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 the Approaches to the U. S. Court House and Post Office Building, Statesville, N. C." and addressed,

W. J. EDBROOKE,
August 28th, 1891. Supervising Architect.

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 September, 1891, for all the labor and materials required for the iron stairs, iron works, &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 a sum not less than two per cent. of the amount of the proposal.

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, "Proposals for Iron Stairs, Iron Works, &c., for the U. S. Court House, Post Office, &c., building at Denver, Colo." and addressed to,

W. J. EDBROOKE,
August 27, 1891. Supervising Architect.

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 6th, day of October 1891, for all the labor and materials required and fixing in place to complete the Low-pressure, Return-circulation, Steam Heating, and Ventilating Apparatus, Power Boiler, Pumps, &c., in the U. S. Custom House &c., Building at Galveston, Texas, in accordance with the drawings and specifications, copies of which may be had on applications at this office or the office of the Superintendent at Galveston, Texas.

Bids will also be considered for any other system of heating and ventilating in lieu of the above and parties proposing to supply such must submit with their proposal plans and full specification for same.

Each bid must be accompanied by a certified check for a sum not less than 2 per cent of the amount of the proposal.

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 and meaning of this invitation, or for any heating and ventilating apparatus not satisfactory to this Department.

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for the Low-pressure, Return-circulation, Steam Heating and Ventilating Apparatus, (or otherwise, as the case may be) Power Boiler, Pump, &c., for the U, S. Custom House, &c., Building at Galveston, Texas", and addressed to,

W. J. Edbrooke,
Supervising Architect.

BUSINESS MOSAICS.

J. Browell, who has been so long and favorably known as a builder of patent chimneys has an excellent display of his appliances at the Fair of the Mechanics Institute. Mr. Browell's chimneys are constructed in accordance with the most approved scientific knowledge of the day. The method of ventilating the space between the inner and outer pipes reduces the expansion and contraction from the effects of heat and cold—thus forming a chimney having the element of safety in a greater degree than a brick chimney. So far as regards earthquakes and storms, the Browell Chimney is the safest. On soft or "made" ground the liability to cause an unequal settlement is diminished on account of their lighter weight than brick chimneys. These chimneys can be enclosed with walls and plastering, or they can be made quite ornamental as can be seen on some of those on exhibition. Mr. Browell being a practical and observing man, his chimneys are kept up to all the requirements of the times as the best that can be made, not just as good, but the best.

Architects and house-keepers have an excellent opportunity to examine into the merits of gas as it relates to cooking and heating, as exhibited at the exhibition at the Mechanics Fair, by the San Francisco Gas Company. With all the economic features as heretofore used, the present exhibition shows many improvements, more especially in the forms and adaptability to the requirements. The gas is so mixed with air as to make a more perfect combustion consequently a blue, smokeless hot flame with no dirt or soot, and no smell or contamination of the atmosphere of the room. Food cooked by the gas fire is more palatable than when cooked by the coal fire. Open gas fires for heating have already taken the place of many of the old style coal fires with their accompanying dirt, smoke and soot. Almost every house at present building is arranged for gas to be applied for all heating purposes. Bath rooms, sinks, laundry tubs, etc., can now be supplied with small instantaneous water heaters thereby dispensing with the cumbersom boiler as heretofore. All interested persons should examine these stoves and heaters at the Fair or at the Company's show rooms at 16 Post street.

AS TO METALLIC LATH.

The Cincinnati Corrugating Company are to be congratulated on the very large increase in the use of their metallic lath this season. They write us that the building public are now thoroughly aroused to the fact that it is the most effective, practical and satisfactory article of the kind that had ever been placed on the market.

Among the merits of this lath might be mentioned the fact that it is very rigid, yet easily adapted to specially formed surfaces; it is very easily and rapidly applied, while the peculiar formation gives an unequalled bed and key for the mortar.

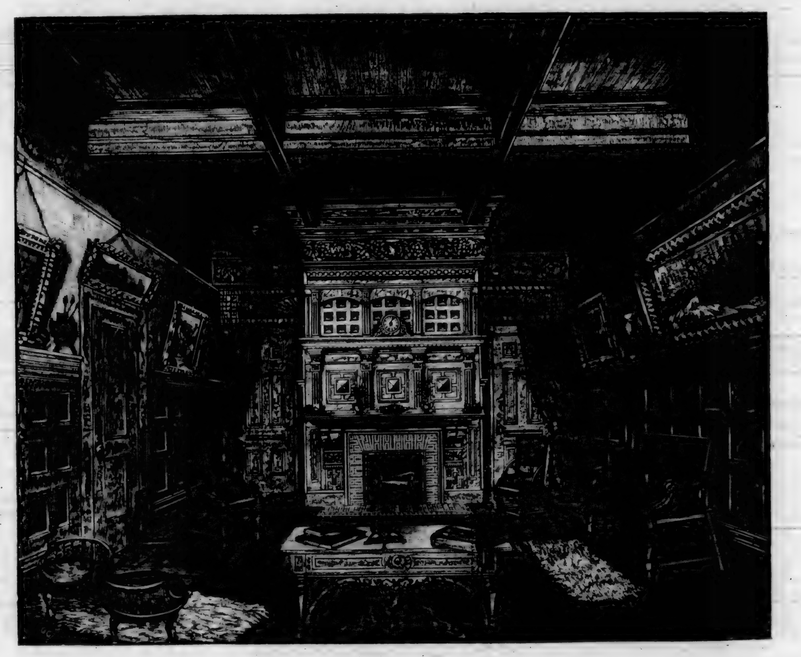
Another point the company call attention to is the great saving in insurance. Recently the underwriters of St. Louis have issued a manifesto on the subject. They say that to be ranked as first-class construction and to get the best rates, iron lath, or an equally good style of construction must be adopted and neither wooden lath nor wooden furring will be admitted. In the case of one large public building recently erected in Cincinnati, the committee decided to use wooden lath on the score of "economy," thus reducing the building to the class known among the insurance men as "ordinary construction." It is estimated that had they used the Corrugating Company's Metallic Lath, as they thought of doing, thus making it class as "superior construction," the saving in insurance in five years would have more than paid the difference.

In addition to the United States Government Building, one of the finest in the country, this lath has been adopted in the construction of the Carew Building, the City Hall, Odd-Fellows Temple and other first-class edifices of Cincinnati.

The Cincinnati Corrugating Company are at all times ready to give information as to this as well as their other products, and will promptly mail samples, estimates, etc. They should be addressed at Piqua, O.

Veneers of California Red Wood have become famous wherever known throughout the world, and the display at the Mechanics Fair of the California Veneer Works, R. P. Hurlbut, Manager, 539 to 563 Brannan street, this city, shows many handsome specimens of this ornamental wood that rival in beauty the fine woods that are imported at great expense. These red wood curls are in all shades from the most delicate pink to the dark hue of mahogany, clouded, undulating and curled, feathery, speckled, sprayed, the markings and shades merging into one another giving a rich harmonious combination of tones which in the hands of the artist and designer is susceptible of being treated in a manner pleasing to a refined taste. The accompanying cut shows the business office of the works on Brannan street, and is entirely fitted up with red wood in great variety of beautiful shades. These works also prepare veneers, lumber or logs of mahogany, primavera and Spanish cedar.

Wire lathing has been steadily growing in public favor since its introduction some years ago. The disadvantages which generally attend new things have been remedied and as at present manufactured the Roebling Standard Fire Proof Wire Lath has no superior in the market. It may be applied to studding or joists and the proper stiffness maintained by the stiffening bars. It can be supplied directly to brick or terra cotta walls and ceilings, without furring, and yet have sufficient air space to prevent dampness. It is easily applied, gives a good key to the mortar and is not subject to damage by reason of the expansion by heat or the contraction by cold. With this lath the plastering fills the space between the wall and wire lath as well as the coating over the face, therefore, the wire cloth is imbedded in the body of the plastering in which form it presents the best fire resisting material for this work to be had.



THE CALIFORNIA VENEER WORKS.

(Showroom 563 Brannan Street.) R. P. HURLBUT, Manager.

If you are inclined to be ill tempered and petulant you want a Blount Door Check. If you are inclined to be careless and inconsiderate about fastening the windows, you want a Giant Sash Lock. Weatherly, Jardine & Co., 132 Market street, are the agents for both of the useful articles mentioned as well as many other improved appliances.

The California Architect and Building News is a practical journal published by an association of architects, and in the interests of architects and others connected with the building trades.

John Mallon, the Pioneer Ornamental Glass Worker, has some beautiful art glass in the exhibition at the Mechanics Fair. The work is of a high grade, the coloring bright and clear and blended for figure work gives the appearance of life itself.

We have lately had some blue prints made by Edward Denny & Co., 418 Montgomery street, which were very fine copies. Mr. Denny also makes black prints that surpass anything yet to be had. This firm has a large stock of architects' and draughtsmens' materials including some late novelties.

A LARGE ELECTRIC GENERATOR.

Our fine illustration is of the 120 h. p. Dynamo built by the Electrical Engineering Co. of San Francisco, for electric power transmission and distribution purposes.

Such dynamos are located at the electric power central station, and are driven by belts from the engine or other course of power. The electricity so generated is conveyed by wires to the electric motors in various localities;—often miles away.

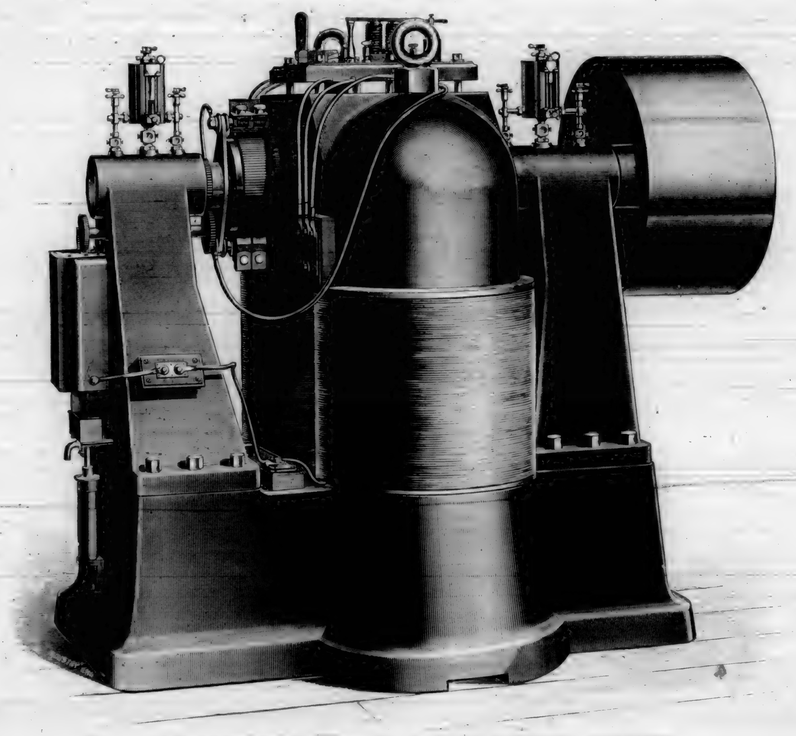
For instance:—The motors exhibited by the Electrical Engineering Co. at the present Mechanics Fair are part of twenty-three upon one electric circuit which is seven miles long.

The Electrical Engineering Co.'s dynamos and motors are made of all sizes and for all purposes which require the generation of electricity and its utilization.

These machines are especially valuable to the architect and builder, on account of the assistance they do and can give in operating their tools and elevators.

The Pullman Sash Balance is one of those especially useful articles that the manufacturers are continually adding from time to time little improvements to their balance which keeps it in advance of all other methods. This balance does not require box frames. A metal tape is used as an attachment to the sash and winds or unwinds on a drum which is moved by the aid of a spring which winds or unwinds as required to balance the sash.

The springs are of the best steel obtainable, and work in steel boxes and frames to avoid the danger of breakage which would exist by the use of cast iron. The tape is not of cotton or iron, but made according to the latest method for Aluminum metal, which promises to surpass all other forms of metal for this purpose, on account of its adaptability to the varying conditions it being strong, tough and pliable, yielding easily to the movement of the pulley. This Pullman spring and tape has been put into a form adapted to use as a door spring which is simple, light, strong and complete.



120 HORSE-POWER DYNAMO FOR ELECTRIC POWER TRANSMISSION.

The Board of Supervisors have purchased 10,000 feet of the "Eureka" Cotton Rubber Lined Fire Hose. Last month they purchased 5,000 feet, and they will probably make another purchase of 5,000 feet in a short time. This hose is of the same construction and manufacture as the well known "Paragon" Cotton Fire Hose, but is heavier and calculated for fire service in the business and manufacturing districts of large cities. W. T. Y. Schenck of this city is the agent for this Coast.

Large silvered amalgam plates 5x8 feet are on exhibition at the Mechanic's Fair. These plates are for saving the fine gold in mining operations, and were manufactured by E. G. Denniston at his plating works 653 and 655 Mission street, this city. It may not be generally known that old plated ware for household use can be replated and made to appear the same and at a price much less than new goods. Mr Denniston makes a specialty of all kinds of plating, either new or old.

CITY BUILDING NEWS.

Alabama near 20th. To build; owner, Ben Schloss; architect, A. J. Barnett; contractor, Frank Williams; surety, $770; cost, $3,240; signed, August 7; filed, Aug. 8; payments $1000, rustic and rough boards on; $760, brown mortared; $700, completed; $830, 35 days.

Beale near Harrison. To complete work on building; owner, Geo. Middlemas; contractor, J. P. Shepard; surety, $3148.50; cost, $3148.50; signed, Aug 6; filed, Aug 7; payments, $629.70, frame up, $629.70, ready for plastering; $629 70, white coated; $629.70, 35 days.

Broadway and Gough. Plumbing; owner, David F. Walker; architects, Smith & Freeman; contractor, Richard Rice; cost, $1010; signed, Aug. 15; filed, Aug. 17; payments, $380, rough plumbing in; $400, completed; $260, 35 days.

Broderick near Pine. To build; owner, Alex. Gibbons; architect, M. J. Welsh; contractor, Michael Walsh; surety, $1860; cost, $7140; signed, Sept. 3; filed, Sept. 3; payments, $1860, frame up; $1860, brown mortared; $1860, completed; $1860, 35 days.

Broderick and 14th. Carpenter work, etc.; owner, Jas. M. Moran; architect, W. H. Lillie; contractor, John H. McKay; surety, $950; cost, $3850; signed, Aug. 14; filed, Aug. 18; payments, $712.50, frame up; $712.50, brown mortared; $712.50, standing finish on; $712.50, completed; $950, 35 days.

Bryant and 3rd. Carpenter work; owner, J. H. A. Kurtz; architect, J. J. Clark; contractor, John G. Adams; cost, $4050; signed, Aug. 10; filed, Aug. 11; payments, $1000, frame up; $1000, brown mortared; $1000, completed; balance, when owner is satisfied.

Bush Between Gough and Octavia. Carpenter work etc.; owner, Annie Brandt; architect, H. C. Maxy; contractor, Jas. O'Brien; surety, $3000; cost, $12000; signed, Aug. 24; filed, Aug. 25; payments 75 per cent. as work progresses; 25 per cent. 35 days.

Bush near Powell. Brick work etc; owner, L. A. Berteling; architects, Copeland and Pierce; contractor, J. Wagner; cost, $5500; signed, Aug. 14; filed, Aug. 24; payments, $1000, excavations completed; $1400, brick work ready for first story joists; $1100, chimneys built; $825, completed; $1375, 35 days.

Bush near Powell. Carpenter work; owner, L. A. Berteling; architects, Copeland and Pierce; contractor, M. C. Lynch; cost, $19400; signed, Aug. 8; filed, Aug. 24; payments, $3500, frame up; $3000, brown coated; $3000, white coated; $3900, ready for painter; $1500, completed; $4850, 35 days.

Bush near Powell. Painting; owner, L. A. Berteling; architects, Copeland and Pierce; contractor, B. Bradley; cost, $1345; signed, Aug. 8; filed, Aug. 24; payments, $300, exterior primed; $800, two coats on exterior and interior; $208, completed; $337, 35 days.

Bush near Powell. Plumbing; owner, L. A. Berteling; architects, Copeland and Pierce; contractor, H. Williamson; cost, $3124; signed, Aug. 8; filed, Aug. 24; payments, $562, rough gas and water pipes in; $1000, plumbing completed; $781, completed; $781, 35 days.

Capital near Sagamore. Carpenter work etc; owner, Jas. J. O'Brien; architect, Jas. E. Schulz; contractor, Jas. E. Schulz; cost, $1290; signed, July '91; filed, Aug. 26; payments, $5.0, frame up and rustic on; $300, brown coated; $300, white coated; $300, 35 days.

Clay near Buchanan. Brick work; owner, Chas. L. Watson; architects, Percy and Hamilton; contractors, Richardson and Gale; cost, $2385; signed, July 9; filed, Aug. 31; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Clay near Buchanan. Cabinet work; owner, Chas. L. Watson; architects, Percy and Hamilton; contractor, C. Boller; cost, $7200; signed, July 15; filed, Aug. 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Clay near Buchanan. Painting; owner, Chas. L. Watson; architects, Percy and Hamilton; contractors, Fraser and Keefe; cost, $1035; signed, July 9; filed, Aug. 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Clay near Buchanan. Plastering etc.; owner, Chas. L. Watson; architects, Percy and Hamilton; contractor, D. O'Sullivan; cost, $1300; signed, July 9; filed, Aug. 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Clay near Buchanan. Plumbing etc.; owner, Chas. L. Watson; architects, Percy and Hamilton; contractor, W. F. Wilson; cost, $2133; signed, July 9; filed, Aug. 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Clay near Filmore. Alterations; owner, Jas. Nordman; architect, J. C. Newsom; contractor, Peter Jubinville; cost, $2227; signed, Aug. 10; filed, Aug. 12; payments, 75 per cent. as work progress; 25 per cent., 35 days.

Clay and Laurel. Sashes, doors etc.; owner, W. E. Lane; architect, J. Cather Newsom; contractor, Golden Gate Plng. Mill; cost, $1220; signed, Aug. 20; filed, Aug. 21; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Connecticut and Colusa. To build; owner, Frederick Hampe; architect, Fred. B. Wood; contractor, A. C. Hansen; cost, $1615; signed, Aug. 12; filed, Aug. 14; payments, $212, brick foundation completed; $600, first coat mortar on; $400, completed; $403, 35 days.

Connecticut near Napa. To build; owner, Martin Leonard, contractor, R. O. Davis; cost, $1650; signed, Aug. 27; filed, Aug. 28; payments, $350, rustic on; $300, brown coated; $300, white coated; $800, completed; $400, 35 days.

Dame, near 30th. To build; owner, Kate Hilton; architect, E. A. Hermann; contractor, Henry A. Muller; cost, $1805; signed, Aug. 21; filed, Aug. 24; payments, $550, rough plumbing done; $350, exterior work completed; $450, completed; $455, 35 days.

Douglass, near 23d. To build; owner, John J. Barry; architect, Henry Kruse; contractor, Henry Kruse, cost, $1600; signed, Aug. 23; filed, Aug 24; payments, $400, frame up; $400, brown coated; $400, completed; $400, 35 days.

Dramont and 19th To build; owner, Pierre Cames; architect, Chas. M. Rosseau; contractor, Louis Medus; surety, $3000; cost, $5500, signed, Aug. 27; filed, Aug. 28; payments, $1378 framed; $1375, brown coated; $1575, completed; $1376, 35 days.

Duncan, between Sanchez and Church. To build; owner, D. H. Foley; architect, Geo. Latrouel; contractor, M. L. Bassett; cost, $1493; signed, Aug. 12; filed, Aug. 17; payments, $500, brown mortared; $500, completed; $493, 35 days.

Eleventh, near Market. Grading, etc. owner, Church of the Advent; architects, Coxhead & Coxhead; contractor, Wald Tarp; surety, $3229; cost, $4305; signed, Aug. 20; filed, Aug. 26; payments, first day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Eleventh, near Market. Terra Cot a work; owner, Church of the Advent; architects, Coxhead & Coxhead; contractors, Union Pressed Brick Co.; cost, $8300; signed, Aug. 18; filed, Aug. 20; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Fifth and Folsom. Plastering; owner, W. H. Wickersham; architect, H. T. Bestor; contractor, King & Richardson; cost, $11 0; signed, Aug. 12; filed, Aug. 13; payments, $500, brown mortared; $325, completed; $275, 35 days.

Fillmore near Grove. Carpenter work; owner, Thos. Molloy; architect, Chas. J. Devlin; contractor, D. Chisholm; surety, $1200; cost, $4790; signed, Aug. 12; filed, Aug. 14; payments, $500, frame up; $500, roof on and enclosed; $75 , ready for plastering; $1000, mill work completed; $840, ready for painting; $1200, 35 days.

Franklin and O'Farrell. Painting; owner, J. J. Pendergrast; architect, T. J. Welsh; contractor, Fraser & Keefe; cost, $1165; signed, Aug. 13; filed, Aug. 18; payments, 1st & 15th day of each month 75 per cent. as work progresses; 25 per cent. 35 days.

Frederick & Masonic Ave. Stair work, etc.; owner, M. A. Fritz; architect, A. J. Barnett; contractor, Geo. R. Jesse; cost, $1009; signed, Aug. 19; filed, Sept. 1st; payments, $400, when risers, treads and strings are in; $354, completed, $255, 35 days.

Folsom near First. To build; owner, H. Matthews; architect, H. F. Bestor; contractor, W. H. Wickersham; cost, $6958; signed, Aug. 12; filed, Aug. 14; payments, 800, ready for main joists; $1000, walls ready for second floor joists; $1000, walls ready for ceiling joists; $1200, roof tinned and floors laid; $1220, completed; $1750, 35 days.

Folsom near 9th. To build; owner, Jos. Kelby; architect, P. A. Sioli; contractor, Allen Mac Donald; cost, $6940; signed, Aug. 22; filed, Aug. 22; payments, $1305, frame up; $1300, brown coated; $1300, white coated; $1800, completed; $1735, 35 days.

Geary and Octavia. Alterations and additions; owner, G. Kordmeyer; architect, P. R. Schmidt; contractor, J. J. O'Brien; cost, $2562.50; signed, Aug. 25; filed, Aug. 28; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Geary and Polk. Plumbing, etc.; owner, Cora A. Wallace; architect, R. H. White; contractor, R. A. Vance; surety, $1200; cost, $4770; signed, Aug. 26; filed, Sept. 2; payments, $1785, rough work in; $1785, completed; $1200, 35 days.

Geary near Stockton. To build; owner, Geo. Whittell; architects, Town end & Wyneken; contractor, J. W. Wissinger; cost, $9888, signed, Aug. 31; filed, Aug. 31; payments, $2500; when 2nd story ceiling joists are on; $2500, brown coated; $2416, completed; $2472, 35 days.

Geary near Stockton. Brick and stone work; owner, D. J. Brennan; architects Townsend & Wyneken; contractor. W. J. Wissinger; cost, $3100; signed, Aug. 31; filed, Sept. 2; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Guerrero bet. 17th and 18th. To build; owners, D. J. & H. A. Bassett; architects, Townsend & Wyneken; contractor, L. Arthur; surety, $1500; cost, $3750; signed, Aug. 21; filed, Aug. 22; payments, $1500, fr me up; $2250, 35 days.

Guerrero near 24th. To build; owner, J. O'Reilly; architect, M. J. Welsh; contractor, Richard Sinnott; surety, $800; cost, $3200; signed, Aug 19; filed, Aug. 20; payments, $600; frame up; $600, brown mortared; $600, white coated; $600, completed; $800, 35 days.

Green near Hyde. To build; owner, Peter Scully; architects, Shea & Shea; contractor, C. N. Smith; cost, $4300; signed, Aug. 4; filed, Aug. 7; payments, $806, rough frame up; $806, brown mortared; $806, hard finished; $807, completed; $1075, 35 days.

Green near Octavia. To build; owner, Winfried Jennings; architect, Alfred Gould; contractor, J. W. Hope; surety, $1200; cost, $3530; signed, Aug. 7; filed, Aug 17; payments, $500, foundations laid and lumber on ground; $500, rustic on; $500, ready for plastering; $500, plastering done; $600, inside finish on; $930, 35 days.

Haight, near Devisadero. To build; owner, J. R. Kropp; architect, J. R. Miller; contractor, J. F. Logan; cost, $5450; signed, Aug. 28; filed, Aug. 29; payments, $1021, frame up; $1021, brown coated; $1021, hard finished; $1024.50, completed; $1362 50, 35 days.

Haight, near Scott. Carpenter work, etc.; owner, Wm. Henney; architect, S. Hatfield; contractor, S. H. Kent; cost, $1700; signed, Aug. 24; filed, Aug. 28; payments, $637, first coat of mortar on; $638, completed; $425, 35 days.

Haight, between Steiner and Pierce. To build; owner, John T. Preddy; architect, John T. Preddy; contractor, Geo. Houston; cost, $1975; signed, Aug. 26; filed, Aug. 29; payments, $1000, frame up and rustic on; $1000, brown coated; $1725, completed; $1250, 35 days.

Harrison and 18th. Carpenter work; owner, M. Morgenthau; architects, Kenitzer & Kollofrath; contractors, Farrell & Bell; surety, $1700; cost, $6767; signed, Sept. 1; filed, Sept. 1; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Harrison and 18th. Iron work, etc.; owner, M. Morgenthau; architects, Kenitzer Kollofrath; contractors, Peacock & Butcher; surety, $8000; cost, $12,000; signed, Aug. 29; filed, Aug. 31; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Hayes and Baker. To build; owner, D. Roth; architects, Townsend & Wyneken; contractor, Geo. R. Lang; cost, $15,000; signed, Aug. 25; filed, Aug. 29; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Hyde, near Broadway. To build; owner, Cornelius Horigan; architects, Shea & Shea; contractor, E. W. Lewis; cost, $61 0; signed, Aug. 5; filed, Aug. 7; payments, $1158, rough frame up; $1158, brown mortared; $1158, hard finished; $1158, completed; $1138, 35 days.

Iowa near Nevada. To build; owner, John Coyle; architect, John Coyle; contractor, Wm. Bocardi; surety, $1000; cost, 1150; signed, Aug. 8; filed, Aug. 13; payments, $300, frame up; $300, brown mortared; $260, completed; $290, 35 days.

Jersey near Noe. To build; owner, Mrs. J. Goldsmith; architects, Townsend & Wyneken; contractor, S. T. Crawford; surety, $1000; cost, $2140; signed, Aug. 17; filed, Aug. 19; payments, $500, frame up; $456, brown mortared; $650, completed; $585, 35 days.

Jones, bet. Lombard & Chestnut. Carpenter work, etc.; owner, John G. Adams; architect, Robt. H. Daley; contractor, J. J. Scott; surety, $1850; cost, $1850; signed, Aug. 25; filed, Aug. 26; payments, $462.50, roof tinned, $462.50, brown coated; $462.50, completed; $462.50, 35 days.

Jones near O'Farrell. To build; owner, Mrs. C. J. Halphen; architects, B. McDougall & Son; contractor, Wm. Sinon; cost, $11,850; signed, Sept. 1; filed, Sept. 2; payments $1000, brick walls up and floor joists on; $2000, rustic on and roof tinned; $2,000, brown coated and gas and water pipes in; $2,500 1st. coat paint on; $1,373, completed; $2,957, 35 days.

Larkin near Bay. To build; owner, Giovanni B. Inguglia; architect, Chas. M. Rousseau; contractor, W. F. Fitzpatrick; surety, $2,000; cost $3,600; signed, Aug. 10; filed, Aug. 11; payments, $900, framed; $900, brown mortared; $900, completed; $900, 35 days.

Leavenworth near Filbert. To build; owner, John Willis; architect, John & Balczynski; contractor, John Wyar; cost, $3,275; signed, Aug. 18; filed, Aug. 18; payments, $800, frame up and partitions set; $800, white plastered; $850, completed; $825, 35 days.

Leavenworth & Washington. To build; owner, Emelia Goldberg; architect, W. H. Lillie; contractor, S. T. Green; cost, $9,000; signed, Sept. 2; filed, Sept. 3; payments, $1,348, frame up; $1,348, enclosed; $1,348, brown mortared; $1,348, standing finish on; $1,348, completed; $2,260, 35 days.

Lyon near Grove. To build; owner, Henry Wetjen; architect, A. Klahn; contractor, A. Klahn; cost, $3515; signed, Aug. 24; filed, Aug 25; payments, $875, frame up; $87 , brown coated, $865, completed; $900, 35 days.

Market street, Palace Hotel. Furniture; owner, Sharon Estate; architect, A. Page Brown; contractors, L. and E. Emanuel, cost, $6500; signed, Aug. 6; filed, Aug. 10; payments, when delivered and accepted by architect.

Market, Post and Montgomery. Marble work etc.; owner, Geo. C. Shreve & Co.; architect, A. Page Brown; contractors, R. C. Fisher & Co.; cost, $6785; signed, Aug. 11; filed, Aug. 12; payments, 60 per cent. on bill of lading; 15 per cent. during setting of work; 25 per cent. 35 days.

Market and 2nd. Elevator work; owner, J. M. Cunningham; contractors, Cahill and Hall; cost, $8200; signed, Sept. 3; filed, Sept. 3; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Mason near Jackson. Carpenter work; owner, N. Max Alder; architects, B. McDougall & Son; cost, $7975; signed, Aug. 21; filed, Aug. 24; payments, $1500, frame up; $1500, brown coated; $1400, standing finish up; $1581.25, completed; $1993.75, 35 days.

Masonic ave, near Geary. To build; owner, Chas. Gardella; contractor, G. G. Gillispie; cost, $2100; signed, Aug. 24; filed, Aug. 25; payments, $393, frame up; $393, brown coated; $393, white coated; $396, completed; $525, 35 days.

McAllister and Jones. Concrete and iron work; owner, Hibernia Savings and Loan Society; architects; Pissis and Moore; contractors, Ransome and Cushing; cost, $1300; signed, Aug. 12; filed, Aug. 13; payments, 1st and 15th day of each month 75 per cent. as work progresses; 25 per cent., 35 days.

McAllister and Jones. Tin and copper roofing; owner, Hibernia S. & L. Society; architects, Pissis and Moore; contractor, John C. Roberts; cost, $4741; signed Aug. 5; filed, Aug. 8; filed Aug. 13 payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent., 35 days.

Mission and New Montgomery. Concrete work etc.; owner, Sharon Estate; architect, A. Page Brown; contractors, Mahoney Bros.; cost, $26,826; signed, Aug. 6; filed, Aug. 10; payments, 1st day of each month 75 per cent. as work progresses; 25 per cent., 35 days.

Mission and 7th. Elevator; owner, Pierre Dupuy; architects, C. R. & J. M. Wilson; contractors, Lowe, Cahill and Hall; surety, $2000; cost, $4800; signed, Aug. 29; filed, Aug. 31; payments, $500, woodwork ready to receive cage; $1000, machinery in place; $1789, completed; $1511, 35 days.

Mission and 15th. Painting etc.; owner, Jas. Stanton; architect, Julius E. Kraft; contractor, Thos. Leonard; cost, $1320; signed, Aug. 12; filed, Aug. 15; payments 75 per cent. as work progresses; 25 per cent., 35 days.

Missouri near Yolo. To build; owner, August Stark; architect, F. Schulz; contractor, F. F. Schulz; surety, $500; cost, $1500; signed, Aug. 28; filed, Aug. 29; payments, $500, first coat plaster on; $500, completed; $500, 35 days.

Napa and Kentucky. Carpenter work, etc.; owner, E. A. Bagot; architect, E. A. Bagot; contractor, R. O Davis; cost, $1300; signed, Aug. 20; filed, Aug. 21; payments, $325, house raised and rustic on; $325, brown mortared; $325, completed; $325, 35 days.

Ninth and Folsom. Iron work, etc.; owner, T. Hock; architects, Henricksen et al; contractors, P. H. Jackson & Co.; cost, $1360; signed, Aug. 5; filed, Aug. 15; payments, $500, when second payment of main coniract is received; $500, third payment is received; $360, fourth received.

Nineteenth near Eureka. To build; owner, T. E. Grimes; architect, J. & T. D. Newsom; contractor, W. A. Griffith; cost, $2125; signed, Aug. 12; filed, Aug. 13; payments, $400, frame up, siding and roof boards on and chimneys built; $400, brown mortared and rough plumbing don ; $400, doors hung and 1st coat paint on; $450, completed; $477, 35 days.

Nineteenth and Fair Oaks. To build; owner, Margaret Potter; architects, W. W. Rednall; contractor, W. W. Rednall; surety, $2800; cost, $6200; signed, Aug. 22; filed, Aug. 25; payments, $1000, roof on and enclosed; $2200, completed.

Noe, Ridley, Castro and 14th. Carpenter work, etc.; owner, German Benevolent Society; architect, H. Geilfuss; contractor, F. W. Kern; cost, $5337; signed, Aug. 5; filed, Aug. 11; payments, 1st day of each month 75 per cent as work progresses; 25 per cent., 35 days.

Noe, Ridley, Castro and 14th. Steam boiler; owner, German Benevolent Society; architect, H. Geilfuss; contractors, Hinkley, Spiers & Hayes; cost, $1350; signed, Aug. 5; filed, Aug. 11.

Oak and Scott. Carpenter work, etc.; owner, John Fischer; architect, H. Geilfuss; contractor, F. W. Kern; cost, $14,468; signed, Aug. 18; filed, Aug. 20; payments, $2170, frame up; $2170, enclosed and partitions set; $2170, brown mortared; $2170, standing finish on; $2171, completed; $3617, 35 days

Oak and Scott. Painting; owner, John Fischer; architect, H. Geilfuss; contractor, John Quadt; cost, $1038; signed, Aug. 18; filed, Aug. 20 payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Oak and Scott. Plumbing, etc.; owner, John Fischer; architect, H. Geilfuss; contractors, L. Hufschmidt & Bro.; cost, $397 ; signed, Aug. 18; filed, Aug. 20; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

O'Farrell, near Polk. To build; owner, J. W. Bridgeman; architects, B. McDougall & Son; contractor, A. Jackson; cost, $10,750; signed, Aug. 22; filed, Aug. 24; payments, $1002, walls up and floor joists on; $2000, frame up; $2650, brown mortared; $1661, ready for painters; $750, completed; $2687, 35 days.

Pacific Ave., near Laguna. To build; owner, R. McMurray; architect, ——; contractors, Gardner & Boyden; cost, $12,346; signed, Aug. 3; filed, Aug. 8; payments, $1851, when one fifth is completed; $1851, two-fifths completed; $1851, three-fifths c mpleted; $1851, four-fifths completed; $1851, completed; $3091, 35 days.

Parker Alley, near Dupont. Roofing, etc.; owner, F. J. Sullivan; architect, F. J. Sullivan; contractor, F. V. Acker; cost $1865; signed, Sept. 1; filed, Sept. 1; payments, $467, floors laid; $467, roof on; $466, completed; +465, 35 days.

Park Hill Association, Lot 9 Block A. To build; owner, Edwin V. Atkinson; architect, Edwin V. Atkinson; contractor, T. H. Soule; cost. $2118; signed, Sept. 2; filed, Sept. 3; payments, $150, brickwork completed; $351.50, frame up; $504.50, first coat of plaster on; $504.50, completed; $504.50, 35 days.

Pine Street, No. 2332. Additions; owner, Thos. Kehoe; architects, B. McDougall & Son; contractor, A. Jackson; cost, $8260; signed, Aug. 18; filed, Aug. 20; payments, $1000, old house moved and foundations completed; $1000, frames up and rustic on; $2000, brown coated; $1495, ready for painting; $700, completed; $2065, 35 days.

Pine near Sansome. Brickwork; owner, D. Meyer; architects, Sanfield & Kohlberg; contractor, Riley & Lonne; surety, $3000; cost, $10,629; signed, Aug. 17; filed, Aug. 21; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Pine near Sansome. Granite and stone work; owner, Danl. Meyer; architects, Salfield and Kohlberg; contractors, M. J. Healy & Co.; surety, $100 ; cost, $10,970; signed, Aug. 12; filed, Aug. 21; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Pine near Sansome. Iron work; owner, D. Meyer; architects, Salfield & Kohlberg; contractor, H. Ralston; surety, $1000; cost, $3897; signed, Aug. 12; filed, Aug. 21; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Pine and Taylor. Mantels; owner, John Furness; architect, J. C. Newsom; contractors, Bush & Mallett; cost, $1400; signed, Aug. 15; filed, Aug. 22; payments, $225, parlor mantels set; $825, completed; $350, 35 days.

Pixley and Buchanan. To build; owner, Henry Tegen; architect, Wm. Schrof; contractor, M. S. Yerxa; surety, $950; cost, $4750; signed, Aug. 18; filed, Aug. 20; payments, $800, first floor joists on; $750, enclosed; $950, roof on and rough plumbing done; $400 brown mortared; $500, completed; $950, 35 days.

Pleasant Place near Jones. To build; owner, Henrietta Smith; architect, Harold D. Mitchell; contractor, Leonard B. Schmid; surety, $1000; cost, $3465; signed, Aug. 11; filed, Aug. 12; payments, $960, frame up; $950, brown mortared; $688, completed; $867, 35 days.

Railroad Ave. near 12th Ave. To build; owner, Rosalie Benkelmann; architect, C. E. Dunshee; contractor, C. E. Dunshee; cost, $1550; signed, Aug. 15; filed, Aug. 18; payments, $750, plastered; $250, completed; $550, on the 1st day of Jan. 1892.

Ridley near Church. To build; owner, W. E. & J. Franks; architect, P. R. Schmidt; contractor, W. E. Cummings; cost, $3058; signed, Aug. 20; filed, Aug. 31; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Sacramento and Yerba Buena Sts. Carpenter work, etc.; owner, Louis Schmidt; architect, W. H. Armitage; contractor, Louis M. Weismann; cost, $6590; signed, Aug. 20; filed, Aug. 31; payments, $1475, frame up; $1200, brown coated; $1000, standing finish on; $1200, completed; $1625, 35 days.

San Jose Ave. near 16th. To build; owner, Geo. S. Payne; architect, M. J. Welsh, contractor, Ivory Wells; surety, $2568; cost, $11475; signed, Sept. 3; filed, Sept. 4; payments, $2151, frame up; $2151, brown coated; $2151, exterior finished; $2153.25, completed; $2868.75, 35 days.

Seventeenth bet. Guerrero and Dolores. To build; owner, Mrs. A. W. Gadsby; architect, F. M. Schweitzer; contractor, F. W. Schweizer; cost, $2820; signed, Aug. 31; filed, Aug. 31; payments, $700, frame up; $700, brown mortared; $700, completed; $750, 35 days.

Shrader, bet. Page and Haight. To build; owner, Jacob Finger; architect, Theo. Lenzen; contractor, F. Weinochl; surety, $3350; cost, $3350; signed, Aug. 10; filed, Aug. 28; payments, $840, building enclosed; $835, brown coated; $835, carpenter work completed; $840, 35 days.

Steiner near Jackson. To build; owner, H. L. Van Wyck; architect, Julius E. Kraft; contractor, R. O. Chandler; surety, $2980; cost, $11,920; signed, Aug. 25; filed, Aug. 28; payments, $1940, roof shingled and chimneys built; $2980, brown coated; $2980, floors laid; $2500, completed; $2980, 35 days.

Stockton St. No. 707. Alterations; owner, W. H. Mead; contractor, Geo. W. Adams; cost, $1700; signed, Aug. 29; filed, Aug 31st.; payments, $100, frame up; $400, brown coated; $500, completed; $400, 35 days.

Stuart near Howard. To build; owner, W. J. Lowry; architects, Kenitzer & Kollofrath; contractor, W. S. Kreger; cost, $6290; signed, Sept. 1; filed, Sept. 1; payments, 1st day of each month 75 per cent as work progresses; 25 per cent. 35 days.

Sunnyside, Block 44. Frame office, boiler house &etc.; owner, S. S. Construction Co.; architect, J. D. Lowndes; contractors, J. G. & T. N. Day; cost, $21,900; signed, Aug. 22; filed, Aug. 24; payments, 75 per cent as work progresses; 25 per cent 35 days.

Sutter & Jones. Brick work etc.; owner, John A. Ehrman; architect, Chas. J. Devlin; contractor, Carl Wolf; cost, $1785; signed, Sept. 1; filed, Sept 2; payments, 500, 1st tier of joists are on; $106, chimneys built; $425, completed; $450, 35 days.

Sutter and Jones. Carpenter work etc.; owner, A. Wolf; architect, Chas. J. Devlin; contractor, J. A. Ehrman; surety, $4000; cost, $15,000; signed, Aug. 18; filed, Aug. 29; payments, $1000, first tier joists on; $1000, third tier joists on; $1000, roof frame on; $1200, building enclosed; $2000, first coat plaster on; $1200, plastering completed; $750, standing finish on; $1350, ready to paint; $500, completed; $5000, six months after completion with interest at 6 per cent.

Sutter and Jones. Painting; owner, A. Wolf; architect, Chas. J. Devlin; contractor, Otto Schulz; surety, $1000; cost, $1575; signed, Aug 21; filed, Aug. 29; payments, $295, primed inside and out; $295, ready for graining; $295, grained; $295, completed; $395, 35 days.

Sutter and Jones. Plumbing; owner, A. Wolf; architect, Chas. J. Devlin; contractors, Thos. Clark & Son; surety, $1000; cost, $2388; signed, Aug. 20; filed, Aug. 29; payments, $800, gas, water and waste pipes in; $990, completed; $598, 35 days.

Sutter near Octavia. Carpenter work etc.; owner, Adolph Boyken; architect, H. Geilfuss; contractors, Schutt & Kreeker; cost, $11,293; signed, Aug. 11; filed, Aug. 14; payments, $2117, frame up; $2117, ready for plastering; $2117, inside standing finish on; $2119, completed; $2825, 35 days.

Sutter near Octavia. Brick work etc; owner, Adolph Boyken; architect, H. Geilfuss; contractor, Ferdinand Wagner; cost, $2279; signed, Aug. 14; filed, Aug. 14; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Sutter near Octavia. Lathing; owner, Adolph Boyken; architect, H. Geilfuss; contractor, Arthur O'Brien; cost, $1040; signed, Aug. 14; filed, Aug. 14; payments, $390, brown mortared; $390, completed; $270, 35 days.

Sutter near Octavia. Painting; owner, Adolph Boyken; architect, H. Geilfuss; contractor, Henry Wagner; cost, $1100; signed, Aug. 14; filed, Aug. 14; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Turk, near Hyde. To build; owner, R. P. Kellogg; contractor, Evan Watts; cost, $18,500; signed, Aug. 18; filed, Aug. 18; payments, 25 per cent., frame up; 25 per cent., brown mortared; 25 per cent., completed; 25 per cent., 35 days.

Turk near Taylor. Additions and alterations; owner, Jas. G. Fair; architect, H. A. Schulze; contractor, A. Jackson; cost, $12 846.91; signed, Aug. 26; filed, Aug. 28; payments, first day of each month 75 per cent. as work progresses; 25 per cent., 35 days.

Twenty-first near Harrison. To build; owner, John Peasly; architect, M. J. Welsh; contractor, John Mann; surety, $2800; cost, $2800; signed, Sept. 1; filed, Sept. 1; payments 8, $700, frame up; $700, brown mortared; $700, completed; $700, 35 days.

Twenty-first and Sanchez. To build; owner, Emma J. Lowell; architects, R. H. and R. White; contractor, John Furness c st, $3950; signed, Aug. 17; filed, Aug. 19; paymcnts, $725, building enclosed; $725, completed; $500, 35 days.

Twenty third near Castro. To build; owner, S. Axlrod; architects, Salfield and Kohlberg; contractor, Henry Rohling; cost, $3650; signed, Aug 20; filed, Aug. 21; payments, $1000, frame up; $750, white coated; $1000, completed; $900, 35 days.

Union near Buchanan. To build; owner, P. A. Johnson; architect, Mooser, & Cuthbertson; contractor, A. J. Mc Elwain; surety, $1100; cost; $4070; signed, Aug. 11; filed, Aug. 12; payments, $1010, frame up; $1020, plastering completed; $1020, completed; $1020, 35 days.

Valencia near 16th. Carpenter work etc.; owner, J. K. Warren; architect, Julius E. Krafft; contract r, John Blake; surety, $2000; cost, $3450; signed, Aug. 24; filed, Aug. 25. payments, $900, frame up and rustic on; $800. ready for lathing; $885, completed: $865, 35 days.

Vallejo near Sansome. To build; owner, Mrs. E. Price; architect, J. T. Kidd; contractor, G. o. Connon; c st, $2190; signed, Aug. 20; filed, Aug. 20; payments, $810, brick walls up and rafters on; $83 26 completed; $948, 35 days.

Washington and Walnut. Carpenter work, etc.; owner, J. F. Plumel; architect, T. J. Welsh; contractors, Currie & Loomer; surety, $423; cost, $1690; signed, Aug. 10; filed, Aug. 13; payments, $633.50, plastered; $633.50; completed; $423, 35 days.

Alameda County.

Addison St. near West street, Berkeley. To build; owner, Nels. P. Jensen; architect, Robert Seidel; contractor, John Person; cost, $1450; signed, Aug. 13; filed, Aug. 13; payments, $500, frame up; $500, plastered; $450, 35 days.

Alameda, Block 92 Stratton's map. School house; owner, City of Alameda; architects, Mooser & Cuthbertson; contractors, Smilie Bros.; cost, $19,487, signed, Aug. 12; filed, Aug. 17; payments, $3650, frame up; $3652, first coat plaster on; $3652, plastering done, windows hung and glazed; $3652, completed; $4872, 35 days.

Bay St. near R. R. Ave., Alameda. To build; owner, W. N. Noy; architect, Howard Burns; contractor, D. Straub; cost, $3590; signed, Aug. —; filed, Aug. 11; payments, $897, frame up and brick work completed; $897, enclosed and plastering on; $897, completed; $899, 35 days.

Bella Vista Park, Lot 8. Two-story frame; owner, E. E. Potter; contractor, J. A. Eastman; cost, $3450; signed, Aug. 18; filed, Aug. 19; payments, $750; frame up, roof on and chimneys built; $800, enclosed and first coat plaster on; $987, completed; $863, 35 days.

Buena Vista Ave. near Oak St. Two-story frame; owner, Capt. J. Jensen; architect, Chas. S. Shaner; contractor, P. Christensen; cost, $2270; signed, Aug. 12; filed, Aug. 14; payments, $567.50, frame up, rafters and sheathing on; $567.50, brown mortared; $567.50, work done and ready for painting; $567.50, 35 days.

Clement Ave near Oak St. Ala. To build; owner, Christian Radsville; architects, J. J. & T. D. Newsom; contractor, Geo. A. Benseman; cost, $2600; signed, Aug. 17; filed, Aug. 18; payments, $800, frame up and roof boarded; $800, brown mortared; $650, completed; $650, 35 days.

Eagle Ave. near Everett St. Ala. Two-story frame; owners, Clement et al; architect, Geo. A. Bordwell; contractor, John J. Boyle; cost, $2290; signed, Aug. 12 filed, Aug. 17; payments, $665, frame up; $595, plastering done; $665, completed $665, 35 days.

Falon St. near 8th. One-story frame; owner, Eugene L. Courtain; architect, Chas Mau contractor, Bandin & Eber; cost, $2000; signed, Aug. 8; filed, Aug. 11; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Fruitvale Ave near Lynde. Two-story frame; owner, F. K. & Mrs. Bechtel; architects, G. H. W. Deike; contractor, G. H. W. Deike; cost, $1765; signed, Aug. 12; filed, Aug. 13; payments, $657.50, enclosed; $657.50, 1st coat plaster on; $450, 35 days.

Grant cor. Central Ave. To build; owner, H. J. Weiss; arch tect, Chas. Mau; contractors, Wo d & Chandler; cost, $1568; signed, Aug. 12; filed, Aug. 12; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Jahn Tract, Lot 20. Two-story frame dwelling; owner, E. J. Bickell; architect, S. Edgar Fisher; contractor, J. B. Sprague; cost, $3475; signed, Aug. 1; filed, Aug. 10; payments, $868.75, frame up; $868.75, enclosed and shingled; $868.75, brown mortared; $868.75, 35 days.

Nevis Tract, Pleasanton. Alterations; owner, T. Caraher; architect, J. L. Weilbye; contractor, J. F. Walton; cost, $1338; signed, Aug. 6; filed, Aug. 17; payments, $334, stagings erected and gallery frame erected; $334, first coat paint on; $334, completed; $336, 35 days.

Oak Park Tract, Alameda. Two-story frame dwelling; owner, Mrs. A. Sohlac; architect, A. R. Denke; contractor, A. R. Denke; cost, $3840; signed, Aug. 10; filed, Aug. 11; payments, $900, frame up and enclosed; $900, plastered; $900, completed; $1140, 35 days.

San Jose ave. near Willow St. To build; owner, George Brown; architect, C. S. Shaner; contractors, Brehaut & Diamond; cost, $4660; signed, Aug. 19; filed, Aug. 20; payments, $873, frame up and roof sheathing on; $873, enclosed, cornice on and window frame in; $873, brown mortared, veraudas and porches up; $876, plastering finished; $1165, completed.

Shattuck ave. near Russell St. Cottage; owner, Robt. F. Ellison, architect, Josiah J. Rose; contractor, Josiah J. Rose; cost, $1960; signed, Aug. 14; filed, Aug. 15; payments, $490, roof on and house enclosed; $490, brown coated; $490, completed; $490, 35 days.

Simpson ave. near Telegraph ave. To build; owner, William H. Johnston; architect, Howard Burns; contractor, H. E. Jones; cost, $2550; signed, Aug. 15; filed, Aug. 15; payments, $637.50; frame up; $637.50, enclosed and plastering on; $637.50, completed; $637.50, 35 days.

Thirty-first St. near Grove, Oakland. Two-story house; owner, R. P. M. Greeley; architect, C. H. Wedgewood; contractor, C. H. Wedgewood; cost, $2170; signed, Aug. 17; filed, Aug. 17; payments, $542.50, frame up & rustic on; $542.50, brown mortared; $542.50, inside finish on & ready for painter; $542.50, 35 days.

Twelfth bet. Clay and Jefferson. Four bake ovens; owner, Hugh Hamilton; contractor, Jacob Bender; cost, $1550 signed, Aug. 8. filed, Aug. 8; payments, 25 per cent, walls up; 25 per cent, floors laid and castings in position; 25 per cent crowns in and chimneys in position; 25 per cent, 30 days.

Union St. near Encinal, Alameda. Two story frame; owner, Mrs. A. O. M. Ruther; architect, A. R. Denke; contractor, A. R. Denke; cost, $4200; signed, Aug. 10; filed, Aug. 11; payments, $700, frame up; $1000, 1st. coat plaster on; $800, 2nd; $800, completed; $900, 35 days.

Washington St. near 10th. To build; owner, Arthur Brown; architect, W. J. Matthews; contractor, W. Winnie; cost, $8290; signed Aug. 4; filed Aug 10; payments, one-fifth of work done $1243; two-fifths $1243; three-fifths, $1243; four-fifths $1243; $1243, completed; $2075, 35 days.

Washington near 16th. To build; owner, Arthur Brown; architect, W. J. Matthews; contractors, Danziel & Moller; cost, $1560; signed, Aug. 17; filed, Aug. 19; payments, $389, one-third work completed; $389, two-thirds completed; $389, completed; $393, 35 days.

Willow and Encinal, Ala. Two-story frame, etc.; owner, John C. Siegfried; architect. Chas. S. Shaner; contractor, C. A. Parker; cost, $3922; signed, Aug. 3; filed, Aug. 7; payments, $980.50, rustic and shingles on stable, etc.; $980.50, new chicken house ready for painter; $980.50, tank frame up and inside work on stable done; $980.50, 35 days.

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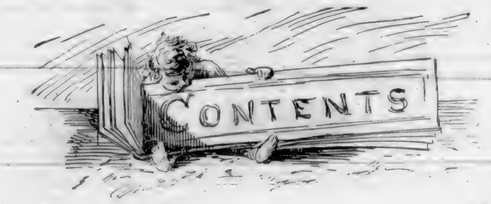


NOTICE.

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

THE work of restoration of the old Sutter Fort was practically begun at 4 o'clock Tuesday afternoon, Sept. 22nd, 1891, at which hour Geo. Murray, Jr., laid the first adobe brick in the building. Until that time all forces have been concentrated in the laying of a new cement foundation underneath the entire edifice, and in the preparation of adobe brick.

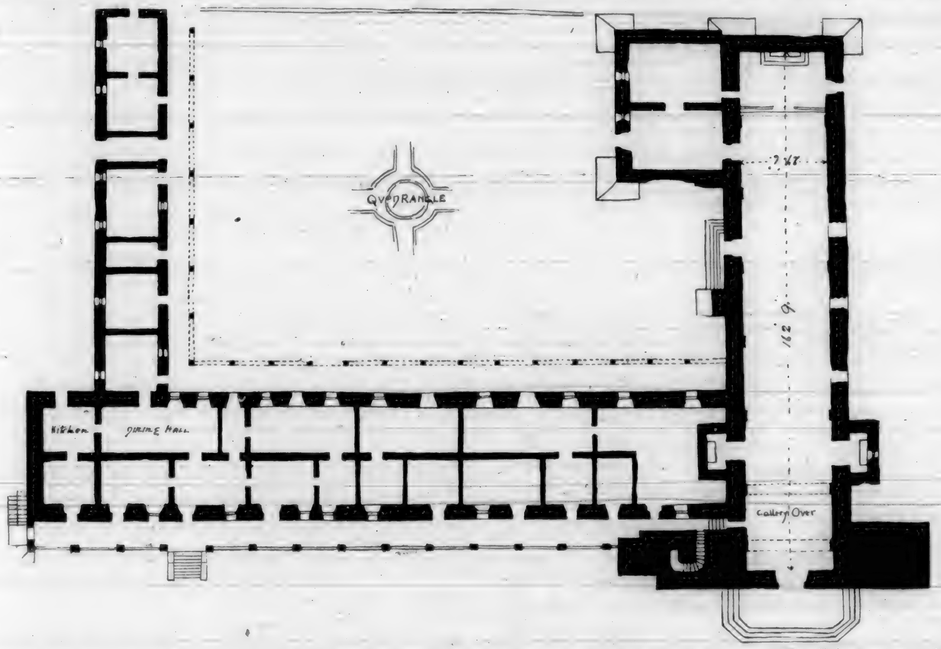
The latter have been made in strict accordance with the best known methods employed by the adobe makers of early times—the mud being well mixed with straw and ground to such consistency as to produce hard and enduring building material.

Governor Markham has evinced much interest in the work, and has given the trustees many valuable suggestions.

THE fuel of the future is a subject that is receiving a marked degree of attention and it cannot be long before gas will entirely supercede solid fuel for household use in all situations where gas can be had.

THE MISSION OF SANTA BARBARA.

Second or third in importance of the twenty-one Missions of California (San Luis Rey being admitted as the first) is Santa Barbara. Situated in the southern part of the State, in the land of the orange blossom and its golden fruit, the town of Santa Barbara stands near the center of a broad rich valley and against the sea. From the place of arrival, be it by water, the iron horse or the more refractory bronco. Ones eye by the general configuration of lines, both as regards the mountains, the direction of the main artery of the town and the parallel projection of the wharf, is naturally lead either directly out to sea, over the blue expanse of ocean to the dim shadows of mysterious island that float as it were in mid air and stand as senteries between the mainland and the far off birth place of winds and waves in the ocean's bosom, or directly inland across the town and its long street, gradually arising as it receeds, till in that border land between the seen and unseen, the eye is arrested by the last recognizable object, it is the Mission Church and its long, low roof of dwellings.

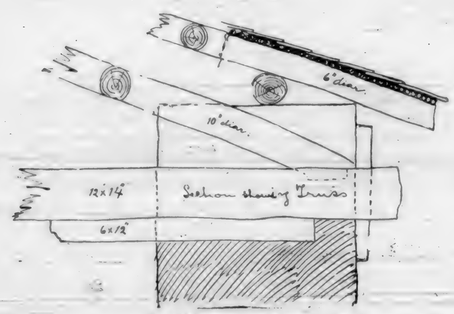


Situated about two miles inland, the Mission commands a magnificent view of the whole country in front of it, and the sea with its many islands beyond; and compels in return the attention of all eyes cast around, whether it be as we stand by the white torrents of ocean as they ceaselessly pour themselves upon the golden sands or where the noiseless breakers of the clouds dash themselves to pieces against the peaks and promontory of the mountain's summit. Santa Barbara was built in 1786 according to the plan of the first floor indicated in the text and has a second floor, used as sleeping apartments over. Originally there was only a veranda over the cloister of the first story, with the roof supported by brick piers carrying the line of those below, but at a later date after the time of the earthquake, repairs being required, the spaces between the piers of the second story veranda were built up save the window openings and the sleeping accommodation of the monks thus increased.

The general plan explains itself, and shows this mission to be as complete in its arrangements as any and more so than most. In front a long cloister of piers and arches of stone affords ample protection from the sun and allows of a comfortable seat in the open air from which to view one of the finest scenes of earth, air and ocean under heaven. Surrounded by the dwellings, store houses and offices, churches, etc., is the quadrangle, laid out as a garden with many paths winding in and out among beautifully arranged shrubs and gay flowers that lift their bright faces to the southern sky and drink continually of its never failing stream of sunshine.

In the center is the old well with a circular wall around to guard it. On two sides of the quadrangle a cloister consisting of brick pier with wooden lintels from pier to pier carrying the rafters on the roof, serves the double purpose of shade for the sun and also allows of the monks passing from cell to cell or to their office in the church under cover. The living apartments as usual are devoid of all that we call beauty and beyond serving as a protection against the heat of day and the cold of night and as a place of silence and secrecy suited to quiet meditation and devout prayer they serve no purpose. But as these were then all the purposes of life, they satisfied well the wants of the builder.

The prominent features of the front elevation of the church as seen in our sketch are a classic pediment or gable carrying the lines of the roof of the nave or church proper. This is supported by six half columns, which rest on pedestals with moulded base and plinth course and are surmounted by Ionic Capitals of rude design. The cornice of the pediment is enriched by a dentil course and below at the frieze a Greek pattern all of somewhat poor proportions. Flanking the central feature on either side, are the bell towers with their three stories and doomed roof so common to the Missions. To reach the tower on the right of our sketch there is an elliptical staircase leading from the cloister and in order to pass from one tower to the other an ingenious arrangement of steps is contrived in the thickness of the wall, immediately behind the pediment. The interior is very similar to those already described. On entering the church you pass beneath the choir, which is supported by two semi-circular Masonry arches spanning the whole width of the nave. The church then from the choir forward is divided into six Bays, by pilasters projecting about six inches from the wall and having a moulded base, a cap rail at the height of the dado and above an Ionic capital; the whole surmounted by a rude dentil cornice, on which rests the ceiling which is perfectly flat, no construction being shown. At either side of the nave near the choir gallery are two side chapels with altars. The reredos as usual has its patron saint perched high up in the center and on each side an embodiment in wood of some fellow martyr, besides two such benefactors painted in their respective niches. Outside the nosing of the stone steps leading to the main entrance attracts our attention on account of its heroic proportions, viz: four inches, the whole rise being twelve inches. It is peculiar to note that the hewn planks forming the ceiling in a number of the Missions are indented at spaces of about half an inch apart with small holes as if struck with the point of a sharp pick. This was done apparently to form a key for the thin coat of white plaster applied as a finish. We give a sketch showing the construction at the foot of the main trusses used in several of the Missions.



SKETCH OF ROOF TRUSS.

The principal rafter, which is round, is morticed into the tie beam, and at the top halved together, with king-post tenoned into both, the whole rest on a corbel, and apparently in order to anchor the walls together, a strong key is driven through the the projecting end of the tie beam, thus securing the wall. No iron nails were used in the construction, even the mouldings of the doors were attached with wooden pins. Referring to things unique in regard to the old Missions, it is interesting to note, that in front of the Mission Church at Monterey, a pavement in the form of a star is composed of round pieces about 12 inches in diameter, of what, at first sight, one might readily mistake for Portland cement, but which, on inquiry, are discovered to be the vertebra of whales. These, so far as is generally known, may be said to be prehistoric, but as history in this case is dependent largely on the oldest retentive memory of the neighborhood, it does not necessarily take us back to the cave dwellers, nor even to that period in the history of California when the cave dwellings of our prehistoric ancestry would have been considered quite comfortable, but somewhere in the vicinity of that region of time past.

TRES. '91.

TRANSITIONAL OR ELIZABETHAN ARCHITECTURE.

From the London "Building News" 1878, we take the following extract from Prof. Barry's lecture at the Royal Academy.

In the Academy lecture Prof, Barry concluded his examination of the principles which underlaid the English architecture of the sixteenth and seventeenth centuries, a type of work which he styles Transitional, for while it clung to Mediævalism in affection for mullions, gables, and general picturesqueness, it aimed at the regularity, measured symmetry, and details of Italian practice. As illustrations he took an early and a late example of Elizabethan—Longleat Hall, Wilts, and Crewe Hall, Cheshire.

Longleat was built, it is believed, betweer. 1567 and 1569, and presumably by one John of Padua, who had been installed by Henry VIII in 1544, into the newly-created office of "Devisor" of his Majesty's buildings. There is much in the design and arrangement of Longleat which shows Italian influences on the design. Thus it is quadrangular on plan, with buildings arranged round inner courts of moderate dimensions. In making the quadrangles but secondary features, Italian precedents were followed, but this mansion differs from them in that the aspect is outward, and the windows are so placed as to command views of the country around. We find in the exterior unmistakable evidence of Italian taste. We have the three orders superimposed: first the Doric, then the Ionic, and, lastly, the Corinthian. The pilasters are well executed, with diameters diminishing from the lower story to the higher. Each order has its appropriate entablature of architrave, frieze and cornice, designed with due subordination of parts; and the whole is crowned by a regular balustrade. The pervading principle of design is horizontalism. There is a central entrance in a symmetrical front, and a very few additions and suppressions would give a complete Italian character to the whole composition. On the other hand, we have the mullioned windows, dear to Mediævalists, and the projections common in Elizabethan work, serving to redeem the front from flatness and insipidity. Taken as a whole, Longleat is one of the most remarkable and beautiful buildings of the period, and the details indicate a purity of taste rarely found. The design is obviously by an architect of taste and refinement, well accustomed to Italian work, and probably acquainted with Italian artists. Crewe Hall is a much later example, but shows some coincidences of principle, mixed with considerable individuality. It was built for Sir Randolph Crewe between 1615 and 1636, and two oil paintings, executed immediately after the completion of the works, enable us to form a clear idea of its original appearance. The out-buildings containing the servants' offices have long since been removed, and a new wing was added a century since to contain these rooms. In 1866 almost every part of the mansion was destroyed by fire, except portions of the dining hall and this comparatively modern wing.

The Hall has been rebuilt with the greatest care, and it is believed all the rooms built by Sir Randolph, and which still exist, present the original appearance, although with less roughness of execution and uncouthness of detail. Looking at the house, as shown in the interesting oil paintings, we find it a square block of 100 feet each way. The minor offices are occupied in small gabled buildings, and there is a walled-in fore court, enclosing a walled terrace in front of the house. Crewe Hall is much smaller and less imposing than Longleat, but there is the same grouping together in one large block, the same projections of bays and oriels, the same wealth of mullioned and transomed windows, and the same horizontal spirit of design. On the other hand, there is a more English feeling pervading this hall. Here, at Crewe, the use of orders and pilasters is confined to the principal entrance, and the gable is retained in a subordinate form in the main building, but freely used in the out buildings, while the red moulded brick chimneys and the mixture of brick and stone in the elevations give a home-like character to the building. Internal lighting is obtained by means of a small central court. The chief feature is the hall, a room of great dignity and importance, marked by the oriel and dais at the upper end, and having an elaborately carved oak screen at the lower end, with the mediæval arrangement of passage and buttery hatch. Close to the hall is the withdrawing room for the family, here traditionally known

as the "carved parlour." The chapel is of small dimensions, and constructed in accordance with precedent, although it stands north and south. Another peculiarity in the internal distribution at Crewe is the introduction of a mezzanine floor. The hall and chapel are lofty apartments, but the rest of the ground story is horizontally bisected by a floor, and on it are the bedrooms and private sitting-rooms, communicating with the end of the chapel furthest from the altar, where this floor forms a gallery, containing the family pew. The part beneath this gallery is screened off as an entrance and ante-chapel, and the servants and others occupied the lower part of the chapel, entering from the open court. The windows of the chapel have arched and trefoiled heads, with Late Tudor cusping, all the other openings into the building being rectangular. The existence of mezzanine floor is masked on the two principal fronts, but on the northern and western fronts it is recognized, and the two stories have separate windows, with distinct sills and heads. Crewe Hall is rich in the possession of one of the finest existing specimens of Transitional staircase. It is a newel staircase, built round a central well-hole, and is of oak, elaborately worked and carved. Excellent in design, and sound in construction, it is very easy and convenient, and occupies but little space, being not more than 24 feet square from wall to wall, while the story itself is 20 feet high. The shortness of the flights and the frequency of landings secure great ease in ascending, and from the compactness of plan no unnecessary distance is traversed. With its handsome newels, carved and panelled, surmounted by quaint animals with heraldic cognisances, its richly wrought balustrade and picturesque arrangement, this staircase is one of the most interesting examples of the 17th century.

Prof. Barry urged young architects to carefully study the planning and design of staircases, for nothing more clearly marked the difference between an architectural composition and a builder's box. This staircase at Crewe led to the great reception-rooms and principal guest chambers. These were all on the first floor and looked outwards, in the English manner. The whole of the northern side was occupied by the usual long gallery. The other apartments were principally sitting-rooms, and were approached through each other. There were a few attics and small bedrooms for servants, but most of the latter must have been accommodated out of the house. The ceilings generally are of elaboration, and in some cases of much beauty; and large curious chimney-pieces reach up to the ceiling. We find in the whole arrangement a highly characteristic amount of domestic comfort. The execution of the ornamental details was good, particularly the carpenter's work; although the sculpture of the human figure was strained and uncouth. Notwithstanding all drawbacks, Crewe Hall was a splendid specimen of the taste of the Transitional epoch—a noble example of the mansion of the old English gentleman. The taste for more formal design which was becoming fashionable not only pervaded the house of the period, but extended to the adjoining grounds, which were laid out in plantations and terraces, gardens of stiff forms and patterns, bowling-greens, and labyrinths and mazes, hedges becoming walls and streams canals, and Nature herself being put to fetters. At Crewe and in most other places the Elizabethan gardens have been replanned, but a very interesting example remains at Levens, in Westmoreland, where the aspect of things has been maintained by the owners without alteration from the time of original foundation of the place.

At the Transitional period in all parts of the country there was displayed a development of a taste for symmetry coupled with lingering attempts to retain the beauty of the past, to combine old and new. A taste for profuse internal decoration prevailed—a decoration not of the true artistic character, which calls for the co-operation of the sister arts of painting and sculpture, but a decoration of masons, plasterers and carpenters, with much striving in the dark, and half realization of good intentions. The walls of rooms were handed over to the carpenter, and he covered them with oak panelling, generally extending from floor to ceiling. In many cases he shared his task with the plasterer, and allowed his comrade space for a deep and elaborate frieze above the panelling. There was frequently much grace and skill in the whole design, both in general composition and disposition of parts, and where scroll-work was employed it had a curious intricacy and a characteristic elaboration.

But the object was to cover the whole surface of the walls with constructed decoration. Nothing was left to the taste of the future occupants; the builders had everything their own way. This taste for profusion of ornament, characteristic of the Elizabethan style, passed away, and was succeeded by the baldness of the Georgian era. Now, indeed, the lecturer remarked, amongst ourselves, the wheel has again turned round, and we hear of "decorative artists," "art manufacturers," and "art workmen" in all directions. Everything must now be reversed. Our ceilings must be black, and our floors white; balusters must be turned upside down; fires placed on the floor; our mahogany sideboards banished, and dressers, borrowed from the kitchen, put in their place.

Plate-glass, we are further told, is not "æsthetic." If it cannot be avoided altogether it must, at least, be degraded into small divisions, separated by clumsy and heavy bars. Better still, if it can be altogether obscured by colored patterns and devices. Cheerfulness and light are beneath the notice of the "artist-decorator," but as a compensation, he will cover every space with daisies and pomegranates, and will perhaps even persuade a whirling flight of birds of paradise to settle in impossible positions on walls, ceilings, shutters and doors. Every space must be decorated and nothing left for repose.

While the Professor would not defend the cold dreariness against which all this was a protest, he could not regard such over-elaboration as a healthy movement. It is, he said, an anachronism inconsistent with the claims of pure art and the simple and refined manners of the best modern life. High class paintings, engravings and sculpture are the true decoration of our dwellings, and no style of architecture can be permanently accepted which does not provide a place for them, and receive them with a hearty welcome.

Electricity and its recent applications by Edward Trevert, and published by the Bubier Publishing Company of Lynn, Mass., and for sale by Osborn & Alexander, 401 Market street, San Francisco, Cal. Price $2.00. The size of the book is 5 x 7 inches and 1¼ inches thick. This work forms one of the latest and most practical contributions to electrical science. The subject is treated on the higher progressive plan, yet the illustrations, both cuts and text, are easily understood by any ordinarily intelligent person, and is especially valuable to students and amateurs. The book is divided into twenty chapters—in which are treated electricity and magnetism, voltaic batteries, dynamos, and how to build one, the electric arc, and the arc lamps, electric motors, and how to build one, field magnets, armatures, the telegraph and telephone, electric bells and how made and used, induction coils and how made, the incandescent lamp, mining apparatus, electric railway, welding, plating, gas lighting apparatus, measurement and resistance, and all followed by an illustrated dictionary of electrical terms and phrases, which is of great value at the present time.

John Wiley & Sons, Publishers, have in press, to be issued shortly, a new work on stones for building and decorating, by Geo. P. Merrill, U. S. Museum.

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 old church of the Mission of Santa Barbara is from sketches by "Tres," our special correspondent.

The Residence is from designs by Mr. Samuel Newsom, architect.

NEW JERUSALEM CHURCH.

The New Jerusalem Church, on O'Farrell St., illustrated in our present number is drawing near completion and proves to be a handsome and substantial structure. It in fact consists of a group of buildings, including church, school, and parsonage—the latter detached except in the extreme rear, and the two former closely combined. The church will be comparatively small, accommodating about six hundred people, and with school-house, etc., in proportion thereto.

The buildings occupy a site on the north side of the street, in the middle of the block, 87½ x 137½, and raised about nine feet above the line of the sidewalk. The church is approached by a broad flight of stone steps, and entered by a wide semi-circular doorway, which opens into a roomy vestibule, on one side of which is the pastors' study, and on the other, the principal ascent to the gallery and a door communicating with a public reading-room for the use of the neighborhood. Opposite the entrance are glass doors, leading into the auditorium proper. The auditorium is semi-circular, or rather polygonal, in plan, the seats forming an amphitheater, with the pulpit, platform and recess on one side, and a semi-circular gallery on the other. On each side of the platform are recesses for the vestry and organ chamber, respectively.

Including the latter, the auditoium is sixty-six feet by forty-eight feet, and thirty-eight feet high. It is lighted by means of five double windows below the gallery, and seven windows midway of the roof. Also by a circular domelight in the center of the ceilings and by large windows over the gallery on the south or entrance side, which will be ultimately all filled with cathedral and art glass. The whole of the interior is lined with wood, and the seats and such portions of the interior as are likely to be soiled by contract, are waxed. The materials of interior finish will be redwood and selected Oregon pine. The school-rooms in the rear of the church are entered by a glass door similar to the front entrance, and a vestibule communicating with the outside and containing the Sunday School library, and an additional or escape stairs from the gallery. The school-rooms are arranged with a large room in the center and class and society rooms on each side. When all thrown together by means of folding doors, a hall 60 x 32 is the result, amply sufficient for all purposes of the society, religious as well as social. The parsonage is placed at the south-west corner of the site; the space between the house and church is to be nicely cultivated, and will form a very attractive feature of the arrangement. The parsonage contains about twelve rooms and a garret, and is connected with the church by means of a covered cloister and conservatory, which is later intended to contain potted plants, palms, etc., for the decoration of the church on special occssions. The grounds are open or parked with grassy lawn and margins to the cement sidewalks, but divided from the garden by a light iron railing on top of the bank on which the buildings are placed. The lower part of the church, including the porch, reading-room and the first story of the tower is of freestone in narrow courses, and the upper parts of all the buildings is to be cement stucco—a material not largely used as yet in this country, but extensively employed in the East, and with satisfactory results. The total cost of church organ and furnishing will be about $25,000.

The New Jerusalem Church is from designs by Messrs. Wright and Sanders, Architects.

The vaulted ceiling of the tripple vestibule which forms the entrance to "Somerset House" is a fine example of eighteenth century work. Somerset House was commenced in 1776 and finished in 1790, and was therefore fourteen years building, and during the reign of King George III. The architect was Sir William Chambers, one of the leading architects of that period.

The archway or vestibule shows a refined treatment of Doric. There is no excess of ornamentation to crush the Doric columns. The ceiling arches being divided by flat bands, and not by heavy cross arches. The soffits have large open panels with small mouldings and the ornamentation elegant and devoid of ostentation. In this example it was not a question of quantity, but of quality, and the discrimination shown in the selection of the constructive and ornamental features is evidence of carefu study by the designer. We are indebted to the *Building News*, London, for the illustration.

Rosewood takes it name on account of its fragrance when cut, as well as from its color when finished.

The State of Washington last year produced over 1,200,000,000 feet of lumber at a value of $12,000,000.

In the State of Washington there was lately cut a fir log 32 feet long and 90 inches in diameter.

In Russia laborers receive from $1 to $1.75 per week; average mechanics $2.50 per week, and the highest price paid to carvers, machinists, etc., $3.50 per week.

Coating for Black Board—1 pint of alcohol, 90 per cent.; 2 ounces shel-lac, dissolve and add; 1 ounce best ivory black; ¾ ounce emery flour; 1 ounce ultramarine blue. Put in well stoppered bottle, and shake before using. On account of its volatility alcohol may be added to the mixture as it thickens from evaporation. This preparation contains all the requisite qualities for chalk drawings on a black ground. Apply one coat for old and two or more coats for new work.

The first sun-dial was erected at Rome by Papirius Cudsor in 293 B. C., and the time first divided into hours.

134 years after the introduction of the sun-dial, a water-machine was invented by Scipio Nasica, for the purpose of measuring time.

NORDENSKJOLD RAIDS CLIFF DWELLINGS.—Baron Nordenskjold, of Sweden, who secured permission to visit the cliff dwellings on the reservation near Durange, Colorado, with the understanding that he would neither destroy nor carry away any of the relics went upon the work of general devastation upon arriving there. He has shipped several boxes of relics to New York.

When the baron reached Durange upon his way East he was arrested by a United States marshal, charged with robbery and will be prosecuted to the fullest extent.—*Exchange.*

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 members of the San Francisco Chapter of the American Institute of Architects, and the members of the Technichal Society of the Pacific Coast, paid a visit on September 26th to the new buildings, comprising the Girls Dormitory and the Museum at the Leland Stanford, Jr., University at Palo Alto. The visit was made upon the invitation of Messrs. Ransome and Cushing, the contractors for the erection of the buildings.

Concrete formed of broken stone and Portland cement is the material used for the walls, and concrete beams supporting concrete arches being used for floors and roofs. In fact the whole structure is of concrete and glass, with marble floors and stairways. The buildings are receiving the finishing touches and have been erected in an incredibly short time—only a few months—in which to erect and complete these large monolithic stone buildings; had cut stone been used two or three years, at least, would have been required for the same work. After the inspection of the work, the visitors partook of a bounteous colation, followed by speeches from practical men, highly complimentary to the contractors, and especially so to the architects, Messrs. Percy and Hamilton of this city, on account of the courage displayed in breaking away from the older methods and the adoption of a new mode of construction, with such satisfactory results as exhibited in this instance.

In the November number of this Journal, we shall endeavor to give some illustrations of these buildings.

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.

UNIFORM SPECIFICATION FOR COMPETITIVE BIDDING.—Where the law requires all contracts for public work to be let to the lowest responsible bidder, the same specifications must be submitted to all bidders, as there can be no real competition unless the competing bids are based upon the same data, and a law which requires that plans and specifications and bids for the work shall all be advertised for at the same time, is therefore unconstitutional.

Fones Bros. Hardware Co. v. Erb, Supreme Court of Arkansas, 15 S. W. Rep., 7, (83E).

CONSTRUCTION OF BUILDING CONTRACT.—In an action for breach of building contract which, after specifying by numbers various materials to be used, recited "the above numbers refer to P. Bros.' catalogue," evidence that a certain portion used by the builder, for which the contract called for "No. 47," was substantially like "P No. 47," is admissible, as the contract meant simply that P. Bros.' materials of the specified numbers should be used as models. Where the contract fixed the size of sills on which certain columns were to rest, and did not expressly state the diameter of the base of the columns, evidence by an expert as to the proper diameter of the base of such columns to rest on such sills is admissible. A charge, "in deciding whether or not plaintiff was proceeding with said building in compliance with the contract, * * * there must have been a substantial compliance in every material particular, * * * as called for by a fair, reasonable, and practical construction of the contracts, plans, and specifications taken together, and where there is a conflict in any of these, this should be reconciled in a practical, workmanlike manner, so as to arrive at the fair and reasonable intention of the same," is correct, and does not leave the construction of the written contract to the jury.

Linch vs. Paris Lumber and Grain Elevator Co., Supreme Court of Texas, 15 S. W. Rep., 208.

A BUILDER'S LIEN.—The judgment of the Supreme Court in the Hinckley case will be of interest to those who are engaged in building.

The decision will add to the confusion which prevails in the law concerning building.

In most of the States the rule regarding liens is vigorous. A lien which is not recorded is no lien at all. It is like an unrecorded mortgage, and is of no avail as against an innocent bona-fide purchaser. But in this State, under the decision of the Supreme Court in the Hinckley case, it seems that a sub-contractor can hold a lien on a building without recording it. It is hardly necessary to observe that this ruling will expose house-builders to serious annoyance and, perhaps, loss.

A man may build a house and pay the contractor to the uttermost farthing, yet he has no guarantee that when he tries to sell the house, some purveyor of materials, or some mechanic who has worked on the house will not turn up with a lien, of which he has had no notice and no knowledge. That there should be some devise by which a party seeking to buy a house should be able to ascertain whether or no there is any incumbrance on it.

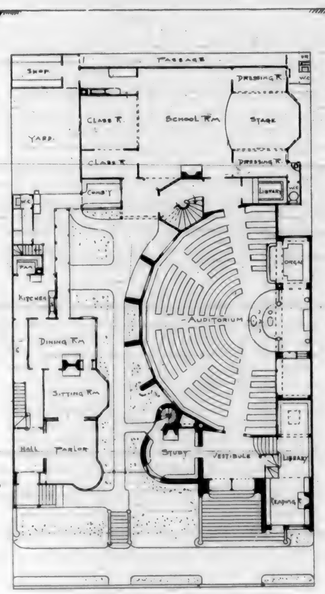
We present the decision in full from the record.

HINCKLEY, ET AL, Appellants, vs. FIELD'S BISCUIT AND CRACKER CO., ET AL, Respondents. 13,230.

In the Court below a demurrer to the complaint was sustained and judgment thereupon entered in favor of the defendants. The plaintiffs appealed.

The question to be considered here is whether the ruling of the Court in sustaining the demurrer was correct. The demurrer was upon the general ground that the complaint did not state facts sufficient to constitute a cause of action and also for ambiguity.

The allegations of the complaint so far as necessary to be stated, are: That on February 28, 1887, the defendant Field was the owner of record of land upon which stands the building against which it is sought to enforce the lien, but that he held the same in trust for the Field's Biscuit and Cracker Co., a defendant herein; that upon that day said Field entered into



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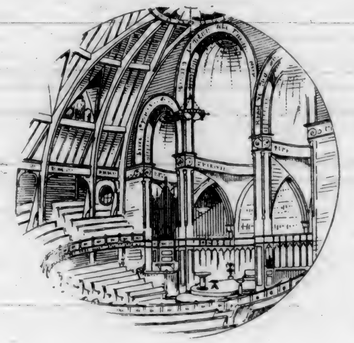


-INTERIOR VIEW-

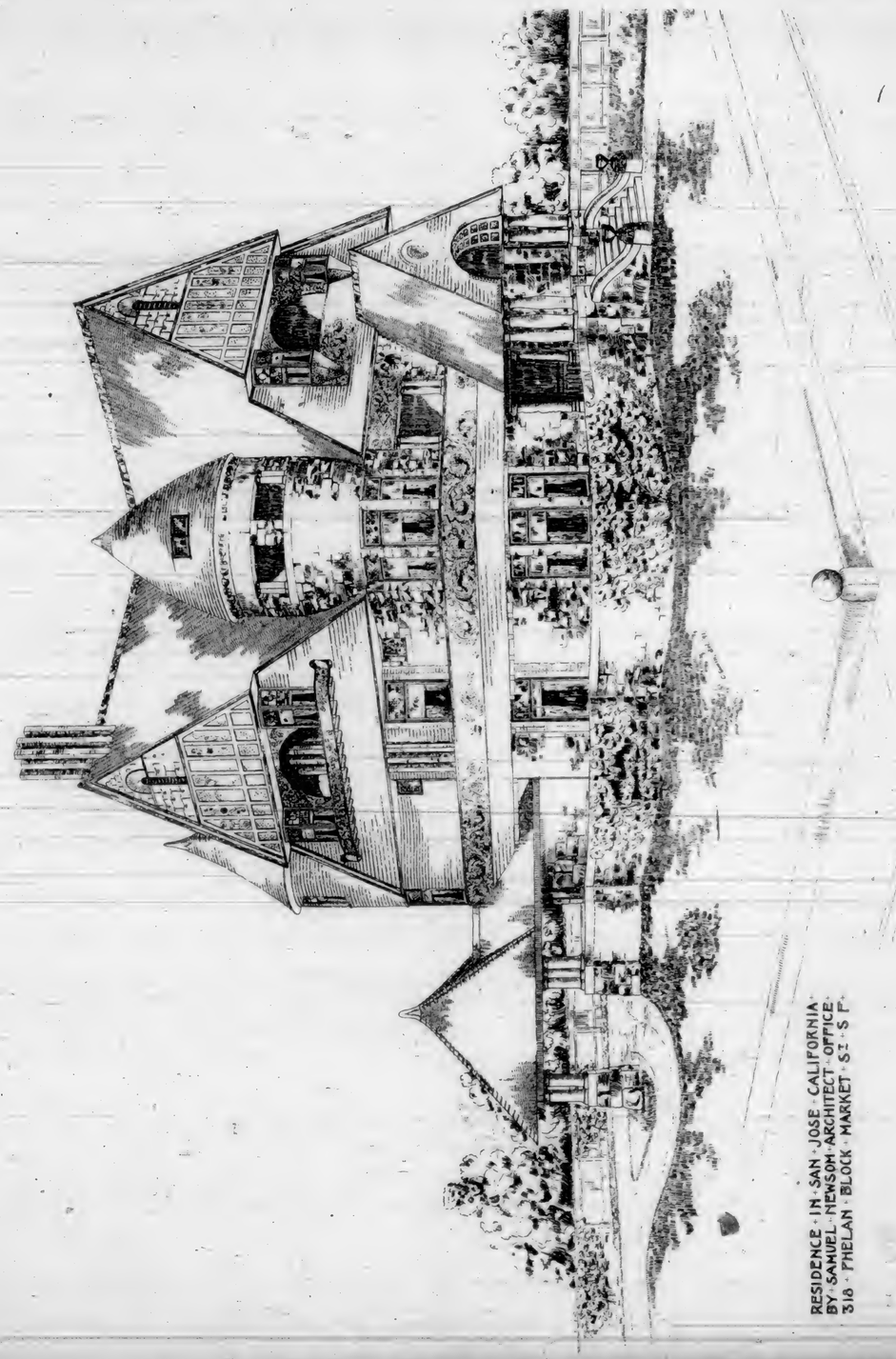
NEW JERUSALEM CHURCH,
O'Farrell St.

Wright & Sanders
Architects
S.F.

QUADRANGLE · SANTA BARBARA

SANTA BARBARA MISSION

OCTOBER, 1891. VOL. XII. NO. 10.
THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



RESIDENCE · IN · SAN · JOSE · CALIFORNIA
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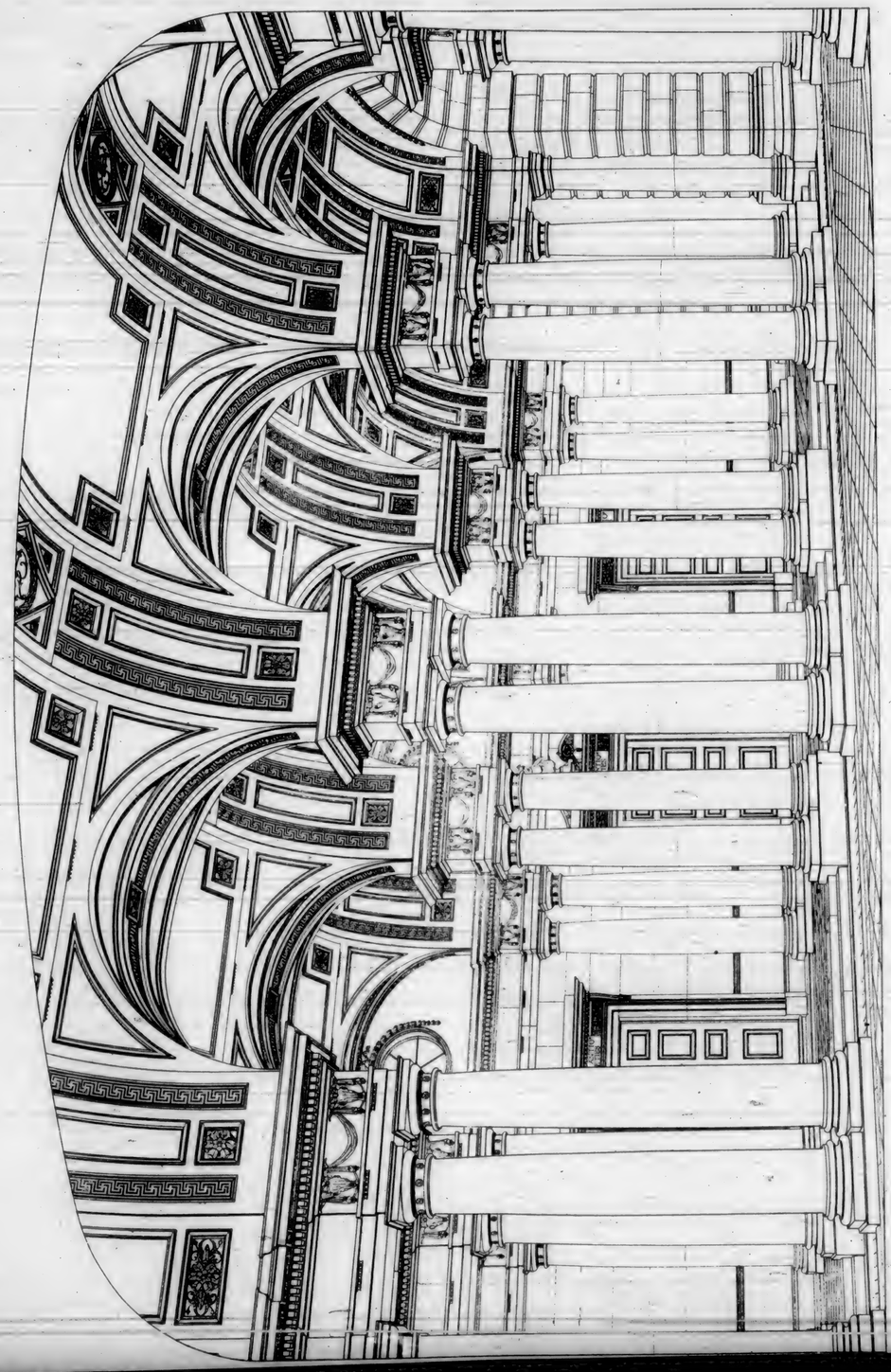
318 · PHELAN · BLOCK · MARKET · ST · S · F ·



ENTRANGE VESTIBULE TO SOMERSET HOUSE.

a contract with said Company, whereby in consideration of the issuance to him of eight hundred shares of its capital stock, he agreed to complete and deliver to the Company, equipped and furnished with the latest improvements, a factory to be under his directions, constructed on said land, and as soon as completed, the same, with its appurtenances to be conveyed to it. That immediately after the execution of this contract the Company issued and delivered to Field, eight hundred shares of its capital stock in full payment for said land and for the building and machinery to be constructed thereon by him, and on November 5, 1887, the said Field conveyed to the Company the land and improvements thereon. The complaint further avers that upon April 11, 1887, the said Field "as such contractor of and for the said defendant Field's Biscuit and Cracker Company, employed plaintiffs herein to build, manufacture and construct at their own works, and deliver and put in place upon foundations prepared by said Arthur Field, in said structure, building and factory," a steam plant, consisting of boiler, engine, heater, feed pipes, etc., for the agreed price of $5,600; and that said contract was duly performed by plaintiff. It is not alleged that this contract was recorded, but it is averred that the agreement between Field and the Field's Biscuit and Cracker Company was never recorded.

Plaintiffs' claim of lien was filed for record within the time given by law.

The respondents insist that Field was the owner of the property upon which a lien is claimed, at the time he contracted with the plaintiffs to furnish said factory the steam plant referred to in the complaint, and as the price agreed upon to be paid therefor, exceeded $1,000, and the contract was not recorded; that contract was wholly void under Section 1183 of the Code of Civil Procedure, and no recovery can be had by plaintiffs thereunder.

I. Section 1183 of the Code of Civil Procedure provides that "mechanics, material-men, contractors, sub-contractors, artisans, architects, machinists, etc.," shall have a lien upon the property upon which they have bestowed labor or furnished materials, and "in case of a contract for the work between the reputed owner and his contractor, the lien shall extend to the entire entract price, and such contract shall operate as a lien in favor of all persons except the contractor, to the extent of the whole contract price, and after all such liens are satisfied, then as a lien for any balance of the contract price in favor of the contractor." The Section then provides that all such contracts (that is, those between the owner and his contractor) shall be in writing when the amount agreed to be paid thereunder exceeds $1,000 and before work is commenced thereunder, be filed in the office of the Recorder of the proper county, "otherwise they shall be wholly void and no recovery shall be had thereon by either party thereto."

The position, assumed by respondents, in support of their demurrer, rests upon these two propositions.

1st. That Field was the owner of the building he was constructing, and

2nd. That plaintiffs were contractors in the meaning of Sec. 1183, of the Code of Civil Procedure, and the failure to sustain either is fatal to the judgment appealed from.

We agree with respondents upon the first point that Field was the owner and not a contractor, as that word is used in the section of the code just referred to. His relation to the Fields Biscuit and Cracker Co. was that vendor and that the factory was constructed for himself that he might convey it and the land upon which it stood, in accordance with his agreement to do so. It is very true that the Fields Biscuit and Cracker Co. was the equitable owner, having paid the agreed price therefore, but as the building was erected by its consent, then under agreement that its vendor should retain the legal title until its completion, he was for all practical purposes pertaining to its construction, the owner within the meaning of the law relating to mechanic's liens, and the equitable estate was equally bound with the legal title to satisfy the lien of mechanics, or material-men, growing out of contracts made with him in the construction of the building.

2nd. But assuming this to be so, the question still remains, were the plaintiffs contractors, as that word is used in Sec. 1183 of the Code of Civil Procedure, where it speaks of a "contract for the work between the owner and his contractor." If so, their contract not having been recorded was wholly void, and the demurrer was properly sustained. We are of the opinion, that upon the facts alleged, plaintiffs were not such contractors, but were material men. Although one may furnish materials to be used in the construction of a building under an expressed contract, he does not become a contractor, as that term is used in the law relating to mechanics' liens. That law recognizes a a clear distinction between contractors and sub-contractors, material men and mechanics, and thus different words are used to designate distinct classes of persons. All are referred to being entitled to liens, and the priority of their several liens is declared, and it is quite clear to us that the word contractor in Secs. 1183 and 1184 of the Code of Civil Procedure does not refer to a material-man. The section in requiring the contract "between the owner and his contractor" to be in writing and recorded, has for its object the giving of notice of the terms of the contract to those who may be employed, or furnish materials to the contractor, in the course of its performance, so as to enable them to judge whether the contract price to which they have a right to look for their security, is sufficient for that purpose. But the reason for giving this notice does not apply to the case of one who contracts only to furnish material, as his employees have no lien upon the price which he is to receive therefore, and for that reason the statute does not require that contracts under which materials are furnished shall be in writing and recorded.

And this view of the law is sustained by the reasoning of Mr. Justice Sharpstein, in the case of Sparks vs. Butte County Gravel and Mining Co., 55 Cala., 392, in defining the words "original contracts" as found in Sec. 1187 of the Code of Civil Procedure.

In this case there can be no doubt that the plaintiffs were simply material-men. Under their contract they were to manufacture at their own shop the boiler, engine, heater, feed pipes and necessary attachments, and deliver them finished and complete, and properly set them in the building; but the work done by them on the premises of defendant in placing them in position, was only the completion of their contract to deliver such finished machinery, and did not convert them into contractors for the erection of the factory or any part of it, within the true intent of the statute. The contract was essentially one to furnish material for the factory, and not a building contract.

3rd. What has been said disposes of the second ground of demurrer, to the effect that the contract was void because not complying with Sec. 1184 of the Code of Civil Procedure, as that section only refers to the contract of the contractor.

4th. We do not think the complaint is ambiguous in the respects pointed out by the demurrer.

We are satisfied that the complaint states a cause of action, and if the defendant have any defense to the action it is not disclosed by the complaint. In reaching this conclusion we have not overlooked the fact that the plaintiffs allege in general terms that Field was a contractor and as such contracted with plaintiffs. But the complaint avers specifically all the facts in regard to the ownership of the property and the relations to it of defendant Field and the Field Biscuit and Cracker Co., and the allegations that Field was contractor may be disregarded.

Judgment reversed with direction to overrule the demurrers interposed by defendant.

DE HAVEN, J.

Filed Sept. 10th, 1891.

We concur:

MCFARLAND, J.

SHARPSTEIN, J.

PRIORITY OF LIENS IN CALIFORNIA.—Under the section of the California Code providing that mechanics' liens shall be preferred to any lien that may have attached subsequent to the time when the mater ialswere furnished, materials furnished to a person in possession under a contract of a sale constituting a prior lien to a mortgage subsequently given the seller for the price. Where materials are furnished under a contract, and part of them are procured from another, who refuses to deliver them unless paid for by the contractor, the latter having paid for them, can include their cost in his claim of lien.

Avery v. Clark, Supreme Court of California, 25 Pac. Rep., 919, (112C).

NEGLIGENT EXCAVATION.—Excavation by an owner on his own land adjoining another's building, causing damage, without his knowledge, or previous notice to him, is evidence of want of care in doing the work.

Schultz v. Byers, Court of Errors and Appeals of New Jersey, 22 At. Rep., 514, (45C).

BUSINESS MOSAICS.

The Gardner Sash Balance and Steel Ribbon running on their new pullies attracted marked attention at the late Mechanics' Fair. The four hundred pound elevator door hung with this balance could be easily manipulated by a child. This device is rapidly gaining on the old cord style.

Insulated Electric Wires of all kinds are made by the John A. Roebling's Sons Company of Trenton, N. J., with office and sales room at No. 8 California street, in this City.

The Underwriter's wire is covered with two coatings of insulating material and can be relied upon as proof against accidental fires from unprotected wires. A weather-proof protected wire is furnished that will withstand hard usage where exposed. The compound wire is covered with a superior insulation which allows the wires to be run into buildings without interference with telephone wires. A safety insulated wire is made for inside wiring. Lamp cords, flexible cables, annunciator cables, weather-proof ærial cables, German-silver resistance wire, lead encased wires and cables, are all prepared by these well known manufacturers.

A new iron paint of superior quality and extra heavy body is now being manufactured in this City by the San Francisco Mineral Paint Co., Muecke & Co. Agents, 319 California street. Those who have used it recommend it highly, and prefer it to any other iron paint in the market. It has all the chemical qualities requisite, is ground to an extra fine grade, mixes readily and forms a heavy body when dry.

The Vulcan Iron Works had on exhibition at the late Mechanics' Fair their improved rope tram-way for the conveyance of materials over wide depressions. They also had one of their compact ice machines and cold storage rooms in operation. As these machines can be operated by anyone with such little expense that it would be well for persons interested in such matters to communicate with the above firm at 135 to 145 Fremont street, San Francisco.

The Instantaneous Water Heating Company have lately made an improved water heater of small size only nine inches in diameter and twenty-eight in height, which is set on a neat shelf with gas pipes attached for heating. This heater has been especially designed for the use of dentists and doctors, wash basins, sinks and where a small amount of cooking is done. They are made in various styles from plain to ornamental, plated and finished to make a neat piece of furniture. See advertisement on page iii.

It seems rather queer that an advertisement that runs a long time should be called a *standing* advertisement.

In this issue The J. L. Mott Iron Works show an illustration of one of their double open Lavatories, which is unique in design and appearance and worthy the attention of architects and parties desiring of using first-class material. They are made in various styles and sizes and adapted for either private or public buildings. Mr. M. S. James, their representative for this section, will be pleased to give any information that may be desired in reference to goods made by this well known house.

Patent Earthquake-proof Chimneys as made by Schuster Bros., 306 Sutter street, have long been known as a superior device for forming a fire flue without the use of bricks.

They are also importers and dealers in Metals, Stones and Ranges.

AMERICAN PIG TIN.

The Philadelphia firm of N. & G. Taylor & Co., who have for some time furnished American tin, announces that a shipment of thirty-five tons of American pig tin from mines in San Bernardino County, California, known in this State as the Temescal tin mines, was made on the 12th of August. The Philadelphia firm says that on the receipt of this pig tin it will be able to supply American tin plate made from American materials and by American workmen from start to finish. This is the first shipment from the Temescal mines out of the State, other shipments having gone to San Francisco and been used for making tin pipe and solder. There seems to be a general movement among sheet mill proprietors to transform their works into plants for the production of tin plates. Pig tin of the quality produced at the Temescal mines is all that is now needed to make tin plates a thoroughly American product.

We have received from C. Sidney Norris & Co., of Baltimore, the manufacturers of the well known Norris Patent Sash pulley, a sample of their new aluminum bronze tape for which it is claimed the excellent qualities of strength, pliability, lightness and durability.

The Rischmuller door opener and closer is an improved appliance that presents many desirable features. By the handle of the opener when placed at a distance or on an upper floor, the door can be opened or closed as readily as when worked by the knob on the door; therefore the door is under complete control from any position desired.

It presents a neat appearance, the wires being obscure and so arranged that the door cannot be opened from any other point than the one arranged for.

A full sized working model can be seen at the Plaster and Decorating store of Kellett and McMurray, 28 Ellis street. The price is $15.00. Leave orders with G. Rischmuller, 934 B Capp street, S. F.

On page XII of this paper will be found the advertisement of A. L. Fish, 59 and 61 First street, the agent for the Worthington Pump. These pumps have successfully withstood the test of time and usage. On account of their excellent qualities, many premiums and diplomas from various exhibitions have been awarded to the manufacturers.

The specimen of arch work in Terra-Cotta, from the new "Mills' Building," which was placed on exhibition by Messrs. Gladding, McBean & Co., 1358 & 1360 Market street, this City, shows the delicate modeling and artistic effect of the work from this well known firm.

The Cincinnati Corrugating Co., make the first purely American Terne Plates. The Cincinati Corrugating Co., of Piqua, Ohio, have been considering the manufacture of Terne Plates, or Tinned Roofing Plates, as an adjunct their present large line of Painted Roofing Sheets. In order to satisfy themselves of the adaptability of the steel sheets supplied them by their allied Company, the Piqua Rolling Mill Co., they have recently made a quantity of 14 x 20 terne roofing plates with great success.

This experience demonstrates fully that the quality of the steel plates used for coating meets the highest requirements.

The terne coating, composed of tin and lead, resulted beautifully, equaling in the opinion of experts, in appearance and all other respects, the "Old Style," hand made, ternes hitherto imported from Wales.

Major McKinley will address the citizens of Piqua, Sept. 17th, and the success of The Cincinnati Corrugating Co., has added so much to the enthusiasm of the occasion, that the Executive Committee have ordered 5,000 souvenirs made of Piqua Terne Plate mounted on ribbon badges for distribution.

The souvenirs will be circular in form and have thereon the words, "Ohio Sheet Steel, California Tin, Missouri Lead, Piqua 1891— McKinley and Protection." At the meeting full sized sheets will be conspicuously displayed.

These are the first terne plates in Ohio, and so far as we are advised, the *first purely American terne plates* have been made at Piqua, Ohio. For in their composition not an ounce of foreign material enters—California furnished the pig tin, Missouri the pig lead, and the Bessemer steel used was made at Middleport, Ohio, and rolled by the Piqua Rolling Mill Co.

The Cincinnati Corrugating Co., claim no other merit in this, than that they give to all, the results of their experience—that all that is necessary to test the practicability of making American Tin or Terne Plate, is to make them. Having satisfied themselves on the point of practicability, the next steps will be pursued, as in any other branch of manufacture—to obtain the best facilities for economic manufacture for the regular production of American Terne, or Tinned, Roofing Plates.

The Cooking Range at the new Stanford University was from the firm of John G. Ils & Co., 814 Kearny street. It is of unusual size and especially made for that purpose.

We acknowledge the receipt of a transparent half circle scale of degrees from Merchant & Co., Importers and Dealers in tin plate, metals, etc., Philadelphia.

Creosote Shingle Stains have become a standard preparation throughout all sections of the country as is shown by the following letter from Mr. Samuel Cabot, the inventor and manufacturer.

During the six weeks previous to the 1st of July, our Creosote Shingle Stains received 107 recommendations, and it is curious to note the different sections of the country from which these came. The result shows conclusively that they are actually used in all parts of the country.

The recommendations were received as follows: From the New England States; 13, New York; 21, New Jersey; 8, Pennsylvania; 14, the South; 9, The West, including nearly all the states from Ohio to California; 42.

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 30th day of October, 1891, for all the labor and materials required for the cut stone and brick masonry works of the superstructure of the U. S. Court House, Post Office, etc., building at Detroit, Michigan, in accordance with the drawings and specifications, copies of which may be had at this office or the office of the Superintendent at Detroit, Michigan.

Each bid must be accompanied by a certified check for two per cent. of the amount of the proposal.

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, "Proposals for the cut Stone and Brick Masonry Work of the Superstructure of the U. S. Court House, Post Office, &c., Building at Detroit, Mich." and addressed to

W. J. Edbrooke,
October 1, 1891. Supervising Architect.

CITY BUILDING NEWS.

Ashbury, near Frederick. To build; owner, Mrs. Jennie Ashton; architect, Jas. E. Wolfe; contractors, Fletcher & Son; cost, $4440; signed, Sept. 3; filed, Sept. 7; payments, $1000, frame up; $1000, brown mortared; $800, plastering finished; $330, completed; $1110, 35 days.

Baden and Sunnyside. To build; owner, Lena Fischer; architect, ——; contractors, Peterson & Person; cost, $2700; signed, Sept. 30; filed, Oct. 1; payments, $700, lumber delivered; $500, frame up; $500, brown coated; $500, completed; $600, 35 days.

Broderick, near Golden Gate Ave. To build, except plumbing, painting and mantels; owner, Mrs. P. P. Hamilton; architects, Mooser & Cuthbertson; contractor, Wm. Langstaff; surety, $920; cost, $3705; signed, Sept. 19; filed, Sept. 21; payments, $694, entire frame up; $694, first coat mortar on; $694, second coat mortar on; $693, completed; $930, 35 days.

Bryant Ave., between 22nd and 23d Sts. To build; owner, Jas. McLean; architect, H. R. Schmuckert; contractor, H. R. Schmuckert; surety, $1000; cost, $1895; signed, Sept. 4; filed, Sept. 4; payments, $371, rustic on; $350, brown mortared; $350, white plastered; $850, accepted; $474, 35 days.

Bush, between Octavia and Gough. Plumbing, etc.; owner, Annie Brandt; architect, H. C. Macy; contractors, Duffy Bros.; cost, $1950; signed, Sept. 14; filed, Sept. 17; payments, $750, work roughed in; $712.50, work completed; $487.50, 35 days.

California near Kearny. Additions and alterations; owners, Goldberg, Bowen & Co.; architect, C. I. Havens; contractor, J. R. Whalen; cost, $9,380; signed, Sept. 24; filed, Sept. 26; payments, 1st and 15th day of each month, 75 per cent., as work progresses; 25 per cent., 35 days.

California near Steiner. To build; owner, Alex. Berton; architect, Emile Deplerre; contractor, Wm. L. Nelson; surety, $1200; cost, $4475; signed, Sept. 7; filed, Sept. 8; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Camp near Guerrero. Alterations and additions; owner, Jas. Ellison; architect, Jno. T. Kidd; contractors, Le Bourveau Bros.; cost, $1200; signed, Sept. 14; filed, Sept. 16; payments, $350, raised and enclosed; $250, brown mortared; $300, completed; $300, 35 days.

Capp near 18th. Alterations and additions; owner, Hermann Joost; architect, H. Geilfuss; contractors, Schutt & Krecker; cost, $1448; signed, Sept. 16; filed, Sept. 16; payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent. 35 days.

Columbia near 23rd. To build; owner, Dan'l Lynch; architect, J. M. McLeod; contractor, J. M. McLeod; cost, $4398; signed, Sept. 15; filed, Sept. 15; payments $807.75, outside frame up; $807.75, brown mortared; $807.75, white plastered; $807.75, completed; $1077, 35 days.

Day, between Church and Sanchez. To build; owner, Chas. Daley; contractor, Jno. L. McLaughlin; cost, $1465; signed, Sept. 21; filed, Sept. 25; payments, $366, rough frame up; $366, enclosed and brown mortar on; $366, completed; $367, 35 days.

Dolores, near 24th. To build; owner, B. P. Grover; architect, H. A. Schulze; contractors, Gardner & Boyden; cost $6684; signed, Sept. 7; filed, Sept. 8; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

W. De Long Ave. To build; owner, Maggie Dessen; architects, Cary & Johnson; contractors, Marcuse & Kenand; cost, $2404; signed, Sept. 22; filed, Sept. 29; payments, $600, frame up; $600, brown mortared; $601, completed; $600, 35 days.

Eighteenth, near Castro. To build; owners, Chas. and Aug. Stolz; architects, Martens & Coffey; contractor, L. Arthur; cost, $4665; signed, Sept. 14; filed, Sept. 15; payments, $1166, stores ready for occupancy; $2922, completed; $1167, 35 days.

Eleventh, near Market. Carpenter work, etc.; owner, Church of Advent; architects, Coxhead & Coxhead; contractor, E. A. Wheeler; surety, $1060; cost, $3339; signed, Sept. 28; filed, Sept. 30; payments, 75 per cent. of value as work progresses; Nov. 2, 1891, 25 per cent. 35 days.

Ellis, near Powell. Cast and wrought iron work; owner, Jacob Frowenfeld; architects, Salfield & Kohlberg; contractor, Joshua Hendy Machine Co.; cost, $3690; signed, Sept. 10; filed, Sept. 21; payments, 75 per cent, as work progresses; 25 per cent. 35 days.

Fair Oak, near 26th St. To build; owner, Jas. Cooney; architect, M. J. Welsh; contractor, T. Sullivan; surety, $835.75; cost, $3343; signed, Sept. 15; filed, Sept. 15; payments, $626.75, frame up; $626.75, brown mortared; $626.75, white coated; $627, completed; $835.75, 35 days.

Fell and Steiner. Graining; owner, J. S. Scobie; architect, Chas. I. Havens; contractors, Fraser & Keefe; cost, $1775; signed, Sept. 3; filed, Sept. 17; payments, $600, all grained and work second coated; $675, accepted; $500, 35 days.

Fell Street—No. 615. Additions and alterations; owner, John Layng; architect, Jno. Marquis; contractor, Robert Currie; cost, $1200; signed, Sept. 21; filed, Sept. 25; payments, $300, frame up, rustic on roof and windows set; $300, brown coated; $300, accepted; $300, 35 days.

Francisco, near Dupont. To build; owner, Mary T. Menton; architect, Chas. M. Rosseau; contractor, Andrew Christensen; cost, $3100; signed, Sept. 14; filed Sept. 22; payments, $775, framed; $775, brown mortared; $775, finished; $775, 35 days.

Franklin and Ellis. Alterations and additions; owner, Academy of Sacred Heart architect, Chas. J. Devlin; contractor, Jas. J. O'Brien; cost, $2130; signed, Sept. 22; filed, Sept. 23; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Fremont near Folsom. To build; owner, J. D. Heins; architect, Chas. A. Duebel; contractor, Chas. A. Duebel; cost, $10500; signed, Sept. 21; filed, Sept. 24; payments, $4000, first floor joists laid; $2,000, second floor joists laid; $1,000, third floor joists on; $1000, fourth floor joists laid; $1000, roof ready; $1000, completed; $500, 35 days.

Geary near Dupont. To build; owner, S. L. Sachs; architects, Salfield & Kohlberg; contractor, A. L. Campbell; cost, $3350; signed, Sept. 16; filed, Sept. 21; payments, $600, roof on; $800, ready for plastering; $500, standing finish accepted; $600, accepted; $850, 35 days.

Geary near Dupont. Brick and stone work, etc.; owner, S. Sachs; architects, Salfield & Kohlberg; contractor, R. Ringrose; cost, $6900; signed, Sept. 15; filed, Sept. 16; payments, 75 per cent, as work progresses; 25 per cent., 35 days.

Green near Pierce. Carpenter work, etc.; owner, E. C. Huff; architect, Fred B. Wood; contractor, Chas. Condy; surety, $660; cost, $2640; signed, Sept. 5; filed, Sept. 10; payments, $360, frame up; $760, brown mortared; $660, completed; $660, 35 days.

Grove and Franklin. To build; owner, Catherine Oliver; architect, T. J. Welsh; contractor, C. L. Lombard; surety, $2994; cost, $11,975; signed, Sept. 28; filed, Sept. 30; payments, $1796.25, foundations in and 1st story joists on; $1796.25, brown mortar on; $1796.25, frame up; $1796.25, white coated; $1796.25, accepted; $2993.75, 35 days.

Grove and Broderick. To build; owner, Wm. Webber; architect, H. Geilfuss; contractor, F. L. Hansen; cost, $7585; signed, Sept. 16; filed, Sept. 16; payments, $1137, frame up; $1137, building enclosed and partitions set; $1137, brown mortared; $1137, white plastered; $1141, completed; $1896, 35 days.

Haight near Baker. To build; owner, Anna V. Wakeman; architects, Townsend & Wyneken; contractor, Orrin E. White; cost, $6285; signed, Sept. 23; filed, Sept. 26; payments, $1400, frame up; $1600, enclosed; $1700, completed; $1585, 35 day.

Hardy near 17th. To build; owners, A. Fow & wife; architect, W. W. Rednall; contractor, W. W. Rednall; surety, $700; cost, $800; signed, Sept. 10; filed, Sept. 14; payments, $800, roof on; $800, brown mortared; $1000, completed.

Harrison bet. First & Essex. To build; owner, Thos. L. Kain; architect, August Lund; contractor, August Lund; surety, $750; cost, $3150; signed, Sept. 3; filed, Sept. 4; payments, $600, building framed; $600, brown mortared; $600, white plastered; $750, 35 days.

Harrison near 6th. To build; owner, H. E. Besthorn; architect, Chas. M. Rossean; contractor, M. S. Yerxa; surety, $3000; cost, $4150; signed, Sept. 23; filed, Sept. 25; payments, $1037, framed; $1037, brown coated; $1037, accepted; $1039, 35 days.

Howard & 23rd. Alterations and additions; owner, Jno. P. Flannery; architect, Chas. I. Havens; contractors, R. Doyle & Son; cost, $6389; signed, Sept. 16; filed, Sept. 17; payments, $1189, old building raised & frame up; $1200, gas & water pipes in & brown mortared; $1200, hard finished; $1200, completed; $1600, 35 days.

Hyde near California. Alterations & additions; owner, Mrs. R. Harris; architect, W. Winterhalter; contractors, Humeston & Page; cost, $1700; signed, Sept. 29; filed, Sept. 30; payments, $900, walls up and enclosed; $375, brown coat on; $400, completed; $425, 35 days.

Jackson near Fillmore. To build; owner, Jacob Frowenfeld; architects, Salfield & Kohlberg; contractor David Perry; cost, $10900; signed, Sept. 17; filed, Sept. 24; payments, $1250, frame up; $1250, enclosed; $1500; brown mortared; $3000, standing finish on; $2175, completed; $2725, 35 days.

Jackson & Devisadero. Painting etc.; owner, Chas. J. Wingerter; architect, A. C. Lutgens; contractor, Henry F. Wagner; cost, $1240; signed, Sept. 19; filed, Sept. 28; payments, $930, work completed; $310, 35 days.

ersey near Sanchez. To build; owner, H. Cunningham; architect, A. Klahn; contractor, A. Klahn; cost, $3485; signed, Sept. 24; filed, Sept. 25; payments, $850, frame up; $850, brown mortared; $850, finished; $935, 35 days

Jones near O'Farrell. Brickwork, etc.; owner, Wm. Sinon; architects, B. McDougall & Son; contractor, T. Hock; cost, $1250; signed, Sept. 3; filed, Sept. 4; payments, $500, brick walls up; $300, second payments; $130, completed.

Jones and McAllister. Heating and ventilating; owner, Hibernia S. & L. Society; architects, Pissis & Moore; contractor, Wm. Cronan cost, $4782; signed, Sept. 4; filed, Sept. 16; payments, 1st. and 15th. day of each month 75 per cent as work progresses; 25 per cent, 35 days.

Market and Rose Ave. Plumbing; owner, Mary Pauline Payne; architect, Wm. Curlett; contractor, Sam'l Ickelheimer; cost, $2785; signed, Sept. 4; filed, Sept. 5; payments, $1000, rough piping in; $1088.75, work finished; $696.25, 35 days.

Mason, near Filbert. To build; owner, Jos. A. Johnson; architect, Jos. A. Johnson; contractor, Wm. Helbing; surety, $1500; cost, $4750; signed, Aug. 17; filed, Sept. 8; payments, $1200, roof on; $1200, brown mortared; $1150, white plastered; $1200, 35 days.

Mason, near Geary. To build; owner, John Murphy; architect, Wm. H. Armitage; contractor, M. C. Lynch; surety, $1250; cost, $5000; signed, Sept. 15; filed, Sept. 16; payments, $1250, rough frame up; $1250, brown mortared; $1250, completed; $1250, 35 days.

Mason, near Sutter. To build; owner, Y. M. Byrne; architects, Henriksen & Mahoney; contractor, Wm. Knowles; surety, $5000; cost, $4,075; signed, Sept. 17; filed, Sept. 19; payments, $765, rustic on and roof covered; $765, brown plaster on; $765, white coated and sashes glazed; $765, varnishing done and trimmings on; $1020, 35 days.

Mason, near Sutter. Concrete work; owner, Y. M. Byrne; architects, Henriksen & Mahoney; contractors, Ransome & Cushing; surety, $1200; cost, $1617; signed, Sept. 18; filed, Sept. 19; payments, $800, walls completed; $407, floors and sidewalks completed; $410, 35 days.

Noe, Ridley, Castro & 14th. Steam heating, etc.; owner, German Benevolent Society; architect, H. Geilfuss; contractor, A. Baumisterger; cost, $3550; signed, Sept. 15; filed, Sept. 17; payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent., 35 days.

O'Farrell near Powell. To build; owner, Geo. D. Toy; architect, A. J. Barnett; contractor, Wm. Little; surety, $2500; cost, $9665; signed, Sept. 10; filed, Sept. 12; payments, $1400, roof rafters on; $1000, rustic and roof on; $1845, brown mortared; $1500, white plastered; $1500, completed; $2420, 35 days.

O'Farrell near William. Carpenter work, etc.; owner, A. W. Wilson; architect, P. R. schmidt; contractor, T. M. McLachlan; cost, $8740; signed, Sept. 1; filed, Sept. 5; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

O'Neil & Haley Tract, Lots 39 & 40. To build; owner, C. Maginnis; architect, R. O. Davis; contractor, R. O. Davis; cost, $1450; signed, Sept. 22; filed, Sept. 24; payments, $362.50, rustic on; $362.50, brown mortar on; $362.50, completed; $362.50, 35 days.

Pacific near Franklin. To build; owner, Max Davis; architect, M. J. Lyon; contractor, J. S. W. Saunders; surety, $8000; cost, $11875; signed, Sept. 23; filed, Sept. 25; payments, 1st & 15th day of each month, 75 per cent. as work progresses; 25 per cent., 35 days.

Page near Octavia. To build; owner, Marie A. Berker; architects, John & Balczynski; contractor, Wm. Pluns; cost, $6500; signed, Sept. 17; filed, Sept. 19; payments, $1200, frames up; $1200, enclosed & partitions set; $1200, white coated; $1275, completed; $1625, 35 days.

Page near Masonic Ave. To build; owner, John Murphy; architects, Shea & Shea; contractor, Arthur A. Ahern; cost, $4900; signed, Sept. 10; filed, Sept. 11; payments, $918, rough frame up; $919, rough mortared; $919, hard finished; $919, completed; $1225, 35 days.

Page near Webster. To build; owner, Mrs. A. Thompson; contractor, J. P. Hanson; cost, $3900; signed, Sept. 23; filed, Sept. 28; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Pine near Sansome. Carpenter work, etc.; owner, Dan Meyer; architects, Salfield & Kohlberg; contractor, A. Jackson; cost, $22,886; signed, Sept. 3; filed, Sept. 8; payments, 75 per cent as work progresses; 25 per cent., 35 days.

Pine near Sansome. Painting, etc.; owner, Daniel Meyer; architects, Salfield & Kohlberg; contractors, Fraser & Keefe; cost, $2600; signed, Sept. 12; filed, Sept. 24; payments, 75 per cent. as work progresses; 25 per cent., 35 days.

Pine near Sansome. Pile driving; owner, Daniel Meyer; architects, Salfield & Kohlberg; contractors, B. McMahon & Son; cost, $26.75 per pile; signed, Sept. 26; filed, October, 1; payments, when completed and accepted.

Pine near Sansome. Plumbing & gas fitting; owner, Daniel Meyer; architects, Salfield & Kohlberg; contractors, S. Ickelheimer & Bros.; cost, $5681; signed, Sept. 14; filed, Sept. 24; payments, $2100, rough work in; $2138, completed; $1413, 35 days.

Post and Scott. To build; owner, Rebecca M. Davis; architect, W. O. Banks; contractor, O. E. White; cost, $4170; signed, Sept. 21; filed, Sept. 22; payments, $1000, frame up; $1145, brown coated & roof on; $1000, completed; $1025, 35 days.

Quincy St. No. 5. Brick additions; owner, Louis Magnier; architect, Emile Depierre; contractor, Jean Salanare; cost, $11000; signed, Sept. 17; filed, Sept. 21; payments, 75 per cent. as work progesses; 25 per cent., 35 days.

Sanchez near 23rd. Carpenter work, etc.; owner, Jas. T. McInnes et al; architect, Wm. Curlett; contractor, Wm. Linden; cost, $6090; signed, August 24; filed, Sept. 5; payments, 75 per cent. as work progresses; 25 per cent, 35 days.

Sanchez near 26th. To build; owner, Patrick Cleary; architect, M. J. Welsh; contractor, Jas. McConahey; surety, $413.50; cost, $1654; signed, Sept. 7; filed, Sept. 7; payments, $413.50, frame up; $413.50, brown mortared; $413.50, completed; $413.50, 35 days.

Second St. No. 294. To build; owner, Thos Stealey; architect, H. Raleigh; contractor, A. J. Kaisch; cost, $3250; signed, Sept. 7; filed, Sept. 14; payments, $600, roof on and building on 2nd st.; $800, house moved and raised, balance, when completed,

Steiner and Jackson. Sewering, plumbing, etc.; owner, H. L. Van Wyck; architect, Julius E. Kraft; contractor, Wm. F. Wilson; surety, $1000; cost, $2358; signed, Sept. 26; filed, Sept. 28; payments, $758, sewering piping and rough work in; $1000, completed; $600, 35 days

Stockton near Sacramento. To build; owner, Adolphe Mandonnet; architect, Adolphe Mandonnet; contractor, Edward Mandonnet; cost, $4000; signed, Sept. 25; filed; Sept. 26; payments, $1000, frame of 3-story building up; $1000, plastering finished; $500, 3-story building completed; $500, 2-story building frame up; $1000, all completed.

Sunnyside, Block 44. Concrete work; owner, S. S. Construction Co.; architect, Fred Weiler; contractor, J. G. & I. N. Day; cost, $6.75 per cubic foot; signed, Sept. 10; filed, Sept. 12; payments, 1st and 15th day of each month, 75 per cent. as work progresses; 25 per cent., 35 days.

Sutter St. No. 2622. Alterations and additions; owner, Frank Backe and wife; contractor, Geo. W. Hillyer; cost, $2435; signed, Sept. 23; filed, Sept. 24; payments, $400, house raised and lot graded; $700, floors laid in two upper stories; $700, front completed and back porch on; $635, 35 days.

Sutter and Hyde. Alterations and additions; owner, Inez S. Hutton; architects, B. McDougall & Son; contractors, Peterson & Olsen; cost, $3750; signed, Sept. 19; filed, Sept. 19; payments, $600, rough frame up; $1200, brown coated, and ceilings and floors laid; $950, completed; $1000, 35 days.

Sutter and Jones. Alterations and additions; owner, A. Wolff; architect, Chas. J. Devlin; contractor, John A. Ehmann; cost, $1075; signed, Sept. 25; filed, Sept. 25; payments, 75 per cent as work progresses; 25 per cent., 35 days.

Sutter near Leavenworth. Carpenter work etc.; owner, Mrs. C. C. Stevenson; architects, C. R. & J. M. Wilson; contractors, Childs & Chatham; cost, $9000; signed, Sept. 21; filed Sept. 22; payments, $1000, brick foundation in; $1750, rough frame up and roof on; $2000, white coated; $2000, completed; $2250, 35 days.

Sutter and Leavenworth. Plumbing; owner, Mrs. C. C. Stevenson; architects, C. R. & J. M. Wilson; contractor, R. A. Vance; cost, $1357; signed, Sept. 19; filed, Sept. 22; payments; $500, rough work on; $500, completed; $357, 35 days.

Sutter, near Leavenworth. Additions; owner, Wm. M. Hardy; architects, C. R & J. M. Wilson; contractors, Childs & Chatnam; cost, $3500; signed, Sept. 19; filed, Sept. 22; payments, $575, brick work in; $875, rough frame on and roof on; $1175, completed; $875, 35 days.

Sutter, near Leavenworth. To build; owner, Lawrence Koebelin; architects, C. R. & J. M. Wilson; contractor, F. W. Kern; cost, $8050; signed, Sept. 22; filed, Sept. 23; payments, $2012.50, frame up; $2012.50, brown coated; $2012.50, completed; $2012.50, 35 days.

Sutter, near Polk. Additions and alterations; owner, Rebecca Jennings; architects, B. McDougall & Son; contractors, Tegeler & Muller; cost, $3660; signed, Sept. 5; filed, Sept. 5; payments, $900, first tier of joists on; $400, frame up; $500, brown mortar on; $500, white coated; $960, completed; $1600, 35 days.

Sutter, near Polk. Plumbing, etc.; owner, Rebecca Jennings; architects, B. McDougall & Son; contractor, H. Williamson; cost, $1100; signed, Sept. 12; filed, Sept. 14; payments, $500, plumbing roughed in; $325, completed; $275, 35 days.

Sutter, near Taylor. Plumbing; owner, Maria L. Smith; architects, C. R. and J. M. Wilson; contractor, R. A. Vance; cost, $4000; signed, Sept. 5; filed, Sept. 7; payments, $1500, rough work in; $1500, completed; $1000, 35 days.

Taylor near O'Farrell. Carpenter work etc.; owner, Wm. R. Morton; architect, Fred B. Wood; contractor, Chas. W. Kinsman; cost, $3948; signed, Sept. 16; filed, Sept. 24; payments, $1458, frame up; $1500, completed; $990, 35 days.

Tehama near Fourth. To build; owner, Honora Greeley; architect, Oliver Everett; contractor, Aug. Lund; cost, $6379; signed, Sept. 28; filed, Sept. 30; payments, $1000, roof on $1000, entire frame up; $1089.50, brown mortared; $1594.75, completed; $1594.75, 35 days.

Tehama near Fourth. To build; owner, John McShea; architect; Chas. M. Rossean; contractor. John F. O'Brien; surety, $2000; cost, $4650; signed, Sept. 29; filed, Sept. 30; payments, $1162, framed; $1162, brown coated; $1162, completed; $1164, 35 days.

Treat Ave. No. 1106. Additions; owner, Julia Beck; contractor, Geo. L. Marshall: cost, $650; signed, Aug. 21; filed, Sept. 8; payments, $250, building enclosed; $200, brown mortared; $200, completed.

Twenty-third near Church. To build; owner, P. McMurry and wife; architect, Jno. T. Kidd; contractor, Frank Williams; cost, $1375; signed, Sept. 25; filed, Sept. 26; payments, $925, enclosed; $350, white coated; $350, comple.ed; $350, 35 days.

Twenty-sixth, near Cypress. To build; owner, Payne's Bolt Works; architect, M. J. Walsh; contractor, S. D. Matthews; surety, $6666; cost, $6666; signed, Sept. 8; filed, Sept. 10; payments, $1249, frame up; $1249, brown mortared, $1249, entire finish up; $1252.50, completed; $1666.50, 35 days.

Valencia, between 22nd and 23rd. To build; owner, D. S. Prindle; architect, Chas. Geddes; contractor, Carl Stroh; cost, $4399; signed, Sept. 5; filed, Sept. 11; payments, $680, building up and roof boarded; $1000, first coat mortar on; $800, outside coat plaster on; $693, completed; $1097, 35 days.

Valencia and Tiffany Ave. Stone work, etc.; owner, St. Luke's Hospital; architects, Townsend & Wyneken; contractor, J. H. Wilson; surety, $500; cost, $1900; signed, Aug. 31; filed, Sept. 14; payments, $1000, brickwork all on; $900, 35 days.

Vallejo and Van Ness. To build; owners, H. and H. E. Law; architect, Wm. Brown; contractor, R. Ringrose; cost, $7405; signed, Sept. 23; filed, Sept. 25; payments, $1998, basement completed; $1220, completion of first story; $1220, completion of second floor; $1220, completion of third floor; $1852, 35 days.

Vallejo, near Van Ness. To build; owner, Benj. Norris; architect, W. H. Lillie: contractor, W. E. Lane; surety, $1063; cost, $4250; signed, Sept. 17; filed, Sept. 19; payments, $637.40, frame up; $637.40, enclosed; $637.40, brown mortar on; $637.40, standing finish on; $637.40, completed; $1063, 35 days.

Webster, near O'Farrell. To build; owner, Geo. Beanston; architect, T. J. Welsh, contractor, J. J. Dunn; cost, $4194; signed, Sept. 28; filed, Sept. 30; payments, 75 per cent. as work progresses; 25 per cent. 35 days.

ALAMEDA COUNTY.

Adam Wats tract, lot 5, block 798. To build; owner, Samuel Wright; contractors, Luter & Prugh; cost, $998; signed, Aug. 28; filed, Aug. 29; payments, $320, brown mortared; $320, completed; $328, 35 days.

Associates tract, 50, Berkeley. To build; owners, C. A. Walker & wife; architects, Dirchson & Roust; contractors, Dirchson & Roust; surety, $1000; cost, $1635; signed, Sept. 22; filed, Sept. 22; payments, $800, on Nov. 10, 1891; $400, Dec. 15, 1891; $435, 35 days.

Bayo Vista and Wadsworth Ave. Two-story frame; owner, E. M. Hall; architect, Chas. Mau; contractors, G. Baudin & G. Eber; cost, $4100; signed, Sept. 17; filed, Sept. 19; payments, $625, ½ materials furnished and ¼ work completed; $750, ½ furnished and ½ completed; $750, ¾ furnished and ¾ completed; $750, completed; $1025; 35 days.

Blake, near Fulton. To build; owner, C. C. Bruce; architects, A. W. Pattiani & Co.; contractors; A. W. Pattiani & Co.; cost, $3486; signed, Aug. 28; filed, Sept. 2; payments, $950, rustic on, roof shingles on and chimneys built; $950, window frames set; $810, completed; $876, 35 days.

Broadway and 14th sts., Oakland. Brick building; owner, Jos. Macdonough; architects, Mooser & Cuthbertson; contractors, Chatain & Gilletti; surety, $6500; cost, $6900; signed, Sept. 22; filed, Sept. 28; payments, $2000, footings in; $2000, outside walls up; $1175, completed; $1725, 35 days.

Brown, near Grove. Frame cottage; owner, Joseph Reinhart; architect, A. W. Smith; contractor, A. W. Smith; cost, $1250; signed, Sept. 5; filed, Sept. 8; payments, $300, frame up and roof shingled; $300, first coat paint and first coat plaster; $800, completed; $380, 35 days.

Briggs Tract, Lot 5, Block 489, Oakland. To build; owner, Miss Sabina Higgins; architect, John Conant; contractor, Jacob Steinbergh; cost, $1175; signed, Sept. 14; filed, Sept. 15; payments, $293.75, frame up and rustic on; $293.75, brown mortared; $293.75, ready for painting; $293.75, 35 days.

Bryant Tract, Berkeley. To build; owner, C. A. Bailey; architect, A. J. Goetzman; contractor, A. J. Goetzman; cost, $4800; signed, Aug. 22; filed, Aug. 27; payments, $1200, frame up; $1900, plastered; $1200, completed; $1100, fourth payment.

Chapel near Allston, Berkeley. To build; owner, J. C. McMullen; architect, John Hodge; contractors, Durkee & Middlestorb; cost, $3485; signed, Sept. 25; filed, Sept. 28; payments, $871.50, frame up and enclosed; $871.25, plastered; $871.25, completed; $871.25, 35 days.

Daley Scenic Park—Block 15. Frame building; owner, H. Murphy; architects, Maswell and Bugbee; contractor, J. D. Irwin; cost, $1900; signed, Aug. 22; filed, Aug. 22; payments, $475, frame up and enclosed; $475, brown mortared; $476, completed; $475, 35 days.

Durant St. near Ellsworth. Two-story frame; owner, Mrs. M. D. Marsh; architect, Chas. Mau; contractor, Jas. Toohig; cost, $5129; signed, Sept. 1; filed, Sept. 2; payments, $1276; ¼ materials furnished and ⅓ work done, $1276; ⅔ furnished and ⅔ work done, $1276; completed; $1300, 35 days.

Durant Ave. near Fulton, Berkeley. Two-story frame; owner, Mrs. M. D. Marsh; architect, Chas. Mau; contractor, Jas. Toolig; cost, $5129; signed, Aug. 26; filed, Sept. 1; payments, ½ materials furnished and ⅓ work done, $1276; ⅔ materials furnished and ⅔ work done, $1276; completed, $1277; 35 days, $1300.

Eagle Ave. near Chapin. To build; owner, Robert J. Cox; architects, Carey & Johnson; contractors, Marcuse & Remmel; cost, $2900; signed, Aug. 15; filed, Aug. 22; payments, $300, frame up; $500, brown mortared; $500, completed; $500, 35 days

Eagle Ave., near Minturn St. To build; owners, Hanlan & Bacon; architect, F. P. Fisher; contractor, D. Straub & Son; cost, $1800; signed, Aug. 27; filed, Aug. 27; payments, $450, frame up; $450, enclosed and mortar on; $450, plastering finished, sash hung, etc.; $450, 35 days.

Eighth St., near Adel. To build; owner, Nellie F. Gilham; architect, Elmer Childs; contractor, D. Cleland; cost, $4495; signed, Sept. 17; filed, Sept. 18; payments, $1113.75, frame up and rustic on; $1113.75, enclosed and one coat of plaster on; $1113.75, completed; $1113.75, 35 days.

Eighth St., near Chestnut, Oak Tp. Two-story frame; owner, Andrew Rudgear; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, $3063; signed, Sept. 19; filed, Sept. 22; payments, $1150, brown mortared; $1160, completed; $773, 35 days.

Elm, near Telegraph Ave., Oakland. To build; owner, J. H. Fairchild; architect, Howard Burns; contractors, Hurd, Parker, et. al; cost, $1942; signed, Sept. 17; filed, Sept. 23; payments, $485, frame up, rafters and sheathing on and chimneys built; $485, enclosed and plastering on; $485, completed; $487, 35 days.

Flint Tract, Lot 1, Block B, Oakland. To build; owner, Helen P. Flint; architect, Wm. H. Weeks; contractor, Wm. H. Weeks; cost, $2148; signed, Sept. 12; filed, Sept. 14; payments, $537, frame up and enclosed; $537, roofed and plastered; $537 completed; $537, 35 days.

Fourteenth near 6th Ave., Oakland. Two-story dwelling; owner, Jesse P. Meehan; architect, J. H. Littlefield; contractors, H. A. Johnson & Co.; cost, $5847; signed, August 26; filed, August 31; Payments, 75 per cent. as work progresses; 25 per cent. 35 days.

Fourteenth near Market, Oakland. Frame building; owner, Mrs. Dora Druhe; architect, has. Mau; contractors, Herbst & McLeod; cost, $4999; signed, Sept. 29; filed, Sept. 30; payments, one-fourth materials furnished one-fourth Work done, $949; one-half done one-half furnished, $950; three-fourths done three-fourths furnished, $950; $900, completed; $1250, 35 days.

High and Encinal Ave., Alameda. To build; owner, Geo. Manley and wife; architects, Carey & Johnston; contractors, Marcuse & Remmel; cost, $5750; signed, Sept. 22; filed, Sept. 23; payments, $1437.50, frame up; $1437.50, brown coated; $1437.50, completed; $1437.50, 35 days.

Hobart and Grove. Brick church structure; owner, Rev. Thos. McSweeny; architect, C. J. Devlin; contractor, Richard Sinnott; cost, $17,000; signed, August 29; filed, Aug. 29; payments, $750, main floor joists on and flooring laid; $1000, aisle window frames etc. set in place; $1500, window frames of choir and transepts set; $3000, frame of main roof on; $2000, roof sheathed; $3500, ready for lathing; $500, completed; $4250, 35 days.

Linda Vista Terrace, Oakland. To build; owner, J. Cather Newsom; architect, J. Cather Newsom; contractor, H.M. Kirkwood; cost, $3045; signed, August 26; filed, Aug. 31; payments, $650, frame up; $650, partitions set; $783.75, inside finish on; $200, completed; $701.25, 25 days.

Linden and 22d. Oakland. Two-story frame; owner, D. N. Aherns; architect, Chas. Mau; contractor, Herbst & McLeod; cost, $5199; signed, Sept. 1; filed, Sept. 2; payments, one-third materials furnished and one-third work done, $1300; two-thirds furnished and two-thirds done, $1300; $1299, completed; $1300, 35 days.

Lot 6, block 45, Oakland. Cottage; owner, Mrs. Maria Larouche; architect, Jno. Conant; contractor, Jacob Steinburgh; cost, $1400; signed, Sept. 28; filed, Sept. 29; payments, $100, frame up; $100, brown mortared; $50 ready for painting; balance when completed.

Morton near Kings Avenue, Alameda. Two story dwelling; owner, Mary F. Barton; architect, Chas. S. Shaner; contractor, G. A. Benseman; cost, $3765; signed, Sept. 26; filed, Sept. 28; payments, $706, frame up and sheathing on main roof; $706, enclosed, etc.; $706, plastering done; $705.75, completed; $941.25, 36 days.

Oak Park Tract, Alameda. Two-story frame; owner, Mrs. I. A. Traveller; architect, A. W. Pattiani; contractor, A. W. Pattiani & Co.; cost, $4659; signed, Sept. 22; filed, Sept 23; payments, $1290, rustic and roof shingles on and chimney built; $1159, window frames set, brown mortared and interior primed; $1050, completed; $1159, 35 days.

Oakland, Lots 6 and 7. To build; owner, E. F. Fernandes; architect, T. J. Welsh; contractor, T. R. Bassett; cost, $6800; signed, Aug. 24; filed, Aug. 25; payments, $1700, foundation laid, first story joists on; $1700, frame up; $1700, brown mortared; $1875, completed; $2325, 35 days.

Oakland Heights, Lot 7. Two-story frame; owner, Mrs. L. W. Coffin; architects, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, $6299; signed, Aug. 22; filed, Aug. 24; payments, $1700, rustic and roof shingles on and chimneys built; $1600, window frames set; $1424, completed; $1575, 35 days.

Oxford street, Berkeley. To build; owner, Mrs. M. C. McCleave; architect, Geo. A. Embury; contractor, G. A. Embury; cost, $2390; signed, Sept. 16; filed, Sept. 17; payments, $597.50, foundation laid and frame up; $597.50, enclosed and brown mortared; $597.50, completed; $597.50, 35 days.

Parsons Tract, G.G. Oakland Tp. Two story frame; owner, Geo. D. Troost; architect, Fred T. Wilcox; contractor, C. L. Lombard; surety, $1200; cost, $4433; signed, Sept. 16; filed, Sept. 21; payments, $1050, roof on and boarded; $1050, outside work done, one coat paint on; $1050, stairs completed, two coats paint on; balance 35 days.

Percy Tract, Lot 4, block A. To build; owner, N. L. Freese; architect, A. H. Broad; contractor, Frank E. Armstrong; cost, $2525; signed, Sept. 2; filed, Sept. 2; payments, $630, frame up and enclosed; $630, brown mortared; $630, completed; $635, 35 days.

Portion block 10, mp. Clinton. To build; owner, Francis E. Williams; architect, A. W. Smith; contractors, McIntyre & Johnson; cost, $2699; signed, Sept. 19; filed, Sept. 19; payments, one-fourth, frame up; one-fourth, brown coated; one-fourth, white plastered; one-fourth, 36 days.

Regent near Calhoun St. Two story frame; owner, Marie H. Collischorn; architect, Otto Collischorn; contractor, Anton S. Lorber; cost, $2284; signed, Aug. 29; filed, Aug. 29; payments, $537 50, frame up and roof enclosed; $537.50, brown mortared; $537.50, completed; $537.50, 35 days.

San Leandro. Alterations; owner, A. Rogers; architect, M. H. Hackett; contractor, M. H. Hackett; cost, $2150; signed, Sept. 22; filed, Sept. 22.

Santa Clara Ave. and 5th st. Two-story dwelling; owners, Aug. Johnston and wife; architect, A. R. Denke; contractor, A. R. Denke; cost, $4400; signed, Sept. 1; filed, Sept. 5; payments, $800, frame up and enclosed; $800, first coat plaster on; $800, second coat plaster on and windows set; $900, completed; $1000, 35 days.

Scenic Ave. near Cedar st., Berkeley. Cottage; owner, B. H. Henderson; architect, R. Gray Frise; contractor, Alex. L. Campbell; cost, $2534; signed, Sept. 8; filed, Sept. 12; payments, $950. frame up, outside on and floors laid; $950.50, completed; $633.50, 35 days.

Simpson Tract, Lot 16—Oakland. Cottage; owner, R. J. Cumisky; architects, Brehant & Diamond; contractors, Brehant & Diamond; cost, $2950; signed, Sept. 10; filed, Sept. 12; payments, $737.50, rough frame up; $737.50, enclosed and frames set; $737.50, white coated; $737.50, 35 days.

Sixteenth and Fourth Avenue. To build; owner, W. L. Bradley; contractors, Smith & Lake; cost, $3560; signed, Aug. 21; filed, Aug. 21; payments, $640, brickwork done, rustic on and roof boarded; $640, brown mortar on and first coat of paint; $640, completed; $640, 35 days.

Steele Tract, Lot 25—Berkeley. One-story cottage; owner, J. H. Robinson; architect, E. H. Priest; contractor, E. H. Priest; cost, $2200; signed, Sept. 11; filed, Sept. 11; payments, $550, frame up; $550, first coat plaster; $550, completed; $550, 35 days.

Thirteenth Avenue near 12th, Oakland. To build; owners, John and Jane Smith; architect, F. J. Farnham; contractor, F. J. Farnham; cost, $2050; signed, Sept. 28; filed; Sept. 30; payments, $500, frame up; $500, rough coat mortar on; $500, completed; $550, 35 days.

Twenty-fourth and Grove. To build; owner, Lucien Brand; architects, Carey and Johnson; contractors, Marquse and Remmel; surety, $3700; cost, $3700; signed, Sept. 1; filed, Sept. 10; payments, $925, frame up and roof on; $926, brown mortared; $925, completed; $925, 35 days.

Villa Avenue Tract, Lot 18, Block 6. Frame building; owner, Stephen Dewing; contractors, Francis and Brown; cost, $1550; signed, Sept. 12; filed, Sept. 12; payments, $400, frame up; $400, enclosed; $400, plastered; $350, completed.

Walnut, corner Rose, Berkeley. To build; owner, James Dempster; architect, E. W. Chamberlain; contractor, Chas. M. Cornell; cost, $1950; signed, Sept. 2; filed, Sept. 14; payments, $500, building covered and chimney built; $500, floor partitions and rough coat mortar on; $500, completed; $450, 35 days.

Watt and Peralta, Oakland. To build; owner, A. A. Denison; architect, W. H. Wellbye; contractor, W. H. Wellbye; cost, $1100; signed, Aug. 18; filed, Aug. 25; payments, $275, frame up and roofon; $275, first coat plaster; $275, plastering done; $275, 35 days.

Watts Tract, Lot 8, block 792. To build; owner, Egr D. and Clara Ivory; architect, Ira A. Boynton; contractor, Ira A. Boynton; cost, $1700; signed, Aug. 26; filed, Sept. 2; payments, $500, frame up, chimney built and lumber on ground; $400, outside finish and brown mortar on; $375, completed; $425, 35 days.

Wellington near Russell, Berkeley. To build; owner, J. Ward Brown; architect, Josiah J. Rose; contractor, Josiah J. Rose; cost, $1950; signed, Sept. 21; filed, Sept. 24; payments, one-third, house up; one-third, completed; balance 35 days.

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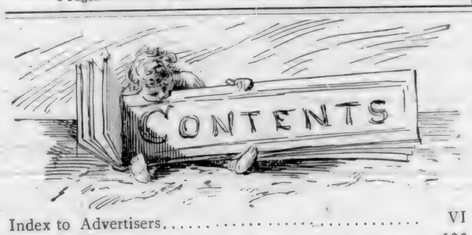

NOTICE.

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

THE Post Office site for San Francisco has been selected by the Washington authorities. It has a frontage of 350 feet on Seventh street, by a depth of 325 feet on Mission street, and 325 feet on Stevenson street. The price paid was $1,040,000. Objections have been urged against the location as being too far from the business portion of the City, while the probable majority of the future will think it a tax on their time to pass over a non-business block while in active duty. The strongest protestations are made by persons who have the least business with the Post Office Department. Objection has been made on account of the difficulty to be encountered to obtain a secure foundation, but this is no serious objection, as the public buildings in many of the cities have been built upon ground that presented greater difficulties than our own.

Whatever may be said in reference to the design for the future buildings, we feel assured that Mr. W. J. Edbrook, the present Supervising Architect for the Treasury Department, will design a structure which in architectural importance will accord with commercial importance of the great city that San Francisco is destined to become, as well as the main westerly point in the postal service.

VENTURA MISSION.

Our sketch this month gives two views of the Mission Church of San Buena Ventura, the one as seen from the front, and the other, which is equally interesting, as seen from the rear. In those days when the church was fresh from the hands of the builder it stood no doubt in the fields or rather in the midst of a but slightly cultivated country, but now Ventura is a busy agricultural center, small but active. The view as seen from the front is taken from the main street, on which stands the church near the center of commerce. From behind, the view is very picturesque, combining in one the church with its crowd of lowly dwellings nestling around, beyond the sea and its gliding sails that move to and fro like sea birds, as they skim from wave to wave in search of food, and still further on in the hazy distance, that required to provide the genuine thing, the spaces have been filled with wooden imitations. This does not seem altogether to run in line with the sentiment of truth, which above all a church building should express, but as the average superficial beholder will never connect the untruth of the building with the falsity of the builder, the world at large will not be shocked by such an inconsistency.

To the left of our sketch, as seen from the front, was originally the graveyard. Some years ago in digging the foundations for a proposed addition to the church, many bones were unearthed. It was the custom among the Indians to bury their dead without enclosing them in a coffin, whether from an intuitive wisdom, native to their thoughts, or from pecuniary reasons,

VIEW OF THE MISSION CHURCH OF SAN BUENA VENTURA.

the Santa Barbara Islands, blue and dreamy in their place of silence among the waves. All the air seems laden with sunshine, blue sky above and blue sea beneath, while across the old bell-tower the yellow light of the sun in its southern glory glows as a flame of fire against the deep shadow and dark background of climbing vines and drooping peppers. Nothing now remains of this Mission save the church, but this is in a good state of preservation.

The walls for half their height are built of stone, while the balance is of a dobe. The small bells in the tower are hung so as to swing on iron pivots fixed in the wooden crossbeam, while the large bells are rigid, only their tongs swinging. To add to the apparent wealth of bells in this tower, at a less cost than I know not. To the right, the dwellings and storehouses common to the Missions have entirely disappearred, and in their place stand the comfortable modern dwellings of the parish priest, and around it a trim garden with pleasant shade trees and sweet smelling flowers and all breathing of peace and happiness, but whether it be the crowning feature of the tower that cast its shadow across the light, or only that of the imagination, it stands there still as emblem of that reallty which is ever present with us, even in these most sunlit places of the earth, and no doubt it is much the same to day in this Eden of the south as it was 100 years ago in the days of the Mission's founding, or even in that place of many flowers where the river Euphrates divided its waters.

TRES.

BRICK AND MARBLE IN THE MIDDLE AGES.

From the *London Builder* we take the following article on "Brick and Marble in the Middle Ages," which is as applicable to design at this day as twenty years ago:

The stimulated interest among English architects in that combination of brick with marble in veneered or particoloured designs, which has so largely characterized the architecture of Mediæval Italy, and the avowed interest in which gave rise in great measure to the fancy for chequered and "stripy" brickwork in England, which critics have stigmatized by various contemptuous epithets. We cannot say that the influence of this form of Italian architecture on our own modern practice has been in the main for good. We have imitated mostly the less refined, certainly the less costly forms of it; we have got the brick *without* the marble, for the most part. That the process of marble veneer has not been employed here, at least not in that extensive and wholesale manner in which it is found in Italy, is a matter for congratulation. It is not in the highest sense an architectural form of treatment; it has more of the essence of cabinet work than architecture, and at best is only suited in expression to a climate of mild weather and bright suns. But the adoption of brick and marble in combination might have been very well used here, but has been almost neglected, except in so far as the employment of marble shafts goes. We have, instead of this, in our modern brick architecture, either very raw and crude combinations of strangely colored brick, or we have "stone dressings," in which a dead sandstone surface offers no contrast to the texture of the brick, but rather adds dullness to the whole. Part of the charm of brick and marble combinations consists in the contrast of texture—the smooth, hard marble with the rough brick—and in the delicate tints obtained from the marble. We have a good deal of the material within reach, but itr has not been made the most of, even where expense was no obstacle to any wish or fancy of an architect.

PLAN OF MISSION SAN BUENA VENTURA.

Independently of these more practical considerations, the interest of a comparative study of Italian with Northern Mediæval architecture, is very great, even to those who feel less of positive interest in the style *per se*. The peculiar distinction between the conditions under which the architect worked, and the results he produced in the North and South. The Northern Mediæval architect developed his style away from the reach of the remains of classic architecture, and with no precedents to divert his aim from the one style which he was engaged in almost unconsciously perfecting, without, practically, the knowledge of any other. The Italian was otherwise situated. He worked in a country with a great past, the architectural monuments of which were everywhere around him. And these architectural monuments belonged to a school of constructive design, totally opposed to that which was dominant in Europe in the Middle Ages. They were the monuments and representatives of the great lintel system, which had died out with the decline and fall of the Roman Empire. The new structural form was that of the arch in its entirety, which had only been half accepted by the Roman, in a one-sided and architecturally apologetic manner, but was now to be carried to its utmost development by the Goth, whose influence was to become predominant throughout Europe. But in the midst of this permeation of the arcuated style, there lingered in Italy a constant tendency to a revival of, or return to, the antique forms, the remains of which were so plentiful, and the consequence was not only the existence here and there of groups of artists influenced by some one building of antiquity, which they admired, and were desirous of re-producing in its best features, in their new work; but a general obstacle everywhere tothe frank acceptance of the arcuated style as a system of balanced and buttressed construction. The old classic principle of repose still asserted itself in the Mediæval art of Italy. The buttress was never made a feature in the design, except in the old classic pilaster-like form; the arch was largely used, its pointed form was more or less adopted, though with hesitation, but its external constructive expression was shirked, and the obvious aim was to combine the Gothic arcuated construction with the classic immobility of design and expression; or if this were not the conscious aim, it was the unconscious result of conflicting tastes and associations.

"They ignored, as much as possible, the clear exhibition of the pointed arch, and even when they did use it, not untrequently introduced it in such a way as to show their contempt for it as a feature of construction; employing it often for ornament, and never hesitating to construct it in so faulty a manner, that it required to be held together with iron rods from the very first day of its erection. This fault they often found it absolutely necessary to commit, because they scarcely ever brought themselves to allow the use of buttress; and this reluctance was a remarkable proof of their classic sympathies. Italian architects, then, in never resorting to the buttress, avowed their feeling that a state of perfect rest was the only allowable state for a perfect building, and they preferred almost always to use the arch for its beauty alone, and avowedly not for its constructional value."

From this use of the arch without the buttress grew, thinks Mr. Street, one beauty, the use of the frequent trefoiled arches so common in Italy, and which he regards as having their origin in an attempt to balance the arch by weighing it inwards. As so much depended on these trefoiled arches, "no pains were spared in bringing their outline into the very purest form. To this we owe the absolute perfection which characterizes some of the trefoiled arches in early Italian work." Whether or no this may be attaching a little too much constructive importance to the trefoiled arch, there can be no doubt that to the half-hearted use of the arch referred to, as well as to the lingering of certain reminiscences of classic art, is mainly due to want of unity of design and of entirely satisfactory character in the buildings of Mediæval Italy as compared with the best of Northern Gothic. "You may go to a great English cathedral and find that, from every point of view, inside and outside, every feature is well proportioned to its place, and beautiful in itself, whilst the *tout ensemble* is also perfect in proportion and mass. This can never be said of Italian work. It never produced anything perfect both in detail and in mass, and one always finds it nec-

essary to make excuses for even the best works, such as one never finds necessary, or allows oneself to think of making, for English works. There is something really absurd in comparing even the best of the Italian churches with such cathedrals as Canterbury and Lincoln, so superior are the latter from almost every point of view." Among other reminiscences of classic design with which the Italian architect was haunted was the cornice, which was developed to an extent and with a richness never found in true Gothic work, and the heavy lines of which not only cap the walls horizontally, but are carried up gables and returned round buttresses. Many of these cornices (often brick) are very fine, and not without great effect architecturally; but it is obvious that they clash with the verticality of design which is predominant in true Gothic. The mouldings of the Italian architect are what we should call poor and slight in effect, partly the result of a bright climate where deep cutting is not required to emphasise the shadows; and partly that frequent dealing with marble leads to a love for plain surfaces and sharp angles rather than for deep hollows and rounded angles. The traces of classic influence on the plan, through the basilica form, are everywhere in Italian churches, which thus lack the multiplied outline and internal intricacy of the Northern cathedral; the latter quality being again interfered with by the wide spacing of the points of support by the Italian architect, who thus removed all appearance of mystery, and even destroyed completely the apparent scale of many of the largest structures in this manner. Among peculiarities due to classic influence, the constant use of the detached shaft, and especially its use in couples placed one behind another, so as to ensure lightness in the front view and yet give a full and varied perspective, with ample apparent strength. We quote the following very just remarks in regard to the respective merits of shafts and continuous mouldings :—

"So long as the influence of Lombard and Romanesque art is visible in French, German, and English Gothic, so long the detached shaft was used, and just in proportion as in course of time that influence decreased, so did the frequency of its use decrease. Our 14th and 15th century buildings present nothing in its place but combinations of mouldings, in themselves very beautiful, but by no means so beautiful as to reconcile us to the loss of that which they so entirely supplemented. One consequence of their introduction, to the exclusion of the detached shaft, was, that the art of sculpture deteriorated just in proportion as the art of moulding was developed. There is no place in which architectural sculpture can be more fittingly displayed than in the capital of a column. It is the most convenient, and at the same time the most conspicuous position for it. It is, too, the most important feature in every design in which the detached column is used. The gatherings together of all the arch mouldings into one above the capital, in order that their forces may be collected before being transmitted to the ground, leads naturally to the laying of a special emphasis on this point above all others; and it is one of the strongest among many reasons in favor of the earliest Gothic, and against the latter varieties of the style, that in the former the use of shafts involved the use of forcible and elaborately cut capitals, so that this point might be distinctly marked, whilst in the latter, by the disuse of the shaft and the constant practice of carrying the mouldings of the arch down to the ground without any interruption, it was made as little as possible."

The partiality of the Italian architects for detached shafts is further illustrated, we may observe by the peculiar form of porch, consisting of a canopy supported by shafts generally resting on the backs of animals, which is found so frequently in Italian work. One of these, that of S. Maria Maggiore, Bergamo, forms the frontispiece to the present volume, and is a very good specimen of this elegant type of design, with which however, great fault may doubtless be found if we take it from the standpoint of exact criticism. But there are many such features in architecture, which it would be ill judged to imitate, yet which in their original form and locality are full of an interest partly artistic, partly archeological; we sketch them with a kindly feeling towards the workmen who invented such pretty fancies, and feel satisfied on the whole, that there should be "incorrect" as well as "correct" architectural design in the world, and that artistic invention should never have moved for long in one fixed path, however satisfying it might be to the judgment.

Among other uses of the shaft in Italy, Mr. Street alludes to the cloister of S. Gregorio, Venice, where the shafts support the woodwork in a very picturesque fashion without any arches; in fact, a reminiscence on a small scale of classic construction, only that the lintel is of wood instead of stone. There is among the drawings of French châteaux in the International Exhibition, a similar construction, with admirable effect, in the formation of a recessed gallery under the eaves of the roof, which are carried by shafts in pairs at some distance from one another, supporting what we should now call a "trimmer" at the extremity of the rafters. Constructively, no doubt, wood upon stone shafts is not altogether workmanlike; and we may note this as another instance of that want of homogeneous character in construction and design from which arises much both of the interest and the defect of the Mediæval Italian architecture.

OPTICAL CORRECTION IN DESIGN.

Some striking instances of the importance attached to this kind of refinement by all the leading architects of antiquity are given by Viollet-le-Duc and Barnouf, besides a few English authorities, as J. Pennethorne. Of course Mr. Penrose was the first in this country who published anything definite on the subject, and that gentleman's learned work on "The Entasis, and Other Curved Lines of the Parthenon" (1845), and his "Geometric Lines and Optical Corrections of the Greek Architects" must be acknowledged as clearing up any doubts upon the Greek application of correctional or compensatory curves. Our own journal has also referred to certain effects more or less illusive in respect both of architectural lines and perspective representation; and the "Architectural Dictionary," in its recent part, enters rather fully into the subject, referring to our own pages and other writers. It is well known that St. Peter's at Rome disappoints the spectator who enters it; it looks smaller than he had imagined. This effect has been regarded by some writers as indicating justness of proportion, but by many others as a defect.

The Cathedral of Florence also looks smaller than it really is on account of the largeness of scale of the arches, and as a rule Classic buildings of one order look small when compared with a Gothic cathedral, with its numerous narrow arches and multiplicity of detail. The effect of distance was studied by the Egyptians, as their colossi had sometimes smaller figures near them, in order to increase the effect. Three distinct refinements have been noticed by investigators of the Greek Parthenon,—namely: the entasis; the inclination of the axes of the columns; and the convexity of the stylobate and entablature. Again, Vitruvius mentions that the angle columns were placed closer, and made about a 50th larger than the rest—the inner rows of columns were generally smaller. The flutes were modified in form to give distance; the triglyphs were made to slope to the architrave; the guttæ made conical to appear uniform; and the faces of dentils were made to incline. Chambers, in his "Decorative Part of Civil Architecture," mentions also that, where the parts are far removed from the eye, the due proportions of members have been sacrificed, recourse being had to artifice to produce the desired effect. At St. Peter's this practice is frequent in the cornices and other lofty parts, the vertical faces of which have been modified or omitted. Extraordinary distance has been sometimes obtained by diminishing the width and height of the columns of a colonnade as in the Plazzo Spada. This false kind of perspective was practiced by Serlio and Bernini, the latter of whom, in the Scala Regia at the Vatican, made the side walls approach each other as they rose, the width at the bottom and top being as 5 and 3. The columns, vault, and details all diminish in like proportion. Viollet-le-Duc mentions various peculiarities in the form of mouldings and angle features by which light and shade were made to play an important optical effect. The angle pinnacles of the spire of St. Denis are set to an angle to each face to give apparent rigidity.

M. Daly has also referred in his "Revue d'Architecture" to the accentuation of shadows in mouldings, and it is now understood by all who have studied minutely the best works of the Greeks and artists of the Middle Ages that the deep quirks and throatings found in Greek cornices, capitals, and mouldings had not only a useful but an æsthetic purpose and meaning. They gave dark lines of shadow to relieve and throw into prominence other shadowed parts, while the prominent members caught luminous rays with the like object of intensifying light and shadow and making contrasts more telling. In the design of arches, Alberti and others have given directions to still them when necessary, to clear the imposts. Brewster and J. Carpenter have likewise referred to optical illusions and perspective inversions but, perhaps the most interesting class of illusions to which the architect may profitably direct his attention is caused by the juxtaposition of curved lines in buildings.

The sag of straight tie-rods is well known by architects and can be readily attested; but the junctions of an arch with, its vertical jambs frequently calls for considerable correction to prevent the appearance of spreading. The juxtaposition of vertical and horizontal, with oblique lines, produces an unpleasant effect to the eye, and so also the widths of horizontal and vertical surfaces, though equal, do not appear so. These appearances in the contrastive power of lines are somewhat analogous to the effects produced by placing together certain colors, and as in color decoration it is necessary to produce a balance of primaries or as nearly so as possible, so in designing the architect must seek the causes of illusive appearances and endeavor to remedy the disagreeable effect by corrective means—*London Building News.*

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

COURT HOUSE, FRESNO, CAL.

The building, as shown in accompanying design, is shortly to be erected and was recently chosen in competition by the Board of Supervisors.

The central portion of the building, comprising the existing Court House and offices, has been remodeled internally to adapt it to its altered requirements, and to connect it to the new wings on either side; while the front has been entirely changed to harmonize with the general design.

It was desired that the two new wings should each be placed at a distance of twenty feet from the present building and connected by bridges or covered corridors near the center for communication between each part, and this has been done very effectively, both for convenience and appearance; but, to avoid the scattered and isolated appearance that three separate buildings would present, the wings were placed in such a position as to be connected with each other and with the central block by means of the bold front portico, and this, with the alterations to the old building, affected a unison and completeness which could not otherwise have been satisfactorily obtained; while the bridge corridors in the rear form very effective connections, so that from front or rear the buildings have the appearance of one complete and harmonious structure.

The left wing is occupied by two story Hall of Records, Law Library and offices of the County Clerk, etc., and the right wing by the Board of Supervisors' offices, Court and Jury rooms, Judges' chambers, Collector's offices, etc.

Each of the new wings are to be of fire-proof construction and to be erected in the most substantial manner, while the central tower and dome will be of strong timber framing covered with copper and will replace the existing dome, which, with the greatly extended building, would have presented an incongruous and very diminutive appearance.

The building, as a whole, will undoubtedly be of great utility and ornament to the City of Fresno, and one that possibly for very many years will fulfill all the requirements of the authorities and officials, while the Supervisors and the public generally will possess an administrative building of which they may be justly proud, and which will be indubitable evidence of their public spirit and of the progressive and sound growth of their City.

The architect is Mr. William Curlett, of San Francisco, in conjunction with Mr. T. A. Eisen, of Los Angeles, Cal.

The country residence herein illustrated was built for Mr. R. C. Johnson, and is situated at Buena Vista near Sonoma, Cal.

It is a frame structure, consisting of two stories with basement and attic.

The exterior with its broken outline, bay windows, spacious verandas and high tower gives a very pleasing effect and an imposing appearance. From the tower one can obtain a magnificent view of the surrounding country, which abounds in beautiful scenery.

The interior was arranged to meet all the requirements of both convenience and effect. It is finished throughout in red wood, with the exception of the main staircase, the newell, rail and ballusters, which are executed in black walnut. The rooms are all large, light and airy, and are liberally supplied with closets and other necessary accommodations, including an ample number of speaking tubes aud electric bells.

The building was designed and built under the superintendence of B. McDougall & Son, Architects, 330 Pine st., S. F.

NOTES & COMMENTS.

N. S. Keith and the Electrical Engineering company have begun suit in the United States Circuit Court against the Harding Electrical Manufacturing Company for damages at the discretion of the Court, and also costs of suit for an alleged infringement of a patent on a dynamo machine.

Santa Rosa is in need of houses to rent. Desirable places are taken as soon as vacated.

We have received a bound volume of "Painting and Decorating," published by the House Painting and Decorating Publishing Co., of Philadelphia.

Painting and Decorating is an illustrated monthly journal treating on the subjects indicated in the title. Each issue contains articles of value to architects, while to students of architecture or art it is especially useful.

"Stones for Building and Decoration," by George P. Merrill, Curator of Geology in the United States National Museum, illustrated and published by John Wiley & Sons, New York, and for sale by Osborn & Alexander, 401 Market street, San Francisco, Cal., price $5.00. The size of the obok is 6x9 inches and 1½ inches thick.

This work, as the name indicates, treats of matters of especial interest to the Architect and Engineer. The subject is, however, so handled as to make it of equal value to the Student and Stone-dealer, as well as to all who are interested in the subject either from an economic or a purely scientific standpoint. Though written primarily from an American point of view, it is made to include descriptions of all stones of importance that are to be found in the American market, from whatever source.

The work opens with a brief chapter on the Early History of stone-working in the United States. This is followed in Part I by chapters on the Geographical Distribution of the Minerals, and the Physical and Chemical Properties of such stones as are utilized for general constructive and decorative purposes.

Part II is given up to a systematic description of the rocks, quarries and quarry regions. Each variety of stone is taken up in turn, its composition, origin, structure and general adaptability for any form of work discussed, and the resources of each State and Territory described in alphabetical order. It is believed that there is not a single stone in the United States of more than merely local interest that is not described, or at least referred to, here. The subjects treated are as follows: (1) the Steatites or Soapstones; (2) the Serpentines or Verd-antique Marbles; (3) Gypsum and Alabaster; (4) Limestones and Dolomites, both marbles and the common varieties; (5) the Minor Ornamental Stones; (6) the Granites; (7) the Porphyries or Porphyritic Felsites; (8) the Liparites; (9) the Syenites; (10) the Diabases, Gabbros, Melaphyrs and Basalts; (11) the Diorites and Andesites; (12) the Gneisses and Schists; and (13) the Sandstones, Volcanic Tuffs, and Slates.

Part III treats of the methods of Quarrying and Working; the Machines and Implements used in stone-working; the Weathering of building stones; the Selection of stone for building purposes, and the methods employed for the Protection and Preservation of stone from the ravages of time.

Part IV is made up of Appendices, including extensive Tables showing the qualities of stone as indicated by their crushing strength, weight, ratio of absorption and chemical composition; a short table on the prices of stone and the relative cost of dressing; a list of some of the more important stone buildings in the United States and the dates of their erection; a bibliography of works on building stone and concludes with a glossary of terms.

The work is illustrated with eleven full-page plates, drawn in most cases from photographs taken by the writer and the accuracy of which is therefore beyond question, and eighteen figures in the text.

In putting forward the work the publishers would call attention to the fact that not merely is this the most exhaustive and comprehensive treatise on the subject that has yet appeared in the English language, but it is really the only available treatise on the subject. Until a systematic attempt at ascertaining the resources of the country was inaugurated at Washington, the information necessary for a work of this kind was beyond the reach of any single individual. Mr. Merrill, from his position as Curator of the Geological Department in the National Museum, has had better facilities for gaining an accurate and wide-spread knowledge of the subject than falls to the lot of most men. How well he has improved his opportunities must be learned from an inspection of the work itself.

WORLD'S FAIR NOTES.

From the Department of Fine Arts, World's Columbian Exposition, we have received the following communication, which will be of interest to architects:

Every effort will be made by the Department of fine Arts to give the best possible expression of American Architecture as a Fine Art; but this can only be accomplished in a dignified and comprehensive way by the hearty co-operation of American architects.

It is expected that adequate exhibits of recent architectural progress will be made by foreign countries, and correspondence to that end with foreign societies has already been begun. A special effort is being made to secure from abroad as large collections as possible of reproductions from monumental decorations which, from the character of the materials used, will, in all probability, remain in this country. A rare opportunity for intelligent comparison will thus be afforded, and it is hoped that in this field, where so much has been accomplished on new lines in the last few years, the United States will not fail to take the high rank which she deserves.

It is to be observed that, according to the classification adopted for the Department of Fine Arts, building and construction are not included. These subjects are classed under the heading "Civil Engineering," (in Group 148, Department L—Liberal Arts) as "Constructive Architecture" which (Class 839) includes:

Plans of public buildings for special purposes; large and small dwelling-houses.

Drawings and specifications for foundations, walls, partitions, floors, roofs and stairways.

Estimates of amount and cost of material.

Designs and models of special contrivances for safety, comfort and convenience in the manipulation of elevators, doors, windows, etc.

Working plans for the mason, carpenter and painter--Designs and models of bonds, arches, coping, vaulting, etc.; plastering and construction of partitions; painting and glazing.

Plans of appliances for hoisting, handling and delivering.

Building materials to artisans—Scaffolding and ladders; special scaffolding for handling great weights; portable cranes and power elevators.

Illustrations of the strength of materials.

Plans and sections of special architectural forms—Metallic floor-beams and girders; hollow bricks and other architectural pottery for heating and ventilation; metallic cornice and conduits; shingles and sheathing; glass-roofs, floors and accessories; architectural hardware.

Methods of combining materials.

Protection of foundations, areas, and walls against water.

Working plans for paving and draining.

Any further information desired will be gladly furnished on application to

HALSEY C. IVES,
Chief of the Dep't of Fine Arts,
World's Columbian Exposition.

It is not thought probable, now, that there will be any tower at the World's Fair. The projectors of the most promising tower scheme abandoned it when they found that they would have to take down their tower when the Exposition closed, because the Park Commissioners refused to grant any subsequent use of a site.

FRESNO COURT HOUSE

WILLIAM CURLETT
T. A. EISEN } Architects.

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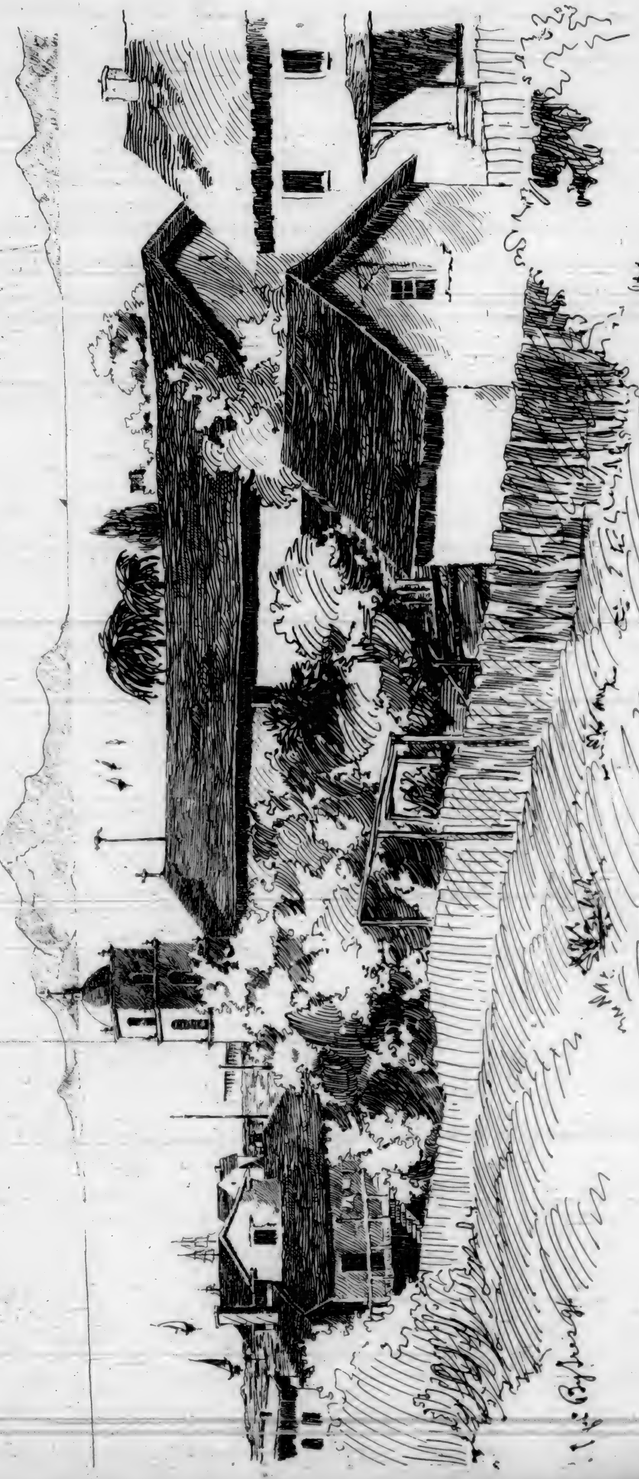
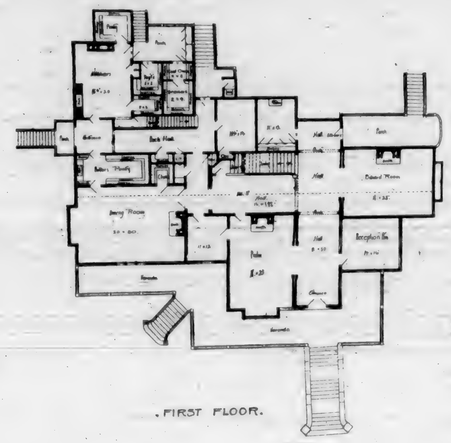


VENTURA MISSION.



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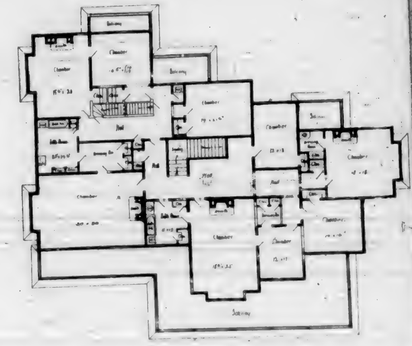
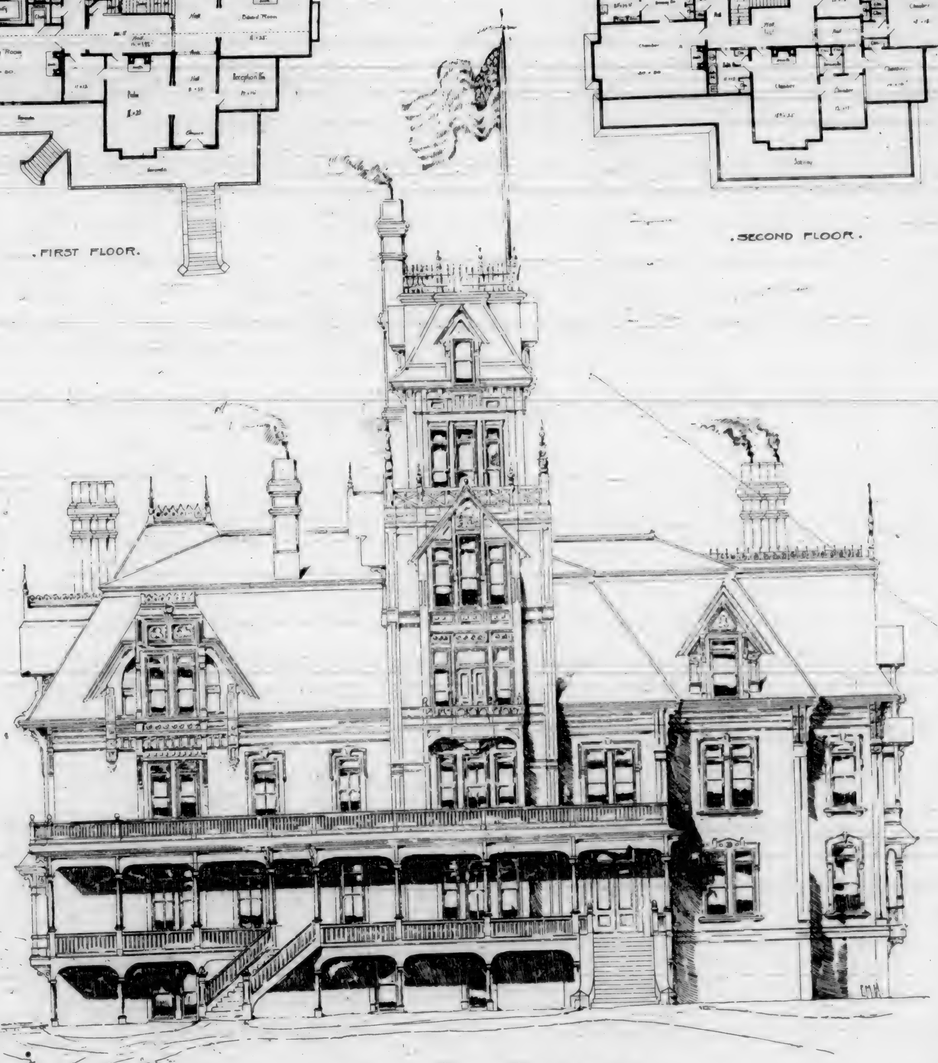


SECOND FLOOR.



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B. McDougall and Son
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330 PINE STREET S.F.