on 1st house; $343 75, 1st house completed; $343 75, 35 days; $687 50, brown mortar on 2nd house; $343 75, 2nd house completed; $343 75, 35 days.

Gunn Tract, Oakland. 2-story dwelling; owner, J. T. Quirk; contractor, J. A. Eastman; cost, $2475; signed, June 12; filed, June 13; payments, $400, frame up; $300, enclosed and roof on; $400, brown mortared; $750, completed; $625, 35 days.

Hobart and Grove St ,Oakland. Concrete work; owner, Rev. Thomas McSweeney; architect, Chas J. Devlin; contractors, Gray Bros.; cost, $4,794; signed, June 6; filed, June 8; payments, 75 per cent as work progresses; 25 per cent., 35 days.

Huntoon Tract, Oakland. Cottage; owners, E. Donnelly and wife. architect, J. V. Embury; contractor, J. V. Embury; cost, $2,800; signed, June 22; filed, June 24; payments, $700, frame up and brickwork done; $700, ready for plaster; $700, completed; $700, 35 days.

Jackson near 7th, Oakland. Alterations and additions; owners F. W. Stromberg; architect, R. G. Frise; contractor, H. M. Smith; cost, $1075; signed, June 27; filed, June 30; payments, $400, inside finish on; $406.25, completed; $268.75, 35 days.

Lafayette and R. R. Ave. One-story frame; owner, Mrs. Margaret Alexander; architect, Oliver Everett; contractors, Brilliant & Diamond; cost, $1567; signed, June 20; filed, June 24; payments, $391, rustic and chimneys built; $391, brown mortared; $391, completed; $394, 35 days.

Lafayette and R. R. Ave. One-story frame; owner, Mrs. Anna M. Smith; architect, Oliver Everett; contractors Brilliant & Diamond; cost, $2340; signed, June 17; filed, June 20; payments, $585, rustic on, building sheathed and chimneys built; $585, brown mortared; $585, completed; $585, 35 days.

Linden street near Thirty-second, Oakland. Frame; owner, Chas. Crowley and wife; architect, B. McManus; contractor, Thos. McGauley; cost, $1450; signed, June 17; filed, June 18; payments, $300, frame up and enclosed; $300, brown coat on and first coat paint outside; $300, completed; $550, 35 days.

Lot 18, Block 27, Oakland. To build; owners, Mrs. Geary et al; architect, John Conant; contractor, John Conant; cost, $1820; signed, June 6; filed, June 6; payments, $455, frame up; $455, brown mortared; $455, plastering done and building ready for finish; $455, when completed,

Magnolia between Third and First. To build; owner, Mrs. B. Sullivan; contractor, M. Laursen; cost, $1525; signed, June 10; filed, June 16; payments, $500, enclosed and ready for lathing; $500, brown mortared and windows and doors in; $525, completed.

McGee Ave. and Addison street, Alameda. To build; owner, Wm. Armstrong; architect, C. Winstanley; contractor, F. E. Armstrong; cost, $1675; signed, June 8; filed, June 9; payments, $500, brown mortared; $500, completed; $675, 35 days.

Mill's College Grounds. Concrete work; owner, Mill's College; architect, Geo. A. Bordwell; contractors, Ransome & Cushing; cost, $12100; signed. June 4; filed, June 9; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Oak between Ninth and Tenth, Oakland. To build; owners, Land & Loan Co.; architect, Chas. Geddes; contractors, E. C. Worden & Son; cost, $3239; signed, June 20; filed, June 24; payments, $1000, first coat mortar and chimneys up; $800, second coat and windows in; $620, completed; $809, 35 days,

Pacific Ave. and Stanton St., Alameda. Two-story frame; owner, H P. Moreal; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co. cost, $2,500; signed, May 27; filed, June 13; payments, $800, rustic and roof shingles on and chimney built; $600, brown mortared; $470, completed; 1630, 35 days.

Park Ave. near San Jose. Alameda. Two-story frame; owner, Ulysses Steadman; architects, Allen and Wrampe; contractors, Allen and Wrampe; cost, $3,000; signed; June 9; filed, June 10; payments, $700 frame up; $700 second coat of plaster; $700, completed; $900, on or before June 1st., 1892.

Peralta Park, Berkeley. Elevator; owner, Mrs. M. B. Curtis; contractors, Cahill & Hall; cost, $1,000; signed, June 18; filed, June 26; payments, $500, 30 days after completed; $500, 90 days.

Poplar near 8th, Oakland. Cottage; owner, J. D. Scott; architect, R. G. Frise; contractor, John Langland; cost, $2,268; signed, June 17; filed, June 24; payments, $567, frame up and enclosed; $567, 1st coat plaster on; $567, 2nd coat on and inside finish on; $567, 35 days.

Santa Clara ave near Union, Ala. 2-story frame; owner, G. W. Shreve; architect A. W. Pattiani; contractor, A. W. Pattiani & Co; cost, $3600; signed, June 6; filed June 10; payments, $1000, rustic and roof shingles on and chimney built; $900, window frames set and brown mortar on; $800, completed: $900,35 days.

Shattuck ave. Dwight wy, Berkeley. 2-story and basement; owners, Stewart & Trowbridge; architect, W. H. Wellbye; contractor, W. H. Wellbye; cost, $20,920; signed, May 26; filed, June 13; payments, $5230, 1st floor joists on; $5230, brick work done and roof on; $5230, plastering done; $5230, 35 days.

Thirteenth ave near 18th E. Oakland. Cottage; owner, Mrs. C. Schnoor; contractor, D. H. Matheson: cost, $1500; signed, June 18; filed, June 18; payments, $375, frame up; $375, 1st coat mortar on; $375, completed; $375, 35 days.

Tremont Ave. and Channing Way. To build; owner, R. R. Swain; contractor, P. Maloney; cost, $8,370; signed, June 2; filed, June 10; payments, $800, frame up; $800, brown mortared; $800, inside completed; balance, 35 days.

Twelfth near Jefferson, Oakland. To build; owner, Hugh Hamilton; architects, Baker & Frise; contractors, Smille & Smilie; cost, $13,570; signed, June 24; filed, June 24; payments, $3,392.50,brick work done; $3,392.50, 1st coat plaster on and outside primed; $3,392.50; 2nd coat painting done; $3,392.50, 35 days.

Twentieth St. Telegraph Ave., Oakland. Two-story frame; owner, B. K. Allen; architect, Chas. Mau; contractor, Fibrish Bros; cost, $2,800; signed, June 10; filed, June 11; payments, $525, ¼ materials furnished, ¼ work done; $525, ¼ furnished and ⅓ done; $525, ¾ furnished and ¾ done; $525, completed; $700, 35 days.

Twenty-third Ave. and 16th St., East Oakland. Additions; owner, J. Belydorn; contractor, John Bauman; cost, $2,425; signed, June 5; filed, June 6; payments $600, frame up; $600, brown mortared; $600, completed; $625, 35 days.

The California Architect and Building News.

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NOW IN THE TWELFTH YEAR.

W. P. MOORE, PRESIDENT. OLIVER EVERETT, SECRETARY.

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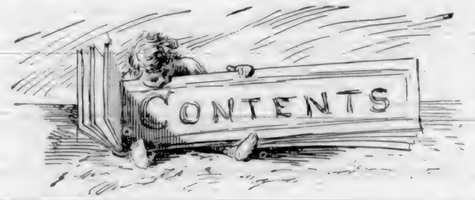

NOTICE.

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

THE subject of sewerage for San Francisco is one that demands the serious attention of all citizens. During the winter rains the sewers in the low-lying portions become over-charged and in many instances premises are flooded and goods damaged causing a corresponding pecuniary loss to merchants and an increase in the death rate.

During the dry season the sewers become choked with mud and decaying matter, the water in the catch basins and traps becomes exhausted through evaporation, leaving the effluvia, stench, and disease-breeding atmosphere to be wafted through the streets by the wind. However absent-minded the pedestrian may be at intervals an extra strong whiff of noxious vapor becomes a reminder that a catch basin or man-hole has been placed there as a protection to the health of the residents of that vicinity.

Once or twice in several years the authorities have ordered a few gallons of water to be run into the sewers causing a decided decrease in the death rate. At the present time it would require a limited amount only to flush the catch basin traps. The whole system, if system it may be called, is defective. In many cases the present sewers can, with some slight changes, be made more serviceable. All the newer districts should be sewered in accordance with the most advanced knowledge in sanitary science and arranged upon some definite system. It seems to us that some competent person should be commissioned to arrange a system sufficiently comprehensive to include the whole city—old and new. It seems to us that the person best fitted for the position would be our present City and County Surveyor, Chas. H. Tilton, who, through his long connection with the surveyor's office and knowledge of the streets and grades is thoroughly versed in the existing defects as well as the requirements for the future.

MISSION OF SAN MIGUEL, CAL.

LEAVING the valley of the San Antone and going east we pass through a park-like country thickly studded with live oaks, round and solid looking in their dark green covering, and affording a pleasing contrast to the hot barren back-ground of withered grass; but as we journey forward and approach San Miguel the cool shadows of the oaks become fewer and fewer and further between until every green thing has disappeared and nothing save the sun scorched hills are left, the burning sky above and the parched earth beneath and one longs, as the psalmist of old for rivers of water in a dry place and the shadow of a great rock in a weary land. But one may long in vain, for the curse of God has gone forth over the land, the mighty tempest of his wrath and the flaming fire of his tongue has passed over it so that the grass has withered away and the earth has refused to cloth herself with verdure. Thus as we near the center of the furnace, and the Mission of San Miguel, the heat increases and the beauty of the landscape diminishes, until as we stand by its doorway and beneath the shadow of its old walls we can see naught but barren hills; bear from the depths of their hollows to the last boulder on their summits. Even the river has forsaken its course and now instead of journeying along, ministering sweet refreshment to waving willows and bending

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flags, in far off space it has become so etherealized that from day to day the eye may look in vain for the faintest sign of its heavenward flight on snowy wings, or coming back again to earth. Not, however, with such trifles as a reed shaken by the wind, nor with the vanities of such as cloth themselves in fine linen and purple vestures, nor even with the seductive influences of a sylvan scene did these men of old concern themselves, but rather that they might raise a cry, uplift a cross and sound in these desert places of the earth a song of joy a note of harmony amidst the desolation and discord of mens' minds. Stern characters no doubt were these old friars, and they choose not to remain beneath the vine and fig tree of heredity, tilling where their fathers had tilled before and living in quiet ease and happy luxury, the world unknowing to the world unknown, but rather in the desert where no sower yet had sown nor happy reaper drawn his sickle through, their task was set, to make the wilderness blossom as the rose, and trees to spread their branches out as cedars in far Lebamon. And so as for their heavenward road they choose the narrow way; the rock encumbered path; on earth the mountain gorge and sandy desert track. If not "what sought they thus afar." We are told that in the early days of this Mission there were about 5,000 Indians in the neighborhood and it was for these that in this sun dried valley of the Salinas these fathers built the Mission of San Miguel. Our sketch as seen from the east shows the Mission to be similar in general arrangement to that of San Antone given in a former number, but poorer in architectural features. The plan also is similar, the principal difference being in the placing of the church so much further in advance of the residence portion of the Mission. Originally the building inclosed a quadrangle but most of those at the rear have now disappeared. The interior of the buildings as usual is plastered and in order to form a good key for the mortar, the adobe is grooved diagonally in squares about two feet wide. The interior of the church is perfectly plain, no projections of any sort breaking the uniformity of its four walls, save at the altar where a monstrosity in wood combines the severity of the classic, the savageness of the Egytian and the general ignorance of such as fly too high and like Icarus scorch their wings against the sun and fall to earth. The walls are frescoed to represent a colonade, but the methods of obtaining distance, perspective and depth are so primitive that one cannot get an inch beyond the surface of the adobe wall though far off vistas of fair lands a id sunlit slopes are there intended.

Of the San Luis Obispo Mission we give a perspective as it was about 1875. Almost nothing of the original now remains. The veranda and columns which are the principal features of the building have been torn down and now a wall of rustic with modern doors and windows form the elevation to the street. The church also has been so renovated as to be out of all resemblance to the old structure. For this reason we do not give a plan, but simply show the east front as it was originally. San Luis is about 12 miles from the coast 30 miles from San Miguel and is separated from the latter by a mountain range at the southern foot of which it is situated. Towards the south the country is flat, but is broken by cone-like mountains rising abruptly steep and rugged to a height of several thousand feet above the plain.

But it is no longer the Mission that claims attention here, for the town has grown around and nearly engulfed it and now the stranger may wander half a day before he will discover the old ruin hid away and disguised in its new vesture; and all around the clatter of horsemen and the sound of traffic, the grinding of cart-wheels and the sweet silvery tone of the shining dollar, tell us that the god of our fathers has fallen from his throne and some other ideal has been set thereon. The angelus now peels in vain at eventide for no grateful laborer bends his weary head, to thank the Giver for the sun shine past and ask sweet blessings for the coming night and still repose beneath the twinkling stars.

TRES.

PLUTARCH AND PHIDIAS.

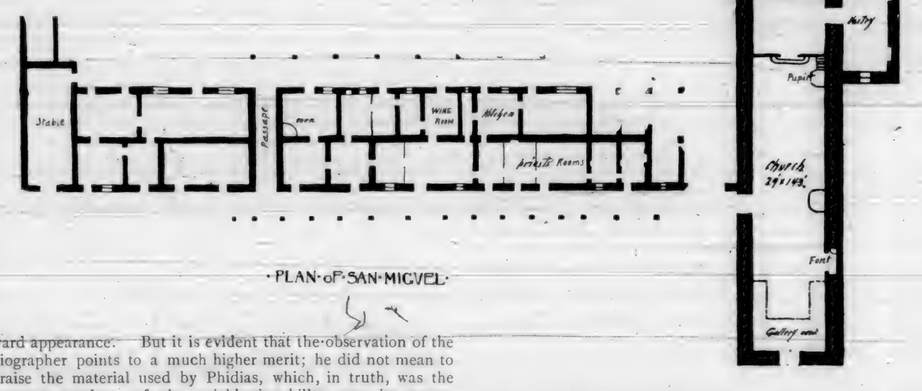
There is a passage in Plutarch's life of Pericles which has never, I think, been fully understood, and has therefore given rise to, or affected in one way or another, the various theories on the ornamental architecture of the Greeks.

The biographer sums up his eulogy on the talents and success of Phidias in embellishing Athens under the direction of Pericles in the following manner. After alluding to the short space of time which, beautiful and perfect as they were, was consumed in the erection of the Parthenon and the Propylæa, he says, "Hence we have the more reason to wonder that the structures raised by Pericles should be built so quickly, and yet built for ages; for as each of them, when finished, had the venerable air of antiquity, so even now they retain the strength and freshness of a modern building. A bloom is diffused over them, which preserves their aspect untarnished by time, as if they were animated with a spirit of perpetual youth and unfading elegance."

This expression has been quoted as a proof that the marble of which these edifices were constructed was capable of resisting the effects of time more than any other material; others, again, make use of it in reply to the assertions which have been made that they were covered more or less with a coating of color, and the several mouldings picked out with various hues of red, blue, yellow and gold; for if this, they say, had been the case, we cannot suppose that such colors could have remained uninjured for six centuries, which must have materially affected the outward appearance. But it is evident that the observation of the biographer points to a much higher merit; he did not mean to praise the material used by Phidias, which, in truth, was the common produce of the neighboring hills; nor its superficial brilliancy; nor the skill of the painter, if this additional decoration had really been employed; nor the mechanical expertness of the artisans; but he gave his willing testimony as a philosopher and as a man of taste who was well acquainted with all the rival edifices of the same nature, which abounded at that time throughout the Roman world, that the buildings of Athens shone pre-eminently above them all by their inimitable beauty and perfection, by the magnificence with which they were designed, as well as by the elegance of their execution; that these eternal monuments of her glory were founded upon the true, universal, and eternal principles of science, order and beauty; that, therefore, as from the first they had no especial character of novelty or extravagance, so to the last would they preserve the *purpureum os* of perpetual youth. The conceptions of genius had discovered the true point where massiveness, harmony and tasteful ornament were happily combined; where every part of the architecture could readily be accounted for on principles of reason and the demands of science; and where the minutest examination contributed only to increase the admiration produced by the first impression.

Plutarch judged of a work of art as Cicero and Quintillian judged of eloquence, that that degree of ornament only was allowable "quod non plus minusve est, quàm decet"—that nothing improper or out of place was ornamental, and that true beauty could never be separated from utility.

W. R. HAMILTON.



·PLAN·oF·SAN·MIGVEL·

IMPROVEMENTS IN THE NEW YORK QUARANTINE.

We are indebted to the *Sanitarian* of July for the following description of the improvements in the New York quarantine as reported by Dr. William M. Smith, Health Officer of the Port, to be so far advanced as, seemingly, to render the service more facile and more effectual than at any previous period in the history of the establishment.

"The value of this improvement cannot be appreciated except by those who had charge of Hoffman Island while the cholera-infected immigrants were detained there in 1887. The pine floors of the dormitories, embracing an area of 66,856 square feet, on which more than 2000 gallons of a solution of mercuric chloride were used in 1887 to destroy the contagion of cholera, which the floors might otherwise have retained by absorption, have been rendered impervious and non-absorbing by a covering of asphalt.

"The four sections of the south building have been so arranged that the occupants of each section may be isolated from every other section and yet have access to fresh air, dining-tables, and closets.

"The sixty eight metalic bath tubs which are located on one side of the vestibule at each end of the dormitories, are connected with water tanks in the upper part of the buildings. They afford a refreshing contrast to the fifty or more half barrels used for bath tubs on former occasions. The 720 canvas-covered-double-tired-galvanized-iron-folding bunks, which are triced up against the walls and supporting pillars when not in use, will be a great improvement on steerage mattresses laid upon the floors, as they have been in time past. Canvas bottoms laced upon the rails take the place of the vermin-filled mattresses. After use the latter were generally destroyed, on account of the difficulty of cleansing them. The canvas bunks now in use, like the hammock of the sailor, can be quickly removed, folded, cleansed in the disinfecting-room, and when replaced be as good for further use as when new.

"The emergency hospital, consisting of several rooms and twenty beds, which have been arranged above the boiler-room in the old administration building, will supply a much-needed convenience for immigrants who are suddenly taken ill while detained for observation. The rooms are isolated from the superintendant's rooms, although in the same building with them. This hospital affords an agreeable contrast to those improvised in the wash-rooms of the dormitories for the cholera-stricken immigrants of 1887.

"The new two-story administration building, each floor of which has an area of 5559 square feet, has several times during

the past year been tested in respect to its usefulness for which it was intended, and has fully answered the expectations of those who designed it.

"The 1538 steerage passengers that have been under observation at Quarantine during the past year, for fifty-five days in the aggregate, have afforded the occasion of testing to a considerable extent the serviceableness of the improvements made in connection with that building.

"The dining-rooms of this building will seat several hundred passengers; an extensive kitchen is adjacent to the dining-rooms, with range, steam-heated kettles and boilers sufficient to cook for a thousand people. The store-rooms in connection with the kitchen are ample to contain supplies for the same number.

"A large laundry on the same floor, with stationary tubs, each furnished with hot and cold water faucets, cloths racks and steam drying coils supply every needed facility for securing cleanliness. Formerly the sea constituted the immigrants' wash tub and supplied the water, the sea-bathed rocks around the island their wash boards, and the rip-rap walls their drying racks.

"Along the east side of the old, and on the north side of the new administration building, thirty-two wash basins have been provided, each supplied with a cold and hot water faucet, and are supported over wash troughs, that connect with waste pipes; the lids are closed and locked when not in use.

"The annex closets, forty-eight in number, are set over porcelain-lined troughs, which have an incline of one-fourth inch to a foot to the sewer end; when it is necessary to disinfect the dejecta, as it would be if cholera-infected immigrants were under observation, a valve is arranged which will close the opening into the sewer until that object has been effected.

"Experience in the detention of passengers for observation, who have been exposed to some contagious diseases, particularly cholera, shows the necessity for dividing them into groups, having reference to the greater or less extent of their exposure or liability to the disease. This division is of little use if the isolation of the group is not complete under all circumstances. The annex closets in each dormitory accommodate four groups, or the occupants of four sections, each of which is isolated from the others by galvanized iron partitions. Iron reservoirs in the upper part of the dormitory afford an ample supply of sea water for flushing the closets.

"The portable iron partition across the island, from the head of the slip to the rip-rap wall on the east side, is erected midway between the north and south dormitories, which, when necessary, prevents any communication between the occupants of the dormitories. At other times intercourse is uninterrupted between the buildings, by doors at the east and west ends of the partition.

"The need of such an arrangement in 1887, when two steamers were in Quarantine, each with several hundred infected immigrants, compelled the detention of the last arrived steamer for some time, for want of a Quarantine of Observation, to the great discomfort and danger of the passengers, who had already been nineteen days in a crowded steerage. The necessity for the agents of the detained steamer to fulfill their charter obligations finally compelled them to charter a ship and fit it up for the reception of the immigrants on board the steamer, at several thousand dollars expense to the company.

"*The disinfecting plant* is composed wholly of iron and is located in the second story of the new administration building above the boilers and pumps.

"The disinfecting-rooms are made as nearly air-tight as possible. The ceilings and partitions are made of three-sixteenths iron, well lapped and riveted, caulked and thoroughly fitted. The ceiling, floors, and partitions are lined with iron, and with doors of the same in partitions and for shutters to windows. The doors and room are calculated to withstand the pressure of seven and one-half pounds per square inch. The partitions are secured in place by four-inch beams and angle irons, held in place by bolts and rivets bolted to the beams. Each door dividing the sections are hung and set in such a manner as to be perfectly air-tight when closed. The window shutters are made and hung the same as the doors; all have rubber stops.

"One hundred and eight galvanized iron baskets of No. 14 wire and one-inch mesh are in a position for use. Each with sufficient capacity for the baggage of one person or one family; or, more exactly, each basket is six and one-half to four and one-half feet long, frame in wire with stiffening bands. Each series or set of three baskets is suspended and run on the same overhead tracks, so arranged as to slide out their full length.

"Gauges and thermometers are so placed as to indicate the pressures and temperatures of the disinfecting-rooms. For this purpose are used three high ranged thermometers, three vacuum gauges, and three pressure gauges, each having necessary valve and pipe connections with dial boards and fixtures complete.

"A drying-room 109 by 51 feet for baggage and clothing after it is disinfected is connected with the disinfecting chamber by a short hall, in which a small railway and car is to be constructed, to carry the basket from the disinfecting-room to the drying-room.

"*First test of the Steam Disinfecting Plant*—September 19th, 1890—Anthrax bacilli and anthrax spores were used; four gelatine culture tubes of the former and two of the latter were placed in the interior of steerage mattresses; these were rolled up, tied together and put in the baskets of the sections. The vacuum pump was started at 1.24 P. M., the pump exhausting all three sections at the same time. At thirty-five minutes past 1 o'clock the vacuum gauge indicated five pounds pressure. The vacuum pump was then stopped and moist steam introduced into all sections at a steam pressure of 87 pounds. At 2 P. M. the boiler gauge indicated 100 pounds steam. At 1.45 the pyrometer reached 232° Fahr. Moist steam was then shut off, and dry heat maintained for thirty minutes longer.

"The steam pressure within the sections showed that the doors of the middle section were defective in their fastenings.

"A thermometer placed in a mattress and rolled together indicated 228° Fahr.

"Four tubes with live anthrax in gelatine, and two with anthrax spores in the same culture, placed inside of mattresses, rolled and firmly tied together, were entirely sterilized.

"*Second Test*—March 7th, 1891.—The doors that were insufficiently secured on trial September 19th, 1890, having been improved, the disinfecting plant was again tested with boiler pressure at 100 pounds. The three sections were closed and tested at the same time. Anthrax baccilli and spores, each in glass tubes, closed with sterilized cotton, were placed inside of ordinary steerage mattresses, and the mattress rolled up and firmly tied. The same class of germs, anthrax and spores, one culture tube for each, were put in several blankets, such as are commonly used by immigrants in the steerage, and folded so that each tube was wrapped in six or eight thicknesses of blankets. These were placed in the centre of the sections, midway between the heating coils at the end of the sections. A thermometer was hung in the centre of the middle section. Six minutes after the vacuum pump was started the vacuum gauge indicated the desired exhaustion of air from the sections. The vacuum was maintained fifteen minutes, when live steam was introduced at 100 pounds. In one hour and thirty minutes the index hand of the pyrometer gauge of the middle section made connection with the indicator, set at 230° Fahr., and rang the bell in the engineer's room. The steam gauge on the sections indicated two pounds pressure at this time. The low temperature of the iron walls of the sections, and of the brick walls which were in immediate connection with them externally, when steam was introduced, increased the time in reaching 230° of heat fully one-half. Each of the sections have an interior superficial area of 1511 square feet and an aggregate area of 5535 square feet. The iron which encloses this area constitutes a considerable mass of metal to warm up before the heat of the interior can be raised to a disinfecting point. Sections 1 and 3 are end sections; they did not reach a disinfecting heat until one and one-half hours after the middle sections reached 230° Fahr.

"These sections are enclosed on three sides by brick walls and are in close connection with them. For this reason the heat was considerably longer in reaching 220° Fahr. than the middle section was in reaching 230° Fahr.

"The thermometer which hung in the middle of the second section indicated a heat of 230° Fahr. The effect of the brick wall, through which the arm of the pyrometer passes to reach the section, and into which it projects four inches, in lowering the temperature by conduction of heat from that portion of the section in contact with the wall, is shown by the difference in the heat as indicated by the pyrometer (230°) and the thermometer (253°). When the first tests were made and the thermometers were hung by the side of the pyrometer, there was a variation of but one degree in the instruments.

"To secure a disinfecting heat quickly when the sections are cold this trial indicates the necessity of heating the disinfecting chambers by dry heat, long enough before moist steam is admitted for disinfecting, to raise the temperature somewhat of the great mass of iron enclosing the sections and thus to some extent warm the walls adjacent to the sections.

"The following note from the bacteriologist shows that the tests made March 7th were successful in destroying the most resisting disease germs known:

HOAGLAND LABORATORY, BROOKLYN N. Y., March 26, 1891.

"*Dr. William M. Smith, Health Officer, Port of New York, Quarantine, Staten Island.*

"DEAR SIR: As the result of the bacteriological tests of the disinfection plant on Hoffman Island, made September 19th, 1890, and March 7th, 1891, respectively, it gives me pleasure to state that the disinfection was thoroughly effective in each instance, totally destroying the vitality of anthrax, both in dried blood and in old dried-out agar cultures containing an abundance of spores. The control cultures grew in every instance, while those subject to the process were, without exception, killed.

"Yours very truly,

"GEORGE T. KEMP, M. D. PH. D.

"*Associate Director.*"

BLEACHING OF PHOTOGRAPHS FOR THE USE OF PHOTO-ENGRAVERS.

In the preparation of drawings for reproduction by a number of the photo-engraving processes in vogue at the present time, it is a great saving of time to the draughtsman to be able to draw the lines directly upon a photographic picture, the photographic portion being then bleached out leaving the black line of the drawing clearly defined against a white background and which may be used by the photo-engraver the same as an original drawing for that purpose. Many formulas and directions have been published, each and all of which are deficient in some particular. We present the following method by *Prof. Charles Ehrmann, Chautauqua School of Photography*, as given in the latest issue of the *International Annual* of *Anthonys Photographic Bulletin*:

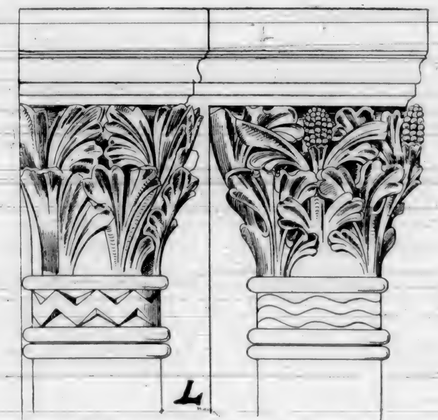
"The silver deposit of photographic prints rendered into line or stipple with pen and ink is preparatory to photo-mechanical reproduction, bleached out with an alcoholic solution of bichloride of mercury, to which the silver yields readily, provided the proof has been fixed in a solution of good hyposulphite of sodium. A mere trace of gold prevents bleaching and the ground will retain a tone of more or less intensity.

Recently I was called upon to bleach a number of very elaborate and costly pictures of that kind, which inadvertently had been subjected to a hypo-solution used previously for the fixing of a whole day's work of gold-toned proofs. The mercury solution preformed its usual work but partially, not sufficient, however, to produce that clear and absolute whiteness necessary to make a sharp and distinct black and white negative.

These prints (twenty or more, probably) had all been subjected to a variety of treatment, and presented, in every instance, a muddy ground. After several unsuccessful experiments to produce the desired effect, I resorted at last to an old and well known remedy to remove silver—that with sodium and potassium cyanide. The latter being but sparingly soluble in alcohol of 95 per cent., made me think first a sufficient amount of it would not be taken up. But I proceeded in the following way to prepare an alcoholic solution carrying the utmost possible amount of cyanide. I made first a saturated aqueous solution, and of it dropped as much into the alcohol as it would bear without forming a deposit. Cyanide being soluble in water in the proportion of 1.5 and the alcohol being of 95 per cent., the alcoholic solution was then one of 1 per cent. After soaking the print first in a weak alcoholic solution of sodium of about the color of sherry wine, it was flooded repeatedly with the cyanide solution. The effect was astonishing, the result perfectly clear and white grounds, without the least deterioration of the draughtsman's work or injury to the sharpness of lines.

Were I to do such work regularly or frequently, I would certainly discard the old mercury method and substitute for it the one above described. Sodium and cyanide destroys the photographic deposit completely, and if the bleached print is washed in several changes of alcohol, it remains white permanently. Chloride and, as has been recently proposed, bromides, change color on exposure to light and if the bleached print is not reproduced immediately, it becomes useless after a time.

The method with sodium may be more costly, on account of the alcohol used for washing the print, but it is safer.



1. CAPS TO PRINCIPAL SHAFTS

STREET PAVING IN SAN FRANCISCO.

THE DEFECTS, AND METHODS SUGGESTED FOR THEIR REMEDY.

By S. HARRISON SMITH, MEM. TECH. SOC. P. C. [Read April 10, 1891.]

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INTRODUCTION.

Perhaps there is at this time no subject (with the exception of sewerage) which calls for more interest and attention from our public generally than that of street paving. For many years back we have been struggling with this problem, under what seems to me to be very unfavorable conditions, and experiment after experiment has been tried with but doubtful success. In fact, in nearly every case such experiments have proved absolute and expensive failures. But the time appears to have arrived when the municipal authorities have concluded to alter these conditions, and careful investigations have been instituted by them in order to obtain the opinion of experts and men of science upon this complex question, so that hereafter such pavements as may be laid shall be of the most lasting material and of the best construction.

It is not intended by the author of this paper to embody therein any scientific or theoretical questions, but to draw out a discussion on purely practical grounds.

In order to consider this subject in the manner proposed by me, it is only necessary to give a short description of what has been done, of what is being done and of what it is proposed to do in this connection, and to make such suggestions as may seem proper.

EXPERIMENTS TRIED IN SAN FRANCISCO DURING THE PAST DECADE.

In 1870 there was a special committee of the Board of Supervisors appointed to examine street pavements, and recommend some class of the same for general adoption. The report of this

committee has been read by me with much interest, and extracts therefrom may be quoted from time to time in this paper. The following named pavements are known to have been tried in San Francisco: Nicholson wood, Stow foundation, ordinary plank, Williams' composite, cobble, basalt block, composite limestone and asphaltum, and bituminous rock. There are many other classes of pavements whose merits have been advocated by their respective inventors or other parties in interest; but one of the objects of this paper being brevity, it has been deemed unnecessary to take notice of any classes of pavements other than those which have been actually experimented with in San Francisco.

NICHOLSON PAVEMENT.

The method of laying this pavement is as follows (the ground upon which it is to be laid having been brought to an even surface of the proper shape): The floor, which consists of pine planks of uniform thickness—generally two inches—is laid lengthwise of the street, covering the entire ground. These planks are covered with tar by means of a broom; they are then turned and tarred on the other side. Then blocks of the same wood six inches long, three inches thick, and eight or ten inches in width, are set lengthwise across the street in rows, each block being well coated with tar before being placed. As each row of blocks is laid, a pine strip six or eight feet long, three inches wide and three-quarters of an inch thick is placed against and nailed to the blocks; then another row of blocks is laid, and so on. This leaves a groove between each row of blocks which is filled with a mixture of heated asphaltum or tar and clean gravel, which while hot is rammed with an iron of suitable thickness to fill the groove. The whole surface is then covered with coal tar, over which is spread a coating of coarse sand or fine gravel.

The special committee appointed by the Board of Supervisors when speaking of this pavement in its report, says: "The Nicholson has proved a failure, principally from the rapid dry rotting of the fir blocks used." "On Bush street, between Powell and Mason, the Nicholson was laid in 1867, and long since it became evident that it must prove an unsatisfactory and expensive pavement. It has been several times repaired, and now," (in 1870), "requires a liberal outlay of the people's money, with the prospect of abandonment ere long." They also found that this pavement swelled during the rainy season to such an extent, as to cause great damage to surrounding improvements. They allowed four years as the limit of its life.

STOW FOUNDATION PAVEMENT.

This pavement when laid is, in appearance, almost identical with the Nicholson, but in fact differs considerably therefrom. The main differences consist in this pavement having no foundation beyond the preparation of the earth into a regular and smooth surface; the blocks being laid directly thereon with the fibers of the wood vertical, and that between each row of blocks, wedges made of boards, about six inches in length and nearly the width of the blocks, are driven some inches below them (the blocks). The remainder of the construction is similar to that of the Nicholson; the space between the blocks being filled with gravel and asphaltum or tar, and the whole surface covered in the same manner as the previously described pavement.

The committee, before referred to, preferred this pavement to the Nicholson, but only estimated its life at from five to six years. The following, taken from its report, may be of interest: "The Stow on Battery, between Vallejo and Green streets, was laid in January, 1869, and has been subjected to the excessively heavy transportation incident to Battery street and the North Point Docks and Warehouses. Your committee has closely watched for evidences of weakness in this pavement at this point, and has failed to discover any under the heaviest loaded trucks." But in spite of this account the pavement has passed into disuse, and we can only judge that a more extended experience showed similar or as great defects as were found in the Nicholson.

ORDINARY PLANK PAVEMENT.

It is hardly necessary to give a detailed description of this class of pavement, as it is familiar to all, having been but recently in general use in our city and in many localities still appearing. It consists of a framework of scantling, upon which redwood planks are nailed. There is little or no pretense at any previous preparation of the surface, or any exact method of construction. The troubles with this pavement are too well known, and its abandonment of too recent date to need further remarks.

WILLIAMS COMPOSITE PAVEMENT.

This pavement is one with a foundation of concrete (Williams called it stone) and a wearing surface of wood, combined by a mixture of asphaltum, and covered by a coating of the same mixed with sand. It was claimed by the inventor that wood pavements perished more from decay at base than from the wear on the surface, and that as the reverse was the case with stone pavements, he had succeeded in solving this great problem. This pavement was only tried in one or two localities, notably New Montgomery street, in front of the Palace Hotel, and on McAllister street. The failure can only be supposed from the abandonment.

COMPOSITE LIMESTONE AND ASPHALT PAVEMENT.

This is a patent pavement just being brought before the notice of the public. It consists of blocks (or bricks) compressed by machinery, composed of an admixture of limestone and Trinidad asphalt; these blocks are laid in rows upon the ground prepared for them; they are then compressed, bringing them to an even and compact surface. A specimen of this pavement can be seen on O'Farrell, at its intersection with Grant Ave. and Market street, which seems to have stood its few years' use tolerably well. It is claimed by the inventors of this pavement, that it can be laid as cheaply as the ordinary bituminous rock.

The remaining pavements are those that are at present being used throughout the city, viz: Cobble, basalt block and bituminous rock. Description of the methods of laying these is unnecessary at the present stage of this paper, as the reference (which is proposed) to the specifications in use by the city, will clearly bring out all points connected therewith.

PAVING SPECIFICATIONS, ETC.

Up to January, 1890, the cobble was about the only class of pavement having any permanent specifications or regulations governing its construction. These regulations simply provided that the stones should be selected, that they should not exceed nine inches, or be less than seven inches in length; that they should be set upright, smaller end down, close together in a bed of good, clean sand, not less than twelve inches deep; that they should be well rammed three times, well watered before the last ramming; then after being swept, the surface should be covered two inches deep with beach gravel or finely broken rock. For the other classes of pavement specifications were made as required.

In June, 1890, the then Board of Supervisors passed an order adopting specifications for all classes of street work, excepting sewers. In these specifications are included among other classes of work, macadamizing, cobble, basalt blocks and bituminous rock pavements.

The first mentioned (macadamizing) it is not thought advisable to notice, as it has never been considered by the author as a pavement. The specifications for cobble are identical with those previously mentioned, thus leaving only the basalt block and bituminous rock specifications to be noticed.

BASALT BLOCK PAVEMENT.

The specifications for this class of work adopted in January, 1890, provide that the roadway shall be excavated fourteen inches below the grade. A bed of concrete is then to be laid six inches in depth, and in the proportions of 1, 2 and 7 of Portland cement, sand and broken stone. Upon this foundation, and bedded in sand, the basalt blocks are set; the regulation size being, depth from seven to eight inches, thickness from three and three-quarters to four and one-half inches, length not less than eight inches. A light coat of beach gravel or finely broken rock is then to be spread over the entire surface, and lightly rammed; the work is then to be inspected by the superintendent, after which more gravel or finely-broken rock is spread over the surface and broomed in, after which it is to be thoroughly rammed, and gravel or finely broken rock spread an inch deep over the entire area.

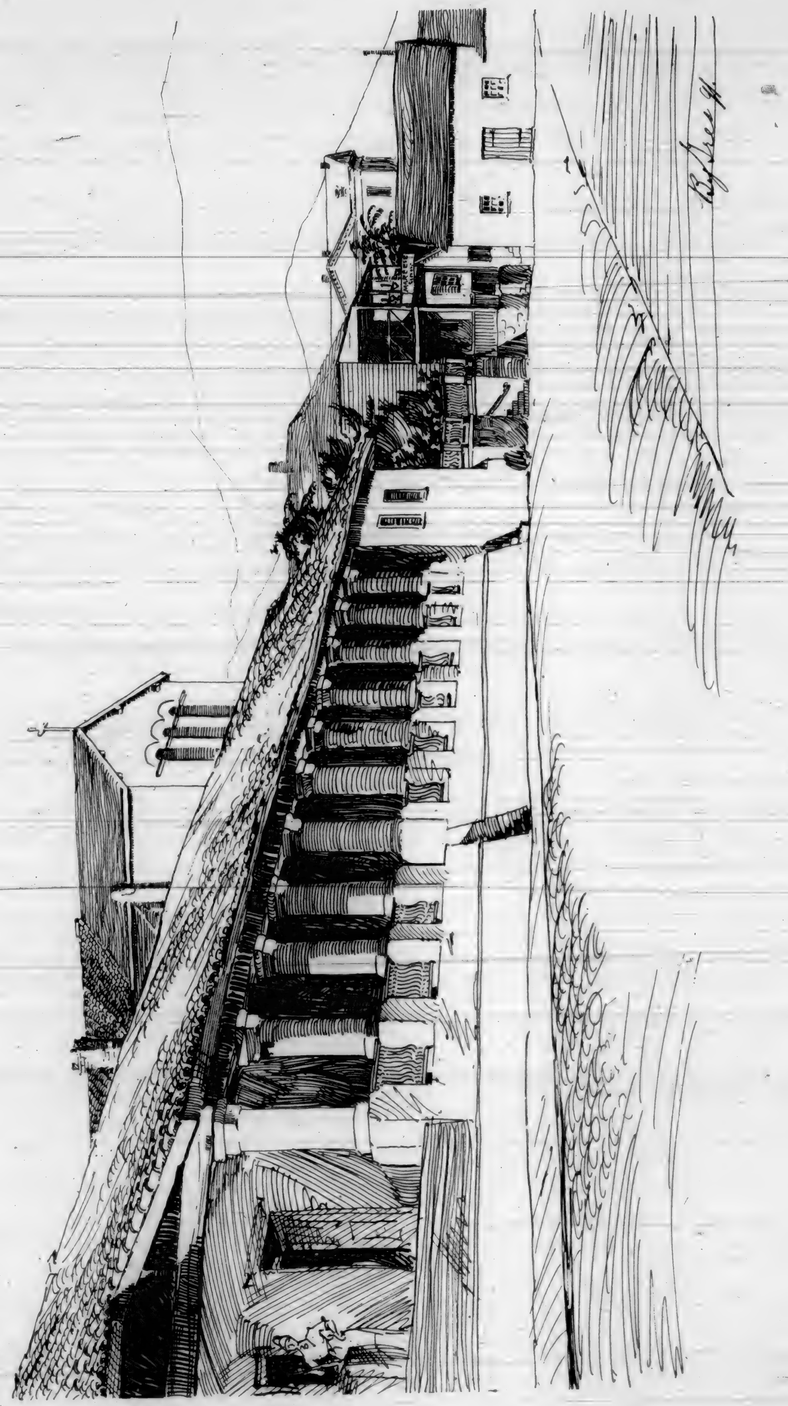
BITUMINOUS ROCK PAVEMENT.

The specifications adopted in 1890 for this class of pavement provide that the roadway shall be excavated eight inches below the grade. Then a concrete foundation of six inches in depth shall be laid, said concrete to be composed of 1, 2 and 7 parts respectively of Portland cement, clean sand and hard rock. On this foundation shall be laid a covering of bituminous rock two inches in depth. They also provide that this rock shall contain

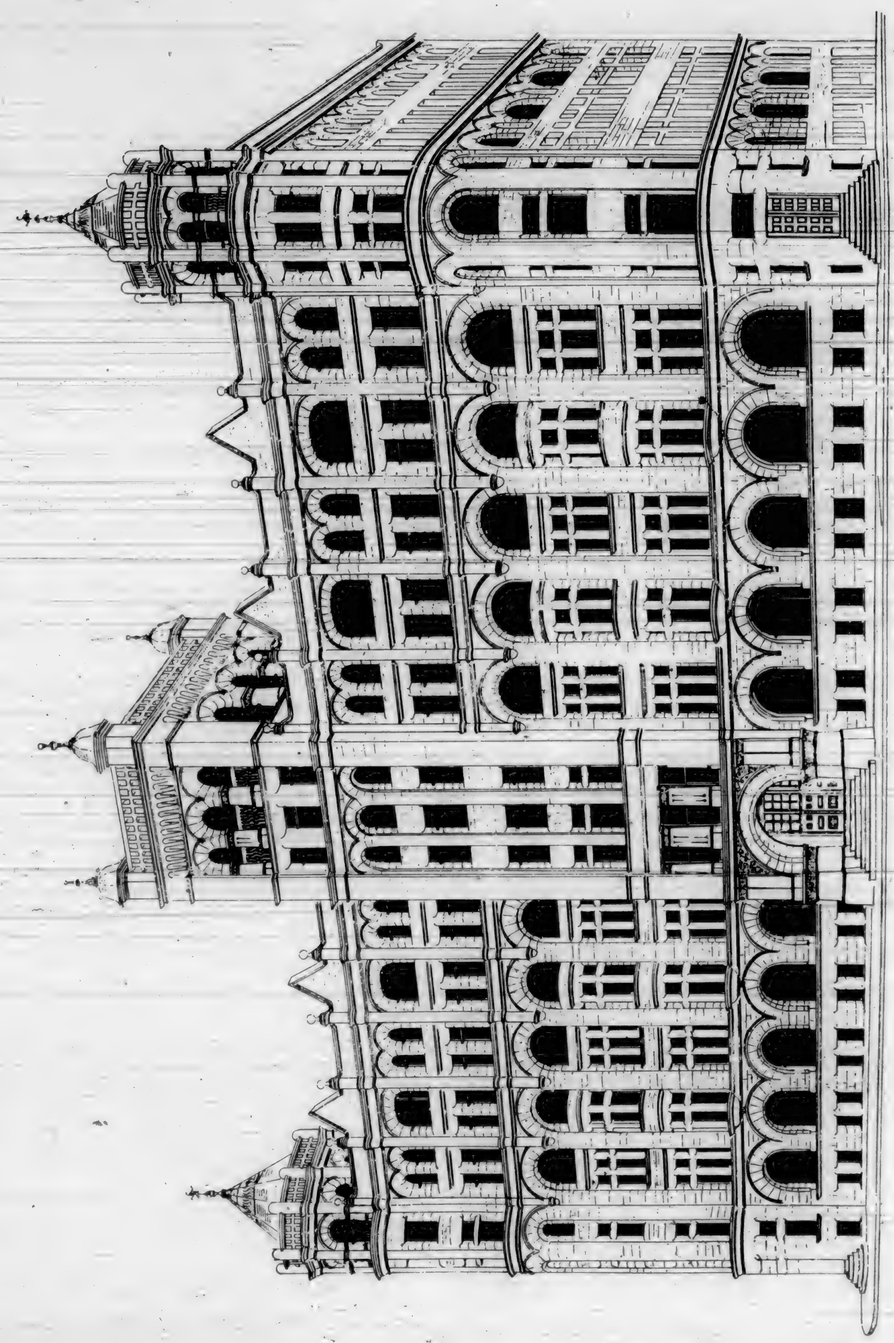
DESIGN FOR MUNICIPAL BUILDINGS.

Mooser & Cuthbertson. Architects

4/5/91.



MISSION OF S. SAN LUIS OBISPO.



MONTREAL BOARD OF TRADE BUILDING COMPETITION.
DESIGN SUBMITTED BY MR. J. RAWSON GARDINER, MONTREAL.

14 per cent. of bituminous matter. The preparation of this material shall be by means of hot air, hot water or other process, but it shall not be reduced by any process liable to burn it.

In February, 1891, the present Board of Supervisors amended these in so much as to leave out the concrete foundation under the blocks. The dimensions of the blocks were slightly changed to the following width: not less than three and three-quarters or more than four and one-half inches, depth not less than seven or more than seven and one-half inches. The remainder of the specifications were left the same as formerly.

This order embodying these specifications was not signed by the Mayor, but after several consultations held in his office between interested parties and experts, he returned the order, suggesting numerous changes to be made in the specifications for bituminous rock.

The principal suggestions were an increase of one inch in depth of original excavation;

The removal of all decomposed matter and debris;

The testing of the cement;

The restrictions placed upon the quality of stone to be used;

The moistening of the surface of the concrete foundation for seven days;

The increasing of the bituminous rock covering to three inches.

I have hastily reviewed about all the important steps that have been taken in the matter of street paving up to the present time, and it now only remains for me to make the suggestions that seem proper and to draw the conclusions to which the known facts seem to point.

CONCLUSION AND SUGGESTIONS.

As said before in this paper, we in San Francisco have had many expensive and futile experiments in street paving, and it would seem about time that some plan should be adopted for such work by the proper authorities that will insure an economic and durable roadway. There is no doubt but that what would be advisable for one section of our city, would be entirely unfit for others; therefore we have to consider more than one class of pavement. But before any pavement can succeed, it would appear to the author that a proper cross-section should be adopted for the streets which would be based upon the following rules: The crown of the center of the roadway should in no case be much, if any, higher than the curb of the sidewalk and sloping on either side of this center line toward said sidewalk with a curving and ever increasing slope, and regular formed gutter-ways should be planned, sufficient in area to carry off all waters liable to fall on the surface. In considering a roadway, it must strike the most casual observer that there are two qualities (apparently opposed to each other) requisite for the formation of a good pavement; these are solidity or rigidity, for resistance to heavy loads and constant traffic, and elasticity, for the preservation of vehicles and stock.

Until these qualities are combined in their proper proportions no perfect pavement can be obtained. Allowing this as an axiom it may then be assumed that where the wearing surface is rigid, the foundation or bed should be more or less elastic and, conversely, that where the wearing surface is elastic the foundation or bed should be rigid in proportion.

In determining the sections of our city in which either a rigid or elastic wearing surface should govern, it is necessary to consider the amount, weight and rapidity of the traffic prevalent in such sections.

In those portions of our city having a great amount of heavy and slow traffic, such as trucking and general business hauling, the rigid wearing surface is necessary. In our residential districts, where there is little except pleasure driving, the smooth and elastic surface would seem to be the best. But here again comes in another feature, namely, the amount of grade allowable on such smooth surface. It appears to me that six or eight per cent. grades would be the greatest advisable in this climate for such surfaces as bituminous rock or asphaltum; although Eastern experts fix the maximum at considerably less. As a great portion of our residence districts have grades greatly in excess of the above, it would seem that some special class of pavement should be adopted for such cases. This would, however, open up an almost endless field of discussion. I will therefore (in the present paper) simply confine myself to a consideration of the two classes mentioned above.

Of the classes of pavement having rigid wearing surfaces the most prominent are granite and basalt blocks. The former of these is greatly preferred by the author, as in wearing it is not likely to assume a smooth and slippery surface. But the proper rock of this kind is so scarce in this neighborhood that the expense of laying such a pavement would be very great. We can, however, consider these two wearing surfaces as identical with regard to their construction, so, for convenience they will both be considered as basalt, this being the one used with us on account of the expense incurred.

Taking, therefore, basalt blocks as our wearing surface, the author wishes to submit to the Society his suggestions as to the size of blocks and the proper methods of laying the same.

The size of blocks should be as near as practicable: length, seven inches; width, four inches, and depth six inches. They should have rectangular faces, and should be well dressed on all sides; a variation or projection of half an inch is the greatest that should be allowed.

In considering a foundation for this pavement, we have three classes of ground upon which to build, viz: that which has been filled in and is, therefore, liable to settlement; sand, which is shifting and unstable; earth of clay and rock.

Upon the filled-in ground I would suggest two methods: first, to excavate the ground to a depth of eighteen inches, such surface to be brought by rolling or tamping to a curved plane parallel with the proposed finished face; over and in contact with this to be laid a bed of concrete eight inches in thickness, whose tamped and completed surface shall also be parallel to the finished surface of the proposed pavement. Upon this bed of concrete, after it is well set, shall be spread four inches of fine sand, on which the blocks shall be laid at right angles to the street, in courses, each course to break longitudinal joints with the one preceding; fine gravel or coarse sand will then be swept over the surface into the joints, the blocks to be driven to the proper finished contour; after this has been thoroughly done, coal tar shall be poured into all the joints, then a thin layer of gravel should be spread over the entire surface.

The second method spoken of is the substitution of planking for the bed of concrete; in other respects the process and material would be practically the same In places where the foundation is sand, I would excavate to the depth of twenty inches, roll the bed thoroughly, fill in (in place of concrete) with good clayey earth to a depth of twelve inches, more or less, as required to make a surface, which, after being thoroughly watered, rolled and rammed, shall be ten inches below the proposed surface of the roadway; the remainder of the work to be finished as described above.

Where we encounter rock upon, or too near the surface, the roadway should be excavated to a depth of some twelve inches, all inequalities carefully filled in with concrete; then the surface shall be filled in with a bed of good sized gravel, said bed to be three inches deep when rolled; over this spread a bed of sand, also three inches deep when rolled, the setting of the blocks and the remaining processes to be as before.

Of the classes of pavements having what we have termed elastic wearing surfaces, those most in use in the Eastern States are a composition of asphalt with sand and lime (the Trinidad and Cuban asphalts being the ones generally preferred). In Paris they use an asphalt which in its natural state contains a large percentage of lime. In California we use what is known as bituminous rock; this is a natural product, and is mostly composed of sand and volatile oils. It has, however, a small percentage of bituminous matter in its composition. This last mentioned material, owing to its plastic qualities, makes by no means so durable or satisfactory a pavement as the preceding ones. But however these substances may differ in their component parts, the necessary foundations and the methods of laying them are the same, with the exception that where laid in sheets, Trinidad or Cuban asphalt should be from two to three inches in depth; where, as in the case of bituminous rock, nowhere should its depth exceed two inches. The reason for this is due to the plastic qualities of this material; for where exposed to the softening influence of the sun, the greater the depth of any plastic body, the more sensitive it is to unequal compression upon its surface. Asphalt pavements are laid in two forms, sheeting and blocks. These we will consider separately.

Asphalt sheeting should be laid between two or three inches in thickness for Trinidad or Cuban asphalt, and from one and one-half to two inches for bituminous rock, with a base of ce-

ment concrete six inches in depth. Previous to the laying of the concrete-bed, the roadway should be properly prepared as described in the suggestions for other kinds of pavement.

The concrete should then be put in and compressed to a surface exactly parallel to the proposed finished surface of the street, and should be properly covered and protected until set.

Upon this should be spread a thin layer of pure asphalt, and then the wearing surface proper, which should be thoroughly compressed, after which a small quantity of cement should be swept over it, and the surface well rolled.

The gutter-ways should be formed of selected stone blocks laid as headers, which shall form a broken line toothing into the asphalt; the joints of such blocks to be filled with cement or coal tar. Where the street is traversed by a car track, a strip of stone blocks should be laid next to said tract, after the same manner as those forming the gutter-way.

In the classes of asphalt blocks generally used I have little confidence, as they are mostly covered by patents; and so much depends upon the care with which they are manufactured It has been held in some of the Eastern cities where these blocks have been used, that their failure is attributable to experiments in different qualities of asphalt, even when the chemical analysis of these asphalts were almost identical with the best known material. It would seem to the author, however, that there must have been some fault in the method of manufacture.

I understand that it is proposed in this city to lay block asphalt without a foundation. This I think exceedingly ill advised, for if it has any qualities not belonging to other pavements which would render a foundation unnecessary, I fail to see them.

In conclusion, I will state that I have now hurriedly reviewed this subject of street paving, not to its fullest capacity by any means, but to such an extent, I hope, as will bring out such a discussion as the Society may think proper.

I have attempted to show the futility of experimenting with patent pavements. Also to narrow down the advisable classes of pavement for use in this city to two, viz: the granite block for the portions of the city subject to heavy traffic, and the asphalt for those subject to the lighter classes of vehicle. It, therefore, remains only to ask of the Society such comment as its individual members may see fit to make.

An extended discussion followed, which is too lengthy for our columns.

NOTES & COMMENTS.

Europeans and their descendants love retired home life, and we should not neglect the means whereby those homes may be made beautiful. Happy home life presents a more beautiful picture than any public hall.

The artist like the savage goes direct to Nature for his ideas and inspirations.

"Tapestry weaving is older than history, and the tapestry loom, like the ancient potter's wheel, has suffered scarce any alteration since the remotest times."

"Hand-painted interior decorations will always have an excellence of its own unattainable by any machine work, and is therefore more suitable for friezes."

"Nothing is finally successful which does not satisfy the mind as well as the eye."

"In Europe, in the 15th century, the great strength of art lay in its intense devotion to the noble, whether in nature or religion. Men painted from the heart those subjects in which their hearts were absorbed; but by-and-by obstacles intervened in the progress of art, and the energies of the latter were diverted into a wrong channel, bringing on general European degeneration."

On the roof of the Club house of the Manhattan Athletic Club, there is a skating rink covering a surface of about five thousand square feet. The ice is formed four inches in thickness, and the building was designed with the strength necessary to carry this load.

As the roof is over a hundred feet above the street, a fine view is had during the day, and the sport can be enjoyed at night as well, by the light from electric lamps.

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 regular monthly meeting of the San Francisco Chapter of the American Institute of Architects, was held Friday evening, August 14, 1891.

Mr. Percy of the trustees, reported that arrangements would probably be made to invite the Chapter to visit, some time in the near future, the works of the Leland Stanford, Jr., University now in progress at Palo Alto.

Nominations of officers for the coming term were made. The election will be held at the annual meeting in the month of September.

A donation was received from the California Architectural Publishing Company of a bound volume of the California Architect of 1890, and from the Technical Society of the Pacific Coast, a Journal of the Transactions of that Society for the first six months of the present year.

THE California Electrical Society held their regular meeting the 17th inst., a full attendance being present. Prof. Keith continued his lecture on the evolution of the Electric Light. The question whether Ladies were eligible for membership was decided in the affirmative by a unanimous vote, and that they would be subject to the rules of the society the same as other members. Any information in regard to the Electrical Society can be had on application to the officers and members, or at the office of this Journal.

ILLUSTRATIONS

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 double page illustration of a design for Municipal Building is from Messrs. Mooser & Cuthbertson, architects of this city.

The Old Mission Church of San Luis Obispo.

Montreal Board of Trade Building from design by Mr. J. Rawson Gardener, architect of Montreal, reproduced by permission from the Canadian architect.

The cut L is from the terra cotta capitals from the Museum of Natural History at Kensington, England.

LEGAL DECISIONS.

Affidavit and Time for Lien.—Where the statutes furnish a form of affidavit for mechanics' and material-men's liens. It must be followed in all matters of substance though the exact language need not be used. If it is required that a lien claim be filed within a specified time after the material is furnished it will not make any difference that a portion of it cost more than the rest, if the materials are all of the same kind and quantity, purchased for and used in the completion of the same building contract. So far as concerns the construction and application of the lien law, the furnishing of all the materials in such a case may properly be deemed to have been substantially continuous and indistinguishable, rather than as independent transactions.

St. P. & M. Brick Co. v. Stout, Supreme Court of Minnesota, 47 N. W. Rep. 974.

Liability of Sureties on Building Contract.—The liability of a surety on a contractors bond is not affected by alterations in the plans, where the original contract provides that the owner may make such alterations as they desire, the same to be agreed upon in writing. Nor is his liability affected by the allowance to the contractor of extra compensation for work called for by the plans and specifications but omitted from the original bid. While any material change in the relation of the parties from that contemplated when the bond was executed, would, without full notice to the surety invalidate the bond, changes of minor details will not have this effect.

Moore v. Fountain, Supreme Court of Mississippi, 8 South, Rep. 509. (123 C)

Negligence with Reference to Elevator.—A Workman was injured in using an elevator in a building in course of construction. There was an elevator completed for use, but when it was out of repair, as was sometimes the case, an uncompleted elevator equipped with a temporary floor was used. It was while using the latter that the accident occurred. The owners of the building are charged with the notice of the fact that it was necessary, from time to time to use the uncompleted, elevator, and are responsible for permitting it to be used without putting it in proper condition.

Ferris v. Aldrich, Supreme Court of New York, 12 N. Y., Supp. 482. (103-C)

Entitled to Protection of Mechanic's Lien.—A statement showing claimants were lumber merchants and that the materials charged consisted of lumber used in building a house, being made out in the usual manner of bills and accounts of lumber is sufficient, for a mechanic's lien. If the original contract was for the materials for the house generally the lien would cover "extras" ordered subsequently. It is not necessary to show an assignment of the account from one person or firm to another where evidence is furnished that the one claiming the lien is successor to the one originally entitled to it. The holder of a mortgage who is a non-resident of the state, cannot when made a party to the suit, plead that time has barred the action as to him. Neither will the borrowing of money by the owner of the soil to pay for it give the holder of a mortgage for the money any right over the persons entitled to the mechanic's lien, that being first acquired.

Wetmore v. Marsh, Supreme Court of Iowa, 47 N. W. (61-C) 51.

BUSINESS MOSAICS.

Cabot's creosote shingle stains have gained in popularity on account of their superior merit as a stain and preservative. The long periods of wet or dry weather being very trying to the ordinary paints, a durable color preservative becomes an artistic necessity.

The Parafine Paint Company has during the past year coated 20,000 piles with their patent P. & B. Teredo-proof preparation.

The office of the California Sash Balance Company has been removed from the Chronicle Building to the business portion of the city, No. 421 California Street.

CITY BUILDING NEWS.

Alabama near 23rd. Alterations; owner, Mary Schulz; architect, M. J. Welsh; contractor, I. Wells; surety, $3 5; cost, $1,300; signed, Aug. 1st.; filed, Aug. 3rd; payments, $325, building ready for plastering; $325, brown mortared; $325, completed; $325, 35 days.

Baker near Washington. To build; owner, Mary E. Dunne; architects, Mooser & Cuthbertson; contract r John Bruce; surety, $1,200; cost, $4,560; signed, June 30; filed, July 20; payments, $855, entire frame up; $855, brown mortared; $855, priming coat of paint on; $855, completed; $1,140, 35 days.

Bannan, bet. Dupont and Stockton. Mill work; owner, K. C. Gardner; architects, Townsend and Wyneken; contractors, N. Fashie & Co.; cost, $1,000; signed, July 27; filed, July 29; payments, $100 on 1st payment of original contract; $450, 2nd; $250, 3rd; $200, two weeks after completion.

Belcher, bet Ridley and 14th. To build; owner, Louis Barnett; architect, Louis Barnett; contractor, Francis M. Schweitzer; cost, $2,660; signed, July 20; filed, July 22; payments, $600, frame up and building enclosed; $600, brown mortared; $700, outside and inside window work completed; $760, 35 days.

Broadway and Gough. Alterations; owner, D. F. Walker; architects, Smith & Freeman; contractor, F. W. Kern; cost, $1,640; signed, July 1; filed, July 9; payments, $1,500, basement studded and completed; $1,800, ready for plastering; $180, completed; $1,160, 35 days.

Broderick near Fulton. To build; owner, Margaret McElroy; architect, John J. Clark; contractors, J. Sandy & Gillogley; surety, $1,000; cost, $4,295; signed, July 7; filed, July 15; payments, $1,000, frame up; $1,000, brown mortared; $1,000, completed; balance, 35 days.

Buchanan St., Nos. 708, 710. Alterations; owner, Annie Buchanan; architect, Wm. H. Armitage; contractor, S. F. Greene; cost, $1,357; signed, July 15; filed, July 15; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Bush St., No. 905. Alterations; owner, Mrs. C. B. Gregory; architect, Chas. I. Havens; contractor, Jas J. O'Brien; cost, $910; signed, July 7; filed, July 31; payments, $910, when entire work is finished, completed and accepted.

Bush St., No. 1719. Carpenter work, etc.; owner, D. Samuels; architect, P. R. Schmidt; contractor, Chas. E. Dunshee; cost, $1,660; signed, July 29; filed, July 30; payments, 75 per cent as work progresses; 25 per cent., 35 days.

Bush St., Nos. 2508, 2510. Alterations; owners, S. Goldstein & Cohn; architect, N. A. Comstock; contractor, Wm. McPhee; surety, $1,000; cost, $3,170; signed, July 14; filed, July 17; payments, $800, building raised and frame up; $800, brown mortar on and rough plumbing done; $770, completed; $800, 35 days.

Bush and Steiner. Brick work, etc.; owner, Rev. J. P. Callaghan; architect, T. J. Welsh; contractors, Butler & McGovern; cost, $15,700; signed, Aug. 5; filed, Aug. 5; payments, 75 per cent. as work progress; 25 per cent., 35 days.

Bush and Steiner. Carpenter and tinning work of towers; owner, Rev. J. P. Callaghan; architect, T. J. Welsh; contractors, John Roberts; cost, $8,480; signed, Aug. 5; filed, Aug. 5; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Bush and Steiner. Plastering; owner, Rev. J. P. Callaghan; architect, T. J. Welsh; contractor, Chas. Dunlop; surety, $1,625; cost, $6,250; signed, Aug. 5; filed, Aug. 5; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Bush and Steiner. Timber for towers; owner, Rev. J. P. Callaghan; architect, T. J. Welsh; contractors, Mahony Bros.; cost, $6,250, signed, Aug. 5; filed, Aug. 5; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Bush and Steiner. Wrought iron work; owner, Rev. J. P. Callaghan; architect, T. J. Welsh; contractor, H. Ralston; surety, $920; cost, $3,695; signed, Aug. 5; filed, Aug. 6; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

California, near Sansome. To remove building, etc.; owner, Mutual Life Ins. Co. of N. Y.; architect, Clinton Day; contractor, Jas. E. Whittier; signed July 27; filed July 30; payments, should said contractor fail to perform contract, he is to pay owner $750, but he shall own all building.

California near Sansome. Fencing, piling, etc.; owners, Mutual Life Ins. Co. of N. Y.; architect, Clinton Day; contractor, Jno. P. Sheldon; cost, $800, and $18.50 for each pile driven, capped, etc.; signed, July 27; filed, July 29; payments, $600, when adjacent walls are shored in; 2nd, payment when ½ of proposed piles are driven, 79 per cent of estimated value; 3rd., completed; 4th., 35 days.

Capp and 23d. Mill work; owner, Howard Street Presbyterian Church; architects, Percy & Hamilton; contractor, W. J. Thompson; cost, $4,930; signed, July 14; filed, July 16; payments, first Saturday of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Castro, near 20th. To build; owner, Mary Withington; contractor, Jas. Campbell; cost, $1,130; signed, July 6; filed, July 6; payments, $1,032.50, frame up and roof sheathed; $1,032.50, brown mortared; $1,032.50, completed; $1,032.50, 35 days.

Church and 17th. Carpenter work, etc.; owner, John Barry; architect, T. J. Welsh; contractor, T. J. Hamilton; surety, $610; cost, $2,440; signed, July 29; filed, July 30; payments, $610, frame up; $610, first coat of plaster; $610, completed; $610, 35 days.

Clay and Laurel. Carpenter work, etc.; owner, Mrs. F. Deuprey; architect, J. C. Newsom; contractor, W. E. Lane; cost, $7,700; signed, July 30; filed, Aug. 3; payments, $1,275, when rough frame is up; $1,500, enclosed; $1,000, brown mortared and rough plumbing done; $1,000 white and last coat of plaster on; $1,000, accepted; $1,925, 35 days.

Clement and 5th Avenue. To build; owner, Richard Wallman; contractor, Fritz Roettger; surety, $3,000; cost, $3,520; signed, July 17; filed, July 18; payments, $660, frame up. $1,090, enclosed and brown mortared; $1,000, completed; $920, 35 days.

De Long Ave. near Waller. To build; owner, John H. Bullock; architect, W. H. Lillie, contractor, W. E. Lane; cost, $4395; signed, July 15; filed, July 17; payments, $1098.75, frame up and enclosed; $1098.75, brown mortared; $1098.75, accepted by owner; $1098.75, 35 days.

Devisadero and Jackson. Brickwork; owner, Chas. J. Wingerter; architect, A. C. Lutgens; contractor, S. Millington; surety, $1500; cost, $2600; signed, July 16; filed, July 17; payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent., 35 days.

Devisadero and Jackson. Carpenter work; owner, Chas. J. Wingerter; architect, A. C. Lutgens; contractor, Wm. Plums; surety, $3935; cost, $15,740; signed, July 16; filed, July 17; payments, $2361, frame up; $2361, enclosed and roofs shingled; $2361, 1st coat plaster on; $2361, 2nd coat on; $2361, completed; $3935, 35 days.

Devisadero and Jackson. Plumbing, etc.; owner, Chas. J. Wingerter; architect, A. C. Lutgens; contractor, G. C. Sweeney; surety, $1000; cost, $1748; signed, July 30; filed, Aug. 1; payments, $650, rough plumbing done; $661, completed; $437, 35 days.

Dora near Harrison. Carpenter work; owner, Thos. McBride and wife; architect, Jno. J. Clark; contractor, Aug. Discher; cost, $1995; surety, $195; signed, July 14; filed, July 15; payments, $195, frame up; $500, brown mortared; $500, completed; balance, 35 days.

Dorland St. No. 27. Additions; owner, Wm Larkins; architect, John T. Kidd; contractors, Currie & Loomer; cost, $1550; signed, July 7; filed, July 7; payments, $600, brown mortared; $562, accepted by architect; $388, 36 days.

Drumm near Washington. Ca penter work, etc.; owner, F. N. Woods; architects, Smith & Freeman; contractor, F. W. Kern; cost, $10,689; signed, June 9; filed, June 13; payments, $8,000, 2nd story joists on and iron lintels set; $2000, ceiling joists on; $1,500, fire wall completed; $1500, completed; $2670, 35 days.

Drumm near Washington. Concrete work; owner, F. N. Woods; architects, Smith & Freeman; contractor, Thos. L. Wand; cost, $3000; signed, May 18; filed, July 13; payments, $10-0, when foundations are completed; $750, walls up and ready for floor joists; $250, concrete work finished; $1000, to be left as guarantee until such time as it shall be decided that basement is water tight.

Dupont and Chestnut. To build; owner, Luigi Torre et al; architects, Mooser & Cuthbertson; contractor, K. C. Gardner; surety, $1900; cost, $7425; signed, July 17; filed, July 20; payments, $1392, frame up; $1392, enclosed, roof completed and lathed; $1392, plastering finished; $1392, completed; $1857, 35 days.

Dupont, bet. Francis and Bay. To build; owner, J. D. Galloway; contractor, M. S. Yerxa; surety, $800; cost, $1850; signed, July 7; filed, July 18; payments, $800, brick and rough frame up; $400, enclosed and roof on; $500, chimneys built and brown coated; $250, all trimmed; $400, doors and fences built, and building accepted.

Ellis, Nos. 324 and 326. Carpenter work, etc.; owner, Wm. Green; contractor, G. Lack et al; surety, $1,000; cost, $2,100; signed, July 8; filed, July 11; payments, $500, house raised and outside studding on; $500, brown mortared; $600, completed; $500, 35 days.

Ellis, near Larkin. Alterations; owner, Edward Connolly; architects, Shea & Shea; contractor, John T. Grant; cost, $5,777; signed, July 9; filed, July 15; payments, $1,083, rough frame up; $1,083, brown mortared; $1,083, hard finished; $1,083, accepted by architect; $1,445, 35 days.

Eric, near Howard. To build; owner, Henry Helfrich; architects, John & Balczynski; contractors, Schutt & Krecker; cost, $2,695; signed, July 27; filed, July 27; payments, $700, frame up and partitions set; $600, white coated; $720, finished; $675, 35 days.

Fell, near Lott. To build; owner, Mrs. C. H. Lyons; architects, Jordan & Lyon; contractors, White Bros.; surety, $1,100; cost, $4,270; signed, July 11; filed, July 13; payments, first day of each month, 75 per cent. as work progresses, 25 per cent. 35 days.

Fell and Steiner. Granite work, etc.; owner, Jas. Scobie; architect, Chas. I. Havens; contractor, Jas. Rae cost, $2,245; signed, July 29; filed, Aug. 4; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

First, near Mission. Cast iron work; owner, C. F. Marwedel; architect, Julius E. Kraft; contractor, H. Ralston; surety, $1,000; cost, $1,833; signed, Aug. 1; filed, Aug. 5; payments, $800, iron work set to second floor; $572, entire work completed; $460, 35 days.

Fifteenth and Mission. Iron work, etc.; owner, Jas. Stanton; architect, Julius E. Kraft; contractor, Frank De Guerre; surety, $1,000; cost, $1,300; signed, July 17; filed, July 22; payments, $575, roof completed; $200, exterior tin work done; $400, completed; $225, 35 days.

Fifteenth and Mission. Plastering, etc.; owner, Jas. Stanton; architect, Julius E. Kraft; contractor, Thos. Mannix; surety, $3,000; cost, $8,075; signed, July 21; filed, July 27; payments, $1,000, brown mortared; $800, second coat and interior plastered; $800, completed; $775, 35 days.

Fifteenth and Noe. To build; owner, Julia Swanson et al; architects, Townsend & Wyneken; contractor, R. O. Chandler; cost, $6,175; signed, July 14; filed, July 15; payments, $1,500, frame up; $1,500, brown mortared; $1,500, completed; $1,675, 35 days.

Fifteenth near Guerrero. To build; owner, Patrick Reilly; architect, T. W. McKee; contractor, H. O. Noyes; cost, $4,000; signed, July 10; filed, July 20; payments, $750, frame up; $750, ready for plastering; $750, plastered; $750, contract fulfilled; $1,000, 35 days.

Folsom and 6th. Plumbing, etc.; owner, H. C. Beckedorff; architect, Julius E. Kraft; contractor, R. Rice; surety, $1,000; cost, $1,640; signed, July 22; filed, July 24; payments, $600, sewering piping and rough work done; $630, completed; $410, 35 days.

Folsom and Ninth. Carpenter work, etc.; owner, Fred Katz; architect, Henricksen & Mahoney; contractor, T. Hock; surety, $5,000; cost, $5,650; signed, Aug. 1; filed, Aug. 1; payments, $2,100, basement walls complete; $1,135, iron and granite work set; $1,000, completed; $1,415, 35 days.

Folsom, between 20th and 21st. To build; owner, Mrs B. Nunan; contractor, Aug. Lund; cost, $3,000; signed, July 22; filed, July 22; payments, $500, frame up; $500; brown mortared; $500, white plastered; $500, completed; $1,000, 35 days after completion.

Folsom near 22nd. To build; owner, Richard Curtis; architect, M. J. Welsh; contractor, A. S. Cook; surety, $1,048 75; cost, $4,195; signed, July 2; filed, July 3; payments, $1,048 75, frame up; $1,048 75, brown mortared; $1,048 75, completed; $1,048 75, 35 days.

Florida, between 24th and 25th. To build; owner, B. J. McDermott; contractor, Fred. Hauser; surety, $1,000; cost, $1,670; signed, July 10; filed, July 15; payments, $400, enclosed; $400, brown mortared; $400, accepted; $470, 35 days.

Frederick and Masonic Ave. Mill work; owner, M. A. Fritz; architect, A. J. Barnett; contractor, Washington St. Planing Mill; cost, $2,815; signed, July 13; filed, July 18; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Frederick and Masonic Ave. Plastering; owner, M. A. Fritz; architect, A. J. Barnett; contractor, Daniel Leahy; cost, $1,190; signed, July 6; filed, Aug. 6; payments, $600, brown mortared; $260, white plastered; $90, completed; $300, 35 days.

Fulton near Franklin. Carpenter work, etc.; owner, Marcus Schwab; architects, Salfield & Kohlberg; contractor, Joe Fuchs; cost, $8,070; signed, July 6; filed, July 10; payments, $1,500, 2nd floor joists on; $1,500, enclosed, roof on and floors laid; $1,500, brown mortared; $1,570, accepted; $2,000, 35 days.

Fulton near Franklin. Painting; owner, Markus Schwab; architects, Salfield & Kohlberg; contractor, Joe Stroetgen; cost, $869; signed, July 6; filed, July 10; payments, $250, 1st coat paint; $400, accepted; $219, 35 days.

Fulton near Franklin. Plumbing; owner, Markus Schwab; architects, Salfield & Kohlberg; contractors, L. Hufschmidt & Bro.; cost, $1,000; signed, July 6; filed, July 10; payments, $400, rough plumbing done; $350, work done and accepted; $250, 35 days.

Geary and Polk. Carpenter work, etc.; owner, Cora A. Wallace; architects, R. H. & R. White; contractor, David I. Pierce; surety, $10,000; cost, $31,184; signed, July 27; filed, July 27; payments, 1st day of each mouth, 75 per cent. as work progresses; 25 per cent., 35 days.

Geary near Scott. To build; owner, A. Rosenlund; architect, J. Cather Newsom; contractor, W. E. Lane; cost, $5,000; signed, July 7; filed, July 8; payments, $1,250, frame up; $1,250, brown mortared; $1,250, completed; $1,250, 35 days.

Godens St. No. 4. Alterations; owner; Johanna Maher; contractors, Parker and Bane; cost, $1,370; signed, July 11; filed, July 13; payments, $450, enclosed; $450, brown mortared; $470, 35 days.

Gough near Ellis. Carpenter work, etc.; owner, Andrew Bosquet; architects, John & Balczynski; contractors, Schutt & Krecker; cost, $9,245; signed, July 6; filed, July 7; payments, $2,000, frame up; $2,000, rough mortared; $2,745, accepted; $2,500, 35 days.

Golden Gate Ave. near Devisadero. Carpenter work; owner, O. H. Hund; architect, A. C. Lutgens; contractors, Tegeler & Muller; surety, $2,545; cost, $9,380; signed, July 20; filed, July 22; payments, $1,407, frame up; $1,407, roof shingled; $1,407, brown coated; $1,407, white coated; $1,407, completed; $2,345, 35 days.

Green and Leavenworth. Plastering, etc., owner, Geo. Summerton; architect, S. Hatfield; contractors, Henry Egan & Sons; cost, $1,390; signed, June 22; filed, July 2; payments, $600, deafening on and 1st coat mortar is on hand; $442.50, plastering finished; 25 per cent., 35 days.

Guerrero near Hill. Plastering, etc.; owner, C. F. Behrmann; architect, C. F. Behrmann; contractors, J. F. Morgan & Bros.; cost, $1,625; signed, July 8; filed, July 10; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Guerrero near 23rd. To build; owner, Henry A. Dilling; contractor, R. P. Sanches; cost, $3,100; signed, July 25; filed, July 25; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Guerrero near 24th. To build; owner, Mrs. S. Delafield; architect, Chas. I. Havens; contractors, Miron & Robertson; cost, $4,500; signed, Aug. 3; filed, Aug. 4; payments, $825, rough frame up; $825, rough gas and water pipes in; $825, outside primed and inside hard finished; $875, accepted; $1,150, 35 days.

Guy Place, 16. Additions; owner, Mrs. Chas. Meyers; contractor, Chas. A. Duebel; surety, $1,000; cost, $1,650; signed, July 21; filed, Aug. 5; payments, $600, roof on; $600, brown mortared; $450, completed.

Harrison, near Fourth. To build; owner, S. B. Pierce; architect, A. J. Barnett; contractor, W. H. Mead; surety, $1,800; cost, $6,300; signed, July 13; filed, July 18; payments, $1,000, frame up; $1,240, brown mortared; $1,240, white plastered; $1,240, completed; $1,580, 35 days.

Haight, near Pierce. To build; owner, R. D. Cameron; architect, R. D. Cameron; contractor, C. E. Dunshee; cost, $3,018; signed, July 15; filed, July 20; payments, $700, frame up and chimneys built; $1,000, first coat of plaster on; $663, completed; $755, 35 days.

Haight, near Lyon. To build; owner, W. S. McDonald; architects, R. H. and R. White; contractor, Ivory Wells; surety, $1,150; cost, $4,600; signed, Aug. 1; filed, Aug. 3; payments, $800, frame up; $880, brown mortared; $850, standing finish on; $850, completed; $1,150, 35 days.

Hayes, near Steiner. Brickwork; owner, Martin H. Mohrdick; architects, Martens and Coffey; contractor, Edward Fladung; surety, $250; cost, $998; signed, July 2; filed, July 7; payments, $400, foundation walls finished; $348, chimneys finished and brickwork completed; $250, 35 days.

Hayes, near Steiner. Carpenter work, etc.; owner, Martin H. Mohrdick; architects, Martens and Coffey; contractors, Droge & Munster; surety, $2,250; cost, $8,240; signed, July 2; filed, July 6; payments, $1,500, frame up and roof ready for shingles; $1,500, floors laid, ready for plastering; $1,500, white mortared; $1,680, completed; $2,060, 35 days.

Hill, near Church. Carpenter work, etc.; owner, Mary Dent; contractor, August Discher; cost, $1,125; signed, July 10; filed, July 10; payments, $375, frame up; $375, brown coated; $375, completed.

Howard, bet. 6th and 7th. To plumb building; owner, J. Ebert; contractor, Carl Wolff; cost, $400; signed, July 2; filed, July 2; payments, $200, work done and accepted; $200, 35 days.

Howard, near 8th. Alterations and additions; owner, M. T. Turner; architects, Shea & Shea; contractor, R. Stunott; cost, $3,375; signed, June 29; filed, July 29; payments, $632, building raised and frame up; $633, brown mortared; $633, hard finish on; $633, accepted; $844, 35 days.

Howard, near 16th. Painting; owner, J. W. Smith; architect, J. W. Smith; contractor, D. Zelinsky; surety, $600; cost, $1,680; signed, July 20; filed, July 20; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Howard, near 23rd. Carpenter work, etc.; owner, Elizabeth McNeil; architect, M. J. Welsh; contractors, R. Doyle & Son; surety, $1,500; cost, $4,720; signed, July 28; filed, Aug. 3; payments, $886, frame up; $886, brown mortared; $886, white coated; $886, completed; $888.75, 35 days.

Hyde, near Pine. Alterations; owner, Mrs. F. T. Collins; architect, J. C. Newsom; contractor, Peter Jubinville; cost, $2,180; signed, July 30; filed, Aug. 3; payments, first and fifteenth day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Iowa and Yolo. To build; owner, Chas. Ratty; contractor, Thos. F. Mitchell; cost, $1625; signed, July 22; filed, July 24; payments, $400, frame up; $400. brown mortared; $425, completed; $400, 35 days.

Issis and 12th. Alterations; owner, F. C. Droit; architect, M. J. Welsh; contractor, John McDonald; surety, $1600; cost, $1600; signed, July 30; filed, Aug. 1; payments, $400, frame up; $400, brown mortared; $400, completed; $400, 35 days.

Jackson and Broderick. Carpenter work; owner, Herman Heyneman; architects, Salfield & Kohlberg; contractors, Wilton & Havard; surety, $3400; cost, $13,600; signed, July 7; filed, July 10; payments, $750, excavation is completed; $1000, frame up; $1000, enclosed; $1500, floors laid and partitions set; $2 00, brown mortared; $1500, hard finished; $2450, accepted; $3400, 35 days.

Jackson and Broderick. Concrete work; owner, Herman Heyneman; architects, Salfield & Kohlberg; contractor, Carl Griese; surety, $500; cost, $1950; signed, July 16; filed, July 18; payments, $300, basement floors ready for 1st floor joists; $250, basement floor is in; $700, accepted; $500, 35 days.

Jackson near Franklin. Alterations; owner, Paolo De Vecchi; architects, Mooser & Cuthbertson; contractors, Chatain & Gilletti; cost, $1700; signed, July 8; filed, July 13; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Jackson near Scott. Mantel pieces; owner, Albert Gallatin; architect, Clinton Day; contractors, K. Blum et al; cost, $1485; signed, June 15; filed, July 7; payments, $4 5, completed and accepted.

Jones St. No. 417 & 419. Alterations; owner A. Gartenberg; architect, J hn H. McKay; contractor, John H. McKay; cost, $1950; signed, July 13; filed, July 14; payments, $487.50, ready for plastering, $187.50, white coated; $487.50, completed; $487.50, 35 days.

Jones St. No. 417 & 419. Carpenter work, etc.; owner, J. H. McKay; contractor, A. Guntenberg; cost, $1950; signed, July 13; filed, July 13; payments, $487.50, house ready for painting; $487.50, whi e coat of mortar on; $487.50, completed; $487.50, 35 days.

Jones and McAllister. Marble work; owner, Hibernia S. & L. Society; architects, Pissis & Moore; contractors, R. C. Fisher & Co.; cost, $15,000; signed, May 29; filed, July 20; payments, 80 per cent. of the amount of each shipment to be paid on sight draft with bill of lading and invoice papers attached, 15 per cent. during the setting of the work, 25 per cent., 35 days.

Laguna near Greenwich. Carpenter work, etc., owner, A. Mittenberger; architect, C. Winstanley; contractor, Chas. Johnson; c st, $2,067; signed, July 16; filed, July 17; payments, $500, frame up and enclosed; $500, brown mortared; $500, completed; $567, 35 days.

Lott, between Hayes and Fell. To build; owner, M. T. McGrath; architect, ——; contractor, Petterson & Person; surety, $4,000; cost, $1,500; signed, July 13; filed July 13; payments, $600, frame up; $1,225, brown mortared; $1,225, completed; $1,450, 35 days.

Lott, between Hayes and Fell. To build; owner, M. T. McGrath; architect, M. T. McGrath; contractor, G. Peterson et al; surety, $4,000; cost, $4,030; signed, July 21; filed, July 22; payments, $600, frame up; $1,100, brown mortared; $1,100, completed; $1,200, 35 days.

Market, Hayes and Larkin. Galvanized iron bay and orial windows, etc.; owners, B. & J. S. Doe; architect, J. H. Littlefield; contractor, Wm. Cronan; cost, $9,500 for galvanized iron work and so much per sq. ft. for other work; signed, July 31; filed, Aug. 4; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Market near Taylor. Carpenter work, etc ; owners, Piexotto & Silverman, architect, W. O. Banks; contractor, Geo. H. Walker; cost, $14,333; signed, July 7; filed, July 10; payments, $1,000, 1st story joists in place; $1,000, 2nd in place; $1,000, 3rd in place; $4,000, brown mortared; $8,733, completed; $8,600, 35 days.

Mason St., 1812, 1814. Alterations; owner, Lorenz Stodalski; architect, August Lund; contractor, August Lund; surety, $800; cost, $8,000; signed, Aug. 1; filed, Aug. 1; payments, $1,000, house raised; $1,000, brown mortared; $2,000, completed; $1,000, 35 days.

Mason near Jackson. To build; owner, G. C. Kimball; architects, Shea & Shea; contractor, Louis M. Weismann; cost, $5, 00; signed, July 22; filed, July 25; payments, $975, rough frame up; $975, brown mortared; $975, hard finished; $975, completed; $1,300, 35 days.

McAllister and Jones. Plumbing, etc ; owner, Hibernia Savings & Loan Society; architects, Pissis & Moore; contractors, Duffy Bros.; cost, $5,414; signed, Aug. 3; filed, Aug. 6; payments, 1st and 15th day of each month 75 per cent. as work progresses; 25 per cent. 35 days.

Natoma near 7th. Alterations; owner, Eugene Sullivan; architect, M. J. Welsh; contractor, C. W. wescott; surety, $612 50; cost, $2,450; signed, July 18; filed, July 18; payments, $612 50, frame up; $612 50, brown mortared; $612 50, completed; $612 50, 35 days.

Ninth near Harrison. To build; owner, Michael Burke; architect, M. J. Welsh; contractor, T. Sullivan; surety, $312 50; cost, $1,250; signed, July 17; filed, July 17; payments, $312 50, frame up; $312 50, brown mortared; $312 50, completed; $312 50, 35 days.

Nineteenth St., No. 611. Additions; owner, Mrs. E. B. Sanger; contractor, N. W. Stecker; cost, $1,200; signed, July 29; filed, July 29; payments, $300, building enclosed; $300, brown mortared; $300, carpenter work finished; $300, 35 days.

Nineteenth, between Collingwood and Castro. To build; owner, Elijah McKnew; architect, Geo. Eaton; contractor, Geo. Eaton; surety, $800; cost, $3,200; signed, July 15; filed, July 25; payments, $800, frame up; $800, brown mortared; $800, completed; $800, 35 days.

Oak near Fillmore. To build; owner, Miss T. Coleman; architects, Shea & Shea; contractor, P. Griffin; cost, $5293; signed, July 18; filed, July 18; payments, $992, rough frame up; $992, brown mortared; $992, hard finished; $993, accepted by architect; $1324, 35 days.

Oak near Laguna. Plastering, etc.; owner, Jas. M. Goewey; architect, P. R. Schmidt; contractor, J. J. O'Brien; cost, $784C; signed, July 29; filed, July 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Oak and Laguna. Plumbing; owner, J. M. Goewey; architect, P. R. Schmidt; contractor, R. A. Vance; cost, $1175; signed, July 29; filed, July 31; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Oak bet. Laguna & Pape. Carpenter work, etc ; owner, Mary Dowling; contractor, Allan Mcdonald; surety, $ 75; cost, $5550; signed, July 9; filed, July 9; payments, $1042, frame up; $1041, brown mortared; $1041, white plastered; $1041, completed; $1385, 35 days.

Oak near Lott. Carpenter work, etc.; owner, G. H. Holstein; architect, W. H. Lillie; contractor, I. A. Williams; surety, $1037.50; cost, $4150; signed, July 25; filed, July 28; payments, $622 50, entire frame up; $622.50, enclosed; $622.50, brown coated; $622.50, standing finish on; $622.50, completed; $1037.50, 35 days.

O'Farrell near Powell. Concrete work etc.; owner, Pierre Priet; architects, Pissis & Moore; contractors, Ransome & Cushing; cost, $7170; signed July 10; filed, July 10; payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Pacific and Montgomery Avenue. Sidewalk; owner, N. Cousin; architects, Mooser & Cuthbertson; contractors, Ransome & Cushing; surety, ——; cost, $2,080; signed, July 14; filed, July 17; payments, $780, beams in place; $780, completed; $520, 35 days.

Page, near Webster. Carpenter work, etc.; owner, Wm. McCracken; architect, W. H. Lillie; contractors, H. M. Kirkwood and Geo. Connor; surety, $1,375; cost, $5,500; signed, July 17; filed, July 22; payments, $825, frame up; $824, enclosed; $825, brown mortared; $825, standing finish on; $825, completed. $1,375, 35 days.

Penna Avenue and Nevada. Carpenter work, etc.; owner, Jeremiah Twomey; architect, Jeremiah Twomey; contractor, Sivert Fossum; surety, ——; cost, $2,187.50; signed; June 25; filed, July 2; payments, $880, frames up and rustic on; $800, brown mortared; $587.50, 35 days.

Pfeiffer, near Dupont. Carpenter work, etc.; owner, Peter Christensen; architect, Andrew Christensen; contractor, A. Christensen; cost, $1,500; signed, July 17; filed, July 20; payments, $375, frame up; $375, brown coat on; $375, completed; $375, 35 days.

Post, Nos. 1706, 1708, 1710. Alterations in rear; owners, F. W. Vale and wife; architects, Townsend & Wyneken; contractor, J. R. Whalen; cost, $1,277; signed, Aug. 3; filed, Aug. 5; payments, whole amount paid when accepted.

Point Lobos Avenue near 12th Avenue. To build; owner, Nellie Craig; architect, A. R. Pfarrer; contractor, R. Pfarrer; cost, $2,800; signed, July 8; filed, July 18; payments, $700, frame up; $700, brown mortared; $700, finish on; $700, 35 days.

Ridley and Elgin Park. Carpenter work, etc., owner, Mrs. J. Lundy; architect T. J. Welsh; contractors, R. Doyle & Son; surety, $1 388; cost, $5,54 ; signed, June 30; filed, July 3; payments, $1,040 25, frame up; $1,040 25, brown mortared; $1,040 25, white coated; $1,040 25, accepted; $1,388, 35 days.

Russ near Folsom. Brickwork, etc.; owner, Catherine Boyer; architect, S. Hatfield; contractor, Jas. A. Shepley; surety, $3,500; cost, $5,680; signed, July 2; filed, July 10; payments, $1,000, frame up and rustic on two sides; $1,100, enclosed and chimneys up; $1,000, windows in and white plastered; $1,160, completed; $1,420, 35 days.

San Jose near 15th. Alterations; owner, Board of Education; architect, Chas. I. Havens; contractor, C. L. Crisman; cost, $7,781; signed, July 15; filed, July 21; payments $1,200, roof raised and outside partitions set; $2,200, hard finished and outside primed; $2,288, completed and accepted; $1,896, 35 days.

Shotwell near 20th. Carpenter work, etc.; owner, J. J. McCormack; contractors, W. A. Griffith & Co.; cost, $3,700; signed, July 3; filed, July 6; payments, $700, frame up; $600, brown mortared chimneys up; $600, mill work done and 1st coat paint on; $800, completed; $1,000, 35 days.

Shotwell, between 24th and 25th. To build; owner, Patrick Donahue; architect, Patrick Donahue; contractor, Wm. Helbing; surety, $2,000; cost, $6,725; signed, July 2; filed, July, 8; payments, $1,600, enclosed and roofed on; $1,600, brown mortared; $1,625, white plastered; $1,150, completed; balance, 35 days.

Sixteenth and Alabama. Carpenter work, etc.; owners, Society for the Prevention of Cruelty to Animals; architects, Townsend & Wyneken; contractor, J. R. Whalen; surety, $1 100; cost, $4,377; signed, July 30; filed, Aug. 3; payments, $800, brickwork up; $700, frame up and chimneys set; $800, enclosed; $977, plumbing done; $1,100, 35 days.

Spear St., Nos. 128, 130. Iron roof, etc.; owner, Henry B. Schindler; architect, Henry B. Schindler; contractor, W. H. Wickersham; cost, $1,200; signed, July 23; filed, July 23; payments, $600, roof on; $300, completed; $300, 35 days.

Spear, between Mission and Howard. Walls, etc; owner, Henry B. Schindler; architect, Henry B. Schindler; contractor, Wald Tarp; cost, $1,500. signed, July 18; filed, Aug. 1; payments, $600, when walls and 1st story completed; $525, brick; work completed; $375, 35 days.

Stockton and Sutter. Carpenter work, etc.; owner, Sam'l Theller; architects, Smith & Freeman; contractor, A. Johnson; cost, $16,955; signed, July 7; filed, July 14; payments, $1,400, 2nd story joists on; $1,700, 4th, on; $2,000, roof completed and tinned; $2,700, ready for plastering; $2,000, panel work completed in four upper floors; $2,600, ready for painter; $916, completed; $1,239, 35 days.

Stockton and Sutter. Painting; owner, Sam'l L. Theller; architects, Smith and Freeman; contractor, G. V. Daniels; cost, $1,567; signed, July —; filed, July 14; payments, $500, when two coats are on; $672, when completed; $395, 35 days.

Stockton and Sutter. Plastering; owner, Sam'l Theller; architects, Smith & Freeman; contractor, Chas. Dunlop; cost, $2,830; signed, July 7; filed, July 14; payments, $1,000, brown mortared; $900, 2nd completed; $290, partitions done and plastering accepted; $720, 35 days.

Stockton and Sutter. Plumbing; owner, Sam'l L. Theller; architects, Smith & Freeman; contractor, Wm. F. Wilson; cost, $1,700; signed, July 8; filed, July 14; payments, $1,500, rough plumbing done; $1,275, completed; $925, 35 days.

Stockton and Sutter. Stone work, etc.; owner, Sam'l Theller; architects, Smith & Freeman; contractor, Crawford Ferris; cost, $22,473; signed, July 7; filed, July 14; payments, $5,000, basement columns set; $2,800, when ready for 2nd story joists; $2,000, ready for 3rd story joists; $2,000, ready for 4th story joists; $2,000, ready for 5th story joists; $1,500, ready for ceiling joists; $500, fire walls topped and completed; $1,034, building completed; $5,619, 35 days.

Stockton and Sutter. Terra Cotta work; owner, Sam'l Theller; architects, Smith & Freeman; contractor, Union Pressed Brick Co.; cost, $3,186; signed, July 8; filed, July 14; payments, $750, terra cotta work is set for lintels; 3rd story windows; $850, when 5th story windows are in; $788, completed; $795, 35 days

Tenth Avenue, near Clement. To build; owner, C. F. Moore; architect, C. F. Moore; contractor, Jas. Campbell; cost, $1,700; signed, July 20; filed, July 22; payments, $637.50, frame up, roof sheathed and brown mortared; $637.50, completed; $425, 35 days.

Treat Avenue, No. 1022. Additions; owner, Thos. Floyd; contractor, T. H. Marshall; cost, $1,435; signed, July 8; filed, July 25; payments, $500, plastering finished; $500, completed; $435, 35 days.

Treat Avenue, near 21st. To build; owner, S. F. Dohmke; contractor, A. Klahn; cost, $3,875; signed, July 14; filed, July 14; payments, $1,000, frame up; $1,000, brown mortared; 1875, building finished; $1,000, 35 days.

Twenty-third and Capp. Brickwork; owner, Howard Street Presbyterian Church; architects, Percy & Hamilton; contractor, Thos. W. Butcher; surety, $2,000; cost, $6,420; signed, July 9; filed, July 14; payments, 75 per cent. as work progresses on first Saturday of each month; 25 per cent. 35 days.

Twenty-third and Capp. Carpenter work; owner, Howard Street Presbyterian Church; architects, Percy & Hamilton; contractor, J. C. Gibson; surety, $5,000; cost, $9,700; signed, July 9; filed, July 14; payments, first Saturday of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Twenty-third and Capp. Painting; owner, Howard Street Presbyterian Church; architects, Percy & Hamilton; contractor, Paul Agmar; cost, $1,200; signed, July 9; filed, July 14; payments, first Saturday of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Twenty-third and Capp. Plastering; owner, Howard Street Presbyterian Church; architects, Percy & Hamilton; contractor, D. O'Sullivan; cost, $1,200; signed, July 9; filed, July 14; payments, first Saturday of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Union between Stockton and Dupont. Carpenter work, etc.; owner, A. Garbini; architects, Townsend & Wyneken; contractor, K. C. Gardner; surety, $2,000; cost, $6500; signed, July 18; filed, July 20; payments, $1500, frame up and chimneys built; $1675, floors laid and building enclosed; $1700, completed; $1625, 35 days.

Vicksburg near Twenty-Third. To build; owner, G. H. Wilson; architect, G. H. Wilson; contractor, Jas. Campbell; cost, $2850; signed, July 6; filed, July 6; payments, $712.50, frame up and roof sheathed; $712.50, brown mortared; $712.50, completed; $712.50, 35 days.

Washington Street, No. 1615. Alterations; owner, A. R. Durbrow; contractor, C. L. Parent, Jr; cost, $1165; signed, June 27; filed, July 13.

To build; owner, Jas. Sullivan; contractor, Chas. Anderson; cost, $3000; signed, July 14; filed, July 16; payments, $750, frame completed; $750, brown coated; $750, building completed; $750, 35 days.

Alameda County.

Beaver Tract, Berkeley. 2-story frame; owner, J. W. Warnick & wife; architect, W. H. Weilbye; contractor, W. H. Weilbye; cost, $1165; signed, July 24; filed, July 25; payments, $1041.25, frame up and roof on; $1041.25, 1st coat plaster on; $1041.25, plastering done; $1041.25, 35 days.

Camden Tract, Oakland. 2-story frame; owner, Jos. M. Harley; architect, Jos. M. Harley; contractor, J. A. Eastman; cost, $1239; signed, July 13; filed, July 14; payments, $500, frame up; $800, completed; $520, 35 days.

Channing Way & Choak St., Berkeley. To build; owner, Mrs. McShane; architects, Estey & Co.; contractor, Fred. J. Maurer; cost, $3975; signed, July 25; filed, July 28; payments, ½, frame up; ½, brown mortared; ¼, completed; ⅕, 35 days.

Dwight Way, near Audobon St., Berkeley. Cottage; owner, Mrs. E. M. Paget; architects, Polk & Gamble; contractor, R. J. Malone; cost, $2800; signed, July 16; filed, July 17; payments, $600, frame up; $500, ready for lathing; $500, plastering done; $500, completed; $700, 35 days.

Grove St. near 10th. 2-story frame; owner, Mary B. Bartlett; architect & contractor, A. W. Pattiani & Co.; cost, $2600; signed, Aug. 4; filed, Aug. 4; payments, $650, rustic and roof shingles on and chimney built; $650, brown mortared; $550, completed; $650, 35 days.

Hobart & Grove Sts., Oakland. Church; owner, Rev. Thomas McSweeney; architect, Chas. J. Devlin; contractors, Rinaldard Brick Co.; cost, $38,995; signed, July 22; filed, July 22; payments, $5500, ready for floor joists; $8250, ready for sills, etc. $10,000, ready for roof; $7250, completed; $9995, 35 days.

Lot 12. Belleview Tract, Alameda. 2-story dwelling; owner, Mrs. E. A. Pesoli; architect, Geo. A. Bordwell; contractor, J. J. Boyle; cost, $2284; signed, July 16; filed, July 21; payments, $571, frame up; $571, plastering done; $571, completion of house; $571, 35 days.

Louisa St. Berkeley. 2-story frame; owner, Mrs. P. H. Vollmer; architect, W. H. Lillie; contractor, C. W. Mitchell; cost, $2240; signed, Jan. 23; filed, July 27; payments, $550, frame up; $550, brown mortared; $550, completed; $550, 35 days.

Main and Neal Street, Pleasanton. Two-story brick and frame; owner, Druids Hall Association; architect, J. L. Weilbye; contractor, McDonald & Eggleston; cost, $7155; signed, July 23; filed, July 29; payments, $1343, foundations laid, etc.; $1343, roof on, first coat plaster, etc.; $1343, material on ground and second joist in; $1343, completed; $1803, 35 days.

Nell and Park streets, Oakland. Frame building; owner, Mary Suter; architect, Henry Herbst; contractor, Henry Herbst; cost, $1850; signed, July 21; filed, July 22; payments, $462.50, frame up; $462.50, brown mortared; $462.50, completed; $462.50, 35 days.

On road from Oakland to San Jose. Two-story frame; owner, M. W. Dixon; architect, T. J. Welsh; contractor, T. H. Downie; cost, $3700; signed, July 14; filed, July 17; payments, $900, frame up; $900, brown mortared; $900, completed; $1000, 35 days.

Ravenswood near Livermore. To build; owner, C. Buckley; architect, T. J. Welsh; contractor, J. J. Dunn; surety, $1987; cost, $7993; signed, July 30; filed, July 31; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Santa Clara Avenue near Prospect Place, Alameda. One-story frame; owner, Mrs. Lizzie Walker; architect, A. R. Denke; contractor, A. R. Denke; cost, $2357; signed, July 27; filed, July 28; payments, $500, frame up and rustic on; $500, brown mortared; $500, completed; $940, 30 days; $137, 6 mos. after completion.

Thirteenth Ave. near 12th, E. Oakland. To build; owner, T. F. Whelan; architect, H. J. Murr; contractor, H. J. Murr; cost, $2,200; signed, —; filed, Aug. 5; payments, $575, frames up, brick work done, rustic and roof boards on, etc.; $575, brown mortared; $575, completed; $575, 35 days.

Town of Niles. Frame building; owner, John Astrue; architect; Jas. E. Wolfe; contractor, Thos. Downing; cost, $3,700; signed, July, 8; filed, July 11; payments, $600, frame up; $800, brown mortared; $700, white plastered; $675, completed; $925, 35 days.

Twelfth Ave. near 15th, E. Oakland. Gallery for church; owners, Brooklyn Presbyterian Church; architect, Geo. A. Bordwell; contractor, Ingerson & Gore; cost, $2,707; signed, July 22; filed, July 25; payments, $676, frame up and ready for lathing; $675, ready for painting; $675, completed; $676, 35 days.

Walnut, near Webster. To build; owner, M. L. Cheney; architect, W. J. Mathews; contractor, H. E. Jones; cost, $1,078; signed, Aug. 2; filed, Aug. 4; payments, ⅓ of work completed, $764.50; ⅔, $764.50; ¾, $764 50; completed, $764.50; $1,020, 35 days.

Walworth Avenue and Bryo Vista Avenue. Two-story frame; owner, Robt. B. Calley; architects and contractors, A. W. Pattiani & Co.; cost, $3,080; signed, July 29; filed, July 29; payments, $800, rustic and roof shingles on and chimney built; $800, window frames set and brown mortar on; $700, completed; $780, 35 days.

Ward, near Fulton—Berkeley. To build; owner, Caesar N. Spiero; architects, Esty & Co.; contractors, F. Esty et al; cost, $1,850; signed, Aug. 1; filed, Aug. 3; payments, $462.50, frame up and building enclosed; $462.50, brown mortared; $462.50, completed; $462.50, 35 days.

YUBA CITY—Record Hall for Sutter County. Stone and Iron; contractors, Swain & Hudson; architects, Mooser & Cuthbertson; cost, $25,000.

TENDERS TO BE RECEIVED.

MARYSVILLE—Plans for additions to the Yuba Co. Court House are ready for estimates. Architects, Mooser & Cuthbertson.

The California Architect and Building News.

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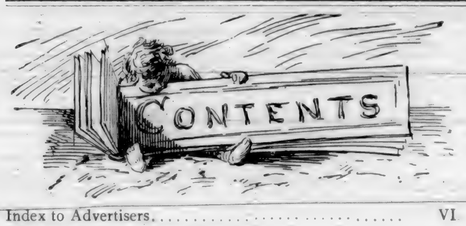


ELECTRICITY supplies the means, which architects and contractors have neglected, for greatly increasing the economy of building operations.

Manufacturers of dynamos and motors make electric hoists which are reliable and much easier handled than steam hoists; and in all of the larger towns the local electric light and power concerns sell electrical energy from their wires for the purpose of running motors.

An electric hoist is one in which the electric motor replaces the usual steam engine, or hose; or, perhaps, the man at the crank. It requires the minimum of attention. Usually, the electric company furnishes such expert attention as is needed in the person of a man who makes periodical visits to oil and clean.

With the electric hoist there is saved the services of an engineer, and many risks of fire.

We know of but one case in this city where even an attempt has been made to use such a hoist in building; and that was in the erection of the Chronicle building. But the ignorance, disbelief and prejudices of some of the contractors caused its removal before even a test of its capacity.

The public sentiment in relation to the capacities of electric power has changed greatly in the past four years, by reason of the great success of electric motors in running elevators and machinery, as well as street cars and mines and mills. Therefore it would seem that if the electric companies which sell electrical energy would renew their efforts to furnish electric hoists for building purposes, the contractors would be willing to adopt them at rates which would show advantages over those steam, horse, or man hoists.

It is almost needless to speak of the advantages of electrically-operated elevators for permanent passenger and freight uses; for they have been thoroughly demonstrated by several years of success in this and other cities. In these cases the electric motor is used to directly actuate a geared hoist, or indirectly to run a pump to force water to a tank on the roof or against the pressure of an accumulator; from which tank, or accumulator, the water enters the piston, or ram, connected with the elevator cage, at the desired pressure.

Another use for electric power in building is in the various sawing and boring operations of the carpenter and iron-worker on the spot.

Mechanical mixers of mortar and concrete may thus be run; and possibly other procedures may be much expedited by this readily applied power.

THE OLD CHURCH OF MONTEREY AND THE MISSION OF SANT INEZ.

"Tis better to preserve than to destroy."

"Good morning Father Cassinada, we are from Boston, strangers in these parts and have just been examining and admiring your old Mission, and have here(carrying their arms full) a few fragments that we are to take home with us. Our friends in the East will be so interested in seeing some real pieces of stone from the old Missions of California of which we all have heard so much and have learned to appreciate so well." "Certainly ladies, but you have not there enough surely; you have only a few pieces of the mouldings around the tower and some of the carving from the doorway. If you would like to have a piece of the belfry or ornament from the gable I can find you a crow bar in my garden which perhaps will assist you." "No thank you Father we have enough, we have enough."

Easily satisfied, these twin ladies from Boston, satisfied in as much as that they could not carry more. And so whether it be a chip from the cross, a patch from the holy coat, or a few pieces of stone from the old church of Monterey, there seems to be a spirit of appreciation abroad among us that manifests itself in the destroying of the thing admired rather than in the preserving of it in its entirety so that all may enjoy in the beholding. What it is that drives us to do these things it may be hard to determine. Perhaps as in the age of Chivalry, they gave a ring to plight their honor, so in this age of stories of romance that some call lying, we break a fragment off to carry with us as tangible proof of having seen the thing described, something to help authenticate our story; but still more likely let us say, we break the thing admired to keep the piece in happy memory, and as a maiden lays her wedding cake beneath her pillow and dreams of happy love, so do we lay these fragments near us in our waking hours and dream in eastern land, of moonlit skys and mountains of soft blue, all lying tranquil by the western sea. The poet builds his story word by word, and sweet the music of his rithmal tale; but if as sower broadcast o'er the land we strew the words that tell of lonely grief or plighted love sincere; where then the beauty, where the music then. And so the builder rears his thoughts in stone, each stone expressing something of a thought and all the triumph of a human soul; so do not tear them rudely thus apart to place in curio drawer and mantel shelf, but let them still remain till summer suns and winter rains shall crumble all to dust.

This much we ask of those who would destroy by breaking down, but how to tame the vandal that destroys by building up the ruined wall or fallen roof is yet a task more difficult. 'Tis better to preserve than to restore, prevent than cure; but if at any time we are compelled to re-erect, let us do so in a spirit of self abnegation. It is one of the misfortunes that comes to all architects sometime in a life to have to add to, alter, or restore; and although all being fore-warned should be fore-armed against this probability, we find many instances in which a wrong conception seems to prevail as to an architect's duty under such circumstances. During the many years, one might almost say centuries, occupied in the building of some of the Gothic cathedrals different architects were employed from generation to generation till the whole was complete, and thus we find in many cases quite a variety of style yet all are pleasing and harmonious, but we must remember that at the time referred to, these countries had a national architecture as they had also a common religion and although one architect might work 50 years later than his predecessor and have considerable individuality the national style so well expressed the individual that his work was always sympathetic with that which had been done before.

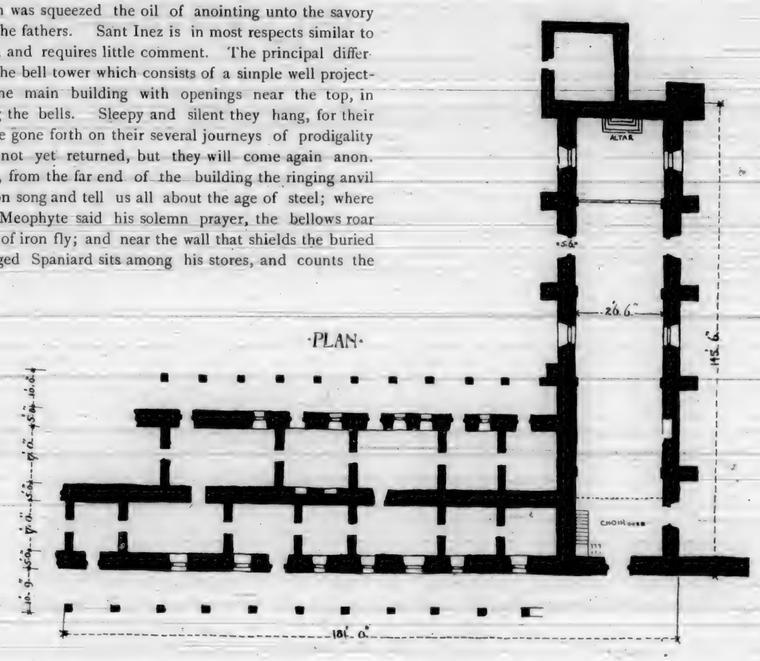
To-day we have no national style of architecture, no common code of ethics, we are in the chaotic stage and are as unstable as the wind that bloweth where it listeth; we copy everything and create nothing. It behoves us therefore in restoring, adding to,or altering, to study carefully what has been done before and to try and preserve to the building throughout the same individuality. Examples of this in harmonious building may be found in a small addition to the Palace Hotel and in the added stories to the Mercantile Library on Pine street. To sacrifice our individuality and simply aim to carry out the design as if under the guidance of the original architect, should be our aim in all such cases. Of course where the addition is large or the alteration is such as to render it independent of the original structure, this argument would not hold. But with the Missions of California both forms of Vandalism have been indulged in, and it is as a remonstrance against further destruction that we offer this protest.

·MISSION· OF ·SANTA NESS·

The church of Monterey given in our sketch, was built for the use of the soldiers stationed at the presidio to guard the missionaries in their work of prosylitizing and colonizing. The walls are of buff colored sandstone and are still in a good state of preservation. The front is probably one of the most architectural of the old Spanish buildings in California. The bell tower still remains as originally designed, despite the tempting offer of the padres crow bar, and we trust that long may the hand of time and the curio gatherers be kept from off it. So also the hand of the architect who sees no architecture but Renaissance no building but Gothic, no orthodoxy but his 'doxy and above all the worker in cement, who would apply his filthy compound to everything as if there were no other material in the wide world so good as his, simply because he is familiar with the one and unfamiliar with the others.

Sant Inez of which is given the plan and perspective view in the text, is situated in one of the most sylvan of California's valleys. Close by, the name of Los Olives proclaims it to be exceedingly fertile and as we drive to the Mission, the stumps of old olive trees with young ones coming up between, reminds us that perhaps a hundred years ago these trees produced the fruit from which was squeezed the oil of anointing unto the savory dishes of the fathers. Sant Inez is in most respects similar to San Miguel and requires little comment. The principal difference is in the bell tower which consists of a simple well projecting from the main building with openings near the top, in which hang the bells. Sleepy and silent they hang, for their spirits have gone forth on their several journeys of prodigality and have not yet returned, but they will come again anon. Meanwhile, from the far end of the building the ringing anvil sings its iron song and tell us all about the age of steel; where once the Meophyte said his solemn prayer, the bellows roar and sparks of iron fly; and near the wall that shields the buried dead, an aged Spaniard sits among his stores, and counts the profit of his daily sale, while from the field where chattering harvester like lightnings flash, quick shears the drooping heads of whitened grain, the laborer returns to eat his mid-day meal, to talk of prices, pools, and freight by rail and think the world encompassed by the hills that close him in, and heaven scarce higher than his shocks of grain, so near the earth his mind.

Tres, 1891.



COLORS AND LIGHT.

A German authority, in referring to the appearance of colors under artificial light, says that in gaslight neutral colors usually appear duller, while bright colors, especially yellow and red, increase in brilliancy. Ruby red and scarlet assume a fiery tone, cherry red is changed to ponceau and the latter into capuchin red; while capuchin red appears orange and orange gold yellow; corn yellow and straw yellow become paler, sulphur yellow has a faded, whitish look, and canary yellow loses its yellow tone and becomes brighter. Salmon rose appears almost white. Purple rose becomes dull, and of all the paler rose colors only solferino becomes brighter. Silver gray becomes brighter and assumes a slight rose cast. It is the only gray which gains in brightness. The blue gray tones, pearl gray mixed with blue or blue gray with pearl, lose both brightness and fire, without, however, becoming unsightly. This is also the case with raven black and all blue shadings.

Pale blue appears gray, sky blue remains blue but loses all lustre, dark blue turns blackish and turquoise becomes dull and watery. Pure yellowish green remains fiery but becomes darker. Apple green changes into emerald. Bluish white becomes unpleasant to the sight and loses its lustre, but yellowish white increases in fire. Pale violet, bluish violet and lilac become opaque and lose all effect. Violet red becomes more fiery, but all other violets lose their tone and appear brown or black.

Maroon, otter marine blue, coffee brown, retain much of their brightness if placed beside each other, and consequently excellent effects may be produced by placing upon paler colors darker shades as coverings, in the form of dots, borders, stripes, or other decorative forms.—*The Hub.*

A RULE AS TO COLOR.

An artist's rule as to color, says a contemporary, is: Choose carefully only those tints of which a duplicate may be found in the hair, the eyes or the complexion. A woman with blue-gray eyes and a thin, neutral-tinted complexion, is never more becomingly dressed than in the blue shades in which gray is mixed, for in these complexions there is a certain delicate blueness. A brunette is never so exquisite as in cream color, for she has reproduced the tinting of her skin in her dress. Put the same dress on a colorless blonde and she will be far from charming, while in gray she would be quite the reverse. The reason is plain—in the blonde's sallowness there are tints of gray, and in the dark woman's pallor there are always yellowish tones, the same as predominate in the cream-colored dress. Women who have rather florid complexions look well in various shades of plum and heliotrope, also certain shades of dove gray, for to a trained eye this color has a tinge of pink which harmonizes with the flesh of the face. Blondes look fairer and younger in dead black, like that of wool goods or velvet, while brunettes require the sheen of satin or gloss of silk in order to wear black to advantage.—*The Hub.*

ILLUSTRATIONS

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 residence to be erected for Major Mc Laughlin at Santa Cruz is from the design of Mr. Thomas Walsh, architect of this city.

The building is a two story frame with cellar and attic built upon a rubble foundation. The first story contains a large reception hall, parlor, billiard room, den, reception room and dining room. The kitchen is located on line with principal floor and is one story in height, with large ventilator extending through roof in tower shape and is disconnected from dining room by a large pantry containing a fire proof vault and from the front of building by the rear hall a lavatory is placed under main stairs accessible from reception hall, billiard room and west veranda.

The main entrance is located centrally at front of building and a porte-cochere is placed on the east side entering into reception hall. The second story contains five chambers and two bath rooms. The servants' rooms, trunk room etc., are located in attic. The observatory can be entered from the attic and from the upper story of the tower. The building will be thoroughly ventilated and heated with the hot water system.

The light and elegant wire bridge to be erected in Golden Gate Park over a depressed road-way, is from the design of John A. Robling and Sons. The span proper is 60 feet. Total length, 140 feet, width 23 feet, clear between rails. Capacity of bridge, 2450 pounds per lineal foot of bridge.

Cables of galvanized steel wire 2½ inches in diameter saving a breaking strength of 200 tons each.

They are fastened at ends to concrete anchorages in such a manner as to allow for adjustment.

The top of floor will be 17 feet above the driveway and will save a grade of three feet from the center towards the end of bridge.

The floor will consist of 12 inch steel beams suspended from cables by means of iron suspenders, and braced transversely with iron rods.

An iron railing is fastened to these beams rigidly at each side.

The railing will be extraordinarily strong so as to help in distributing concentrated loads, and will be ornamental at the same time. At each end of railing will be an ornamental lamp post.

The bridge is supported by two steel towers, each consisting of eight columns. These latter are framed together in a most substantial manner and the necessary braces and brackets will be of very ornamental design.

The tops of towers will hold suitable flagpoles. The towers will rest on solid concrete piers.

F. A. Koetitze is the engineer.

The old church Monterey is from sketches by Tres, our special correspondent.

The corner in the Dining room is from Clarkson Swain, Architect of this City.

The Ben Lomond Hotel, by S. Newsom Architect, is from a drawing by C. Corrigan.

BOOKS & PERIODICALS

Academy Architecture and Annual Architectural Review for the years 1890 and 1891—7½ by 10 inches—edited by Alex. Koch, architect. Published by special permission and for sale by William Mueller, 695 Broadway, New York, or through this journal. Price, $2.50 per copy. This Review contains a large number (100 or more) reproductions by line or half tone photo-type selections of the most prominent architectural drawings hung at the Royal Academy Exhibition, or the most interesting architectural subjects carried out or designed during the last few years in the principal cities of Europe. The year 1891 is the third issue of this Review, and each issue presents in a concise, neat and applicable form a large amount of matter interesting and valuable to architects, draughtsmen, designers, etc., as well as to students and lovers of art in general. We know of no other book which contains so much useful material to assist the architect compiled in such a condensed form and so easily accessible. This is a work that every architect should have.

The Metal Worker Essays on House Heating. The book contains the principal efforts submitted in the celebrated Metal Worker competitions in house heating. A brief account of these contests is given in the introductory chapter, and the names and addresses of the prize winners are also mentioned.

We are disposed to consider this volume one of the most valuable books extant on house heating, for the reason that it presents the particular ideas of different men who are actively engaged in the work described. It is not a mere theoretical discussion of principles, but instead it contains accounts of how different men would do the same work under like conditions, and also of how the same results may be accomplished by different means. The opportunity of contrasting the several different systems of house heating now in common use which is presented, is not the least important feature of the work. The price is $2.50.

"Hello! Adolphus, what style do you call that new house of yours?"

"I don't know; the architect calls it the Eastern Craze."

"It is not at all beautiful."

"It was not intended to be."

CUPID.

Cupido, a celebrated deity among the ancients, god of love, and love itself. There are different traditions concerning his parents. Cicero mentions three Cupids; one, son of Mercury and Venus; another, son of Mercury and Diana; and the third, of Mars and Venus. Plato mentions two; Hesiod, the most ancient theogonist, speaks only of one, who as he says, was produced at the same time as Chaos and the earth. There are, according to the more received opinions, two Cupids, one of whom is a lively ingenious youth, son of Jupiter and Venus; whilst the other, son of Nox and Erebus, is distinguished by his debauchery and riotous disposition. Cupid is represented as a winged infant, naked, armed with a bow and a quiver full of arrows. On gems, and all other pieces of antiquity, he is represented as amusing himself with some childish diversion. Sometimes he appears driving a hoop, throwing a quoit, playing with a nymph, catching a butterfly, or trying to burn with a torch; at other times he plays upon a horn before his mother, or closely embraces a swan, or with one foot raised in the air, he, in a musing posture, seems to meditate some trick. Sometimes, like a conqueror, he marches triumphantly, with a helmet on his head, a spear on his shoulder, and a buckler on his arm, intimating that even Mars himself owns the superiority of love. His power was generally known by his riding on the back of a lion, or on a dolphin, or breaking to pieces the thunderbolts of Jupiter.

Among the ancients he was worshipped with the same solemnity as his mother Venus, and as his influence was extended over the heavens, the sea and the earth, and even in the empire of the dead, his divinity was universally acknowledged, and vows, prayers and sacrifices were daily offered to him. According to some accounts, the union of Cupid with Chaos gave birth to men, and all the animals that inhabit the earth, and even the gods themselves were offsprings of love, before the foundation of the world. Cupid, like the rest of the gods, assumed different shapes; and we find him in the Æneid putting on, at the request of his mother, the form of Ascanius; and going to Dido's court, where he inspired the queen with love.

NOTES & COMMENTS.

We are indebted to the Pacific Lumberman, and Electrician for the following article which is so much to the point that we reproduce it here:

The *Electrical Review* says the word "electric" is perverted to base uses. "To the uninitiated, the *hoi pollio*, this word carries a world of mysterious, subtle and powerful meaning. We see extensively advertised the merits of electric hair-curlers, electric soap, electric tooth brushes, electric knife sharpeners, and hundreds of others. This is a swindling prostitution of a noble word, to help the sale of articles not connected in any manner with anything electric. The cure for this lies in the education of the public in matters electrical, so that they may know of their own knowledge what to trust, and what to avoid, when they see or read about anything 'electric.'"

We remember a year or two ago, when the California Electric Society was being organized, a notice was put in the different dailies, asking those interested in electrical matters to meet at a certain hall. When the evening came the hall was well filled, but many present looked like cranks that had made their escape from some asylum. They turned out to be "electric doctors," "Electricians," as they called themselves, who had been attracted by the word electrical.

There is another class of men that misuse the word. They are the bell-hangers who advertise themselves as "Electricians."

And lastly we have the men who, having oiled a dynamo for a few months, come out as full fledged "Electrical Engineers" and "Experts."

It is unfortunate that such a good word should be put to such base uses, but so long as the world is filled with fools who believe what they hear, but do not understand, the evil will go on unchecked.

A CITY DWELLER'S WISH.

I love the leaf of the old oak tree,
I love the gum of the spruce,
I love the bark of the hickory,
And I love the maple's juice.

On the walnut's grain I fondly dote,
On the cherry's fruit I'd dine,
And I love to lie in a narrow boat,
And scent the odor of pine.

Ah, me! how I wish some power grand
Would invent some single tree
With all these points well developed, and
Would send that tree to me.

I'd plant it deep in the jardiniere
That stands in this flat of mine;
I'd give it the sweetest, tenderest care,
And water its roots with wine.

—*John Hendrick Bangs, in Harpers.*

The Odd Fellows of Chicago are inspired with the noble ambition to paralyze the foreign visitors to the World's Fair with the biggest and most hideous office building in the world. So they have laid their plans for the construction of what they call a "Temple," in the form of a tobacco warehouse with a sugar refinery and three State Prisons on top of it, the whole surmounted by an insane asylum and capped with a factory chimney with windows in it and a church steeple on top. The entire delirium is to be thirty-four stories high, and the peak of the steeple is to be 556 feet above the ground—just a foot higher, it will be observed, than the Washington Monument. If it were a foot lower the Chicago Odd Fellows would feel that they had lived in vain. When foreigners witness this triumph of American taste they will stop asking why we put a duty on works of art.

San Francisco News Letter.

The new Swimming Baths at Sacramento have been opened. The scheme has been brought to final completion by an association composed of public-spirited residents. The *Sacramento Union* has worked arduously to enlist public enterprise in the work, with the result that the city of Sacramento now has the most complete swimming bath on the Coast. This must be highly gratifying to the *Union*. Many of the interior towns will, in the future, profit by the articles that have heretofore appeared in the columns of that paper on the subject of swimming baths.

The woods chiefly used by the Greeks and Romans were the cedar, ash, oak, yew, lotus, citron and ebony.

There is nothing like experimental facts; they are irresistible when properly conducted, and outweigh mere theories.

Mr. Lovell has entered into a co-partnership with Mr. J. M. Wood. They are the architects for the new theatre at Stockton. Mr. Wood is well and favorably known on this Coast, he having designed the California Theatre in this city, and during the past and present season designed and superintended the extensive alterations of the Palace Hotel.

NOTICE OF MEETINGS.

San Francisco Chapter, American Institute Architects, meets second Friday of each month at Academy of Sciences Building.

Geo. H. Sanders, Pres. Oliver Everett, Vice-Pres.
Geo. A. Boardwell, 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. E. C. Worden, Vice-Pres.
Ira Fancher, 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 regular monthly meeting of the San Francisco Chapter of the American Institute of Architects was held Friday evening, Sept. 11th. Reports for the past year were received from the officers. These reports showed a marked increase of the funds in bank and in the hands of the treasurer. The election of officers resulted in the choice of Geo. H. Sanders, President; Oliver Everett, Vice-President; Geo. A. Boardwell, Secretary, and John M. Curtis, Treasurer, (re-elected.) For Trustees, G. W. Percy, W. J. Cuthbertson, John Wright, H. T. Bestor and Seth Babson. The new officers were installed in their regular places. If the Chapter had some more accessible hall for meetings than at present, there appears no reason why the coming year should not be an active and interesting one for the association.

Lucol as a paint oil has lately come into the market as an entirely new invention calculated to supersede the old linseed oil. Professor A. W. Jackson, Vice-president of the American Lucol Company, at various meetings addressed the Chapter of Architects, the Technical Society, and the Master Painters of this city on the merits and advantages of the new oil. The principal points of advantage in the use of Lucol is summed up in the following notes from the addresses before the societies.

Mr. Jackson stated that Lucol was not introduced as an "adulterant" for linseed, neither was it "just as good," but in all respects better, and that where linseed oil should be used to reduce the Lucol, the linseed oil would occupy the position of an adulterant to the extent of the inferior oil used.

The professor mentioned some twenty or more points of superiority that Lucol possessed over linseed oil as a paint oil.

1st. Color—good and clear.

2d. Smell—not disagreeable, but has the odor of the gum and whatever solvent may be used.

3d. Permanence for the gum, which has been tested for some five years.

4th. Body—good; the gum gives the body, which is dissolved in a volatile solvent, and can be made thick or thin by grading the quantity of each.

5th. Dries quick or slow. By the use of certain light solvents, it can be made to dry quickly, when, if the heavier solvents are used, it becomes a slow dryer. As prepared at the factory, the solvent is graded to the required density to form the drying qualities about the same as linseed oil.

6th. Holding up quality. The body holds the pigment throughout the whole drying process.

7th. Bearing out qualities, viz: Not to sink into the wood, leaving the pigment without a binding material. With this material the solvent may sink into the wood, but the gum retains and holds the pigment in place.

8th. The oil can be made to dry as hard or soft as desired.

9th. The adhering quality of Lucol has proved superior to linseed oil, where painting has been done on adjacent buildings at the same time with both oils.

10th. Thinner. "Turps" or alcohol can be used, but the best thinner to use is the manufactured or prepared oil for this purpose. Petroleum properly distilled, such, for instance, as the best grades of lamp oil, do not deteriorate the Lucol oil, except so far as it thins the oil; therefore it carries less gum per square foot of surface covered. Linseed oil can be used as a thinner if desired.

11th. Effect on pigments. It does not affect the tints of the most delicate colors, and will readily mix with white lead, zinc, or any other pigment.

12th. Gloss—It holds its gloss remarkably well when used at the proper degree of thickness. When much reduced the gloss disappears proportionately within certain limits. From fifteen to twenty per cent. of thinner can be used without diminishing the gloss, but thirty-three per cent. gives an egg-shell gloss, while forty per cent. "flats" it entirely.

13th. Retains the brightness of the tints for a longer time than when linseed oil is used.

14th Quantity of pigment to the gallon of oil is less than other oils, for the reason that the gum of the Lucol being left on the surface, it holds the pigment more in mass, the density being thereby increased.

15th. Freedom in spreading. Where the pigment is mixed in the same proportion of pigment to oil as is usual for linseed oil the Lucol works a little tough, this can be remedied by the addition of the proper thinner.

16th. Blisters less than linseed oil. It has in itself no blistering qualities. Lucol dries from the bottom outward, while linseed oil dries from the outside, forming a skin subject to blisters. It withstands the weather effects of heat and cold without blistering.

17th. Does not crack on account of the elasticity of the gum.

18th. Its washing qualities are of the first order; it behaves differently from linseed oil and is not affected by the use of caustic lyes of the washing solutions.

19th. Wears longer, and does not chalk or peel off; it simply wears out by the natural wear of the elements.

20th. Can be "flatted" by the addition of the thinners before mentioned.

In our next number we shall refer to the subject again; giving something of the constitution of the oil.

TENDERS TO BE RECEIVED.

Sealed Proposals will be received at the office of the Supervising Architect, Treasury Department, Washington, D. C. until 2 o'clock P. M. on the 25th day of September, 1891, for all the labor and materials required for the approaches to the U. S. Court House and Post Office building at Statesville, N. C., in accordance with the drawing and specification, copies of which may be had on application at this office or the office of the Superintendent at Statesville, N. C.

Each bid must be accompanied by a certified check for a sum not less than two per cent. of the amount of the proposal.

The Department will reject all bids received after the time

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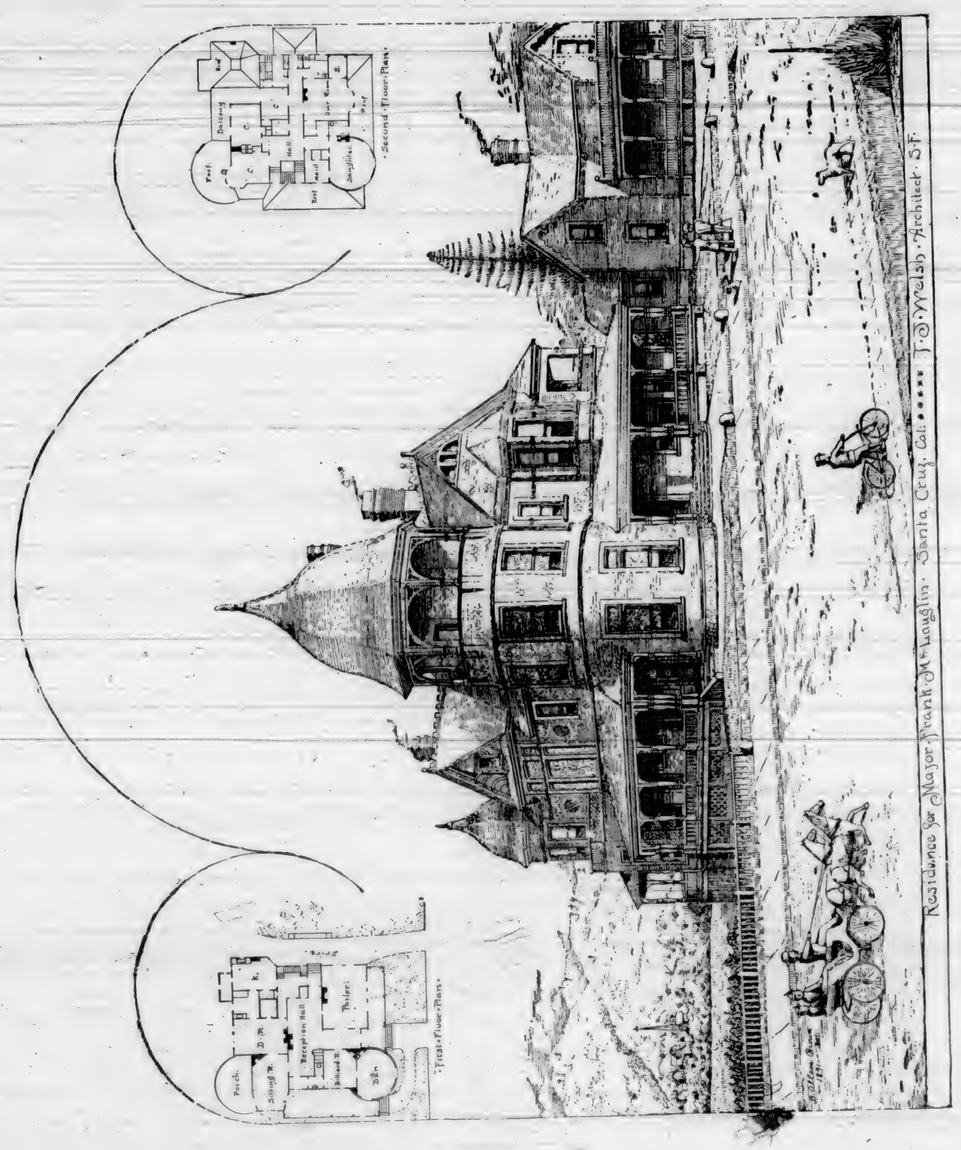
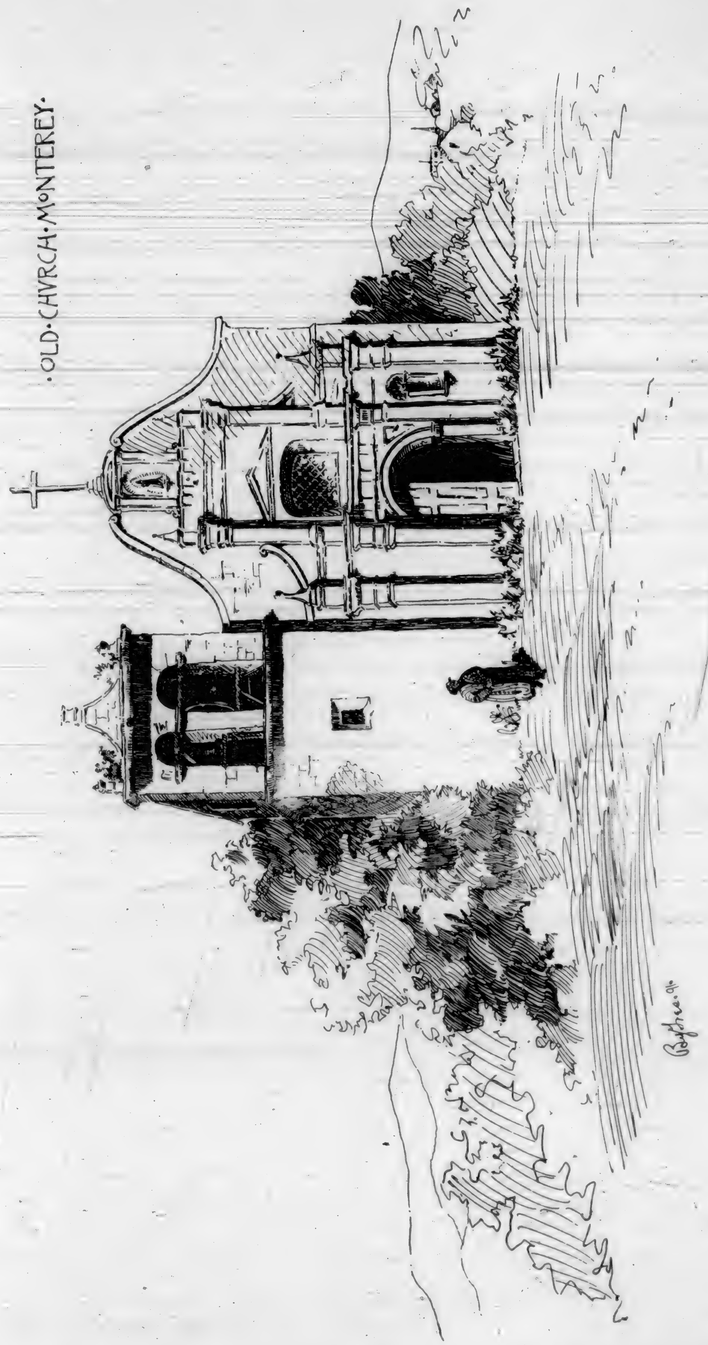
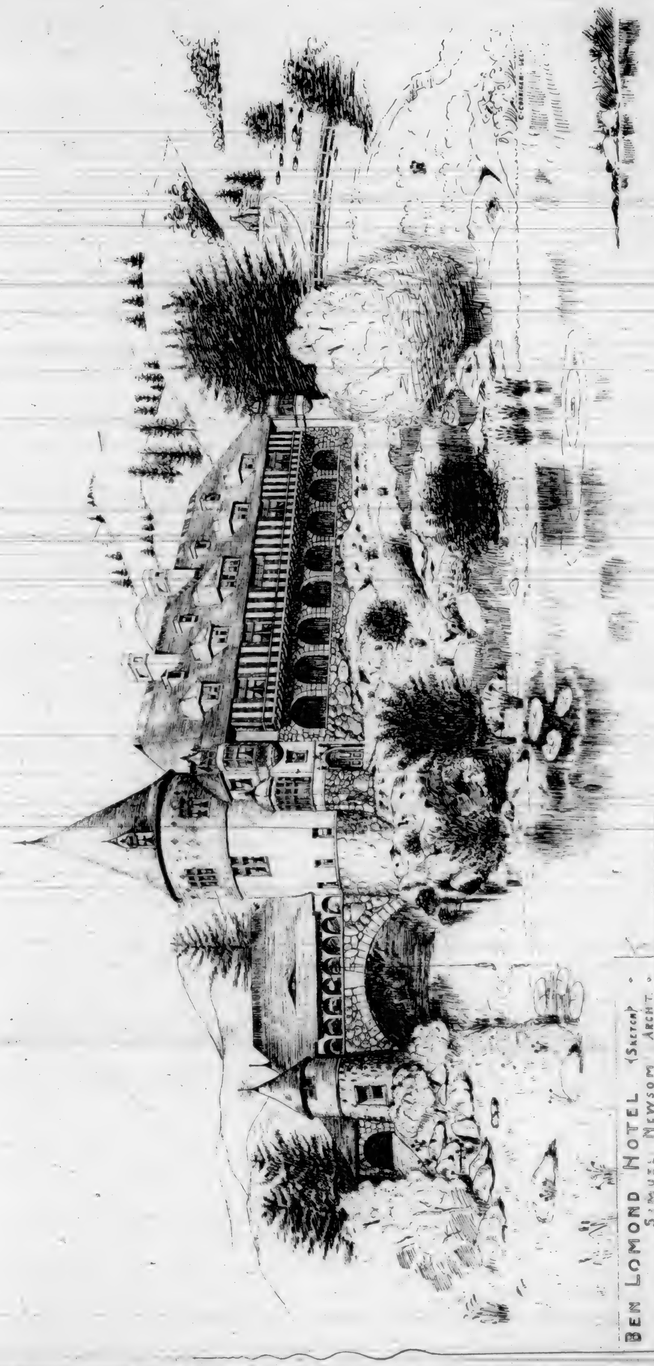




OLD CHURCH MONTEREY



BEN LOMOND HOTEL (Sketch).
SAMUEL NEWSOM ARCHT.

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