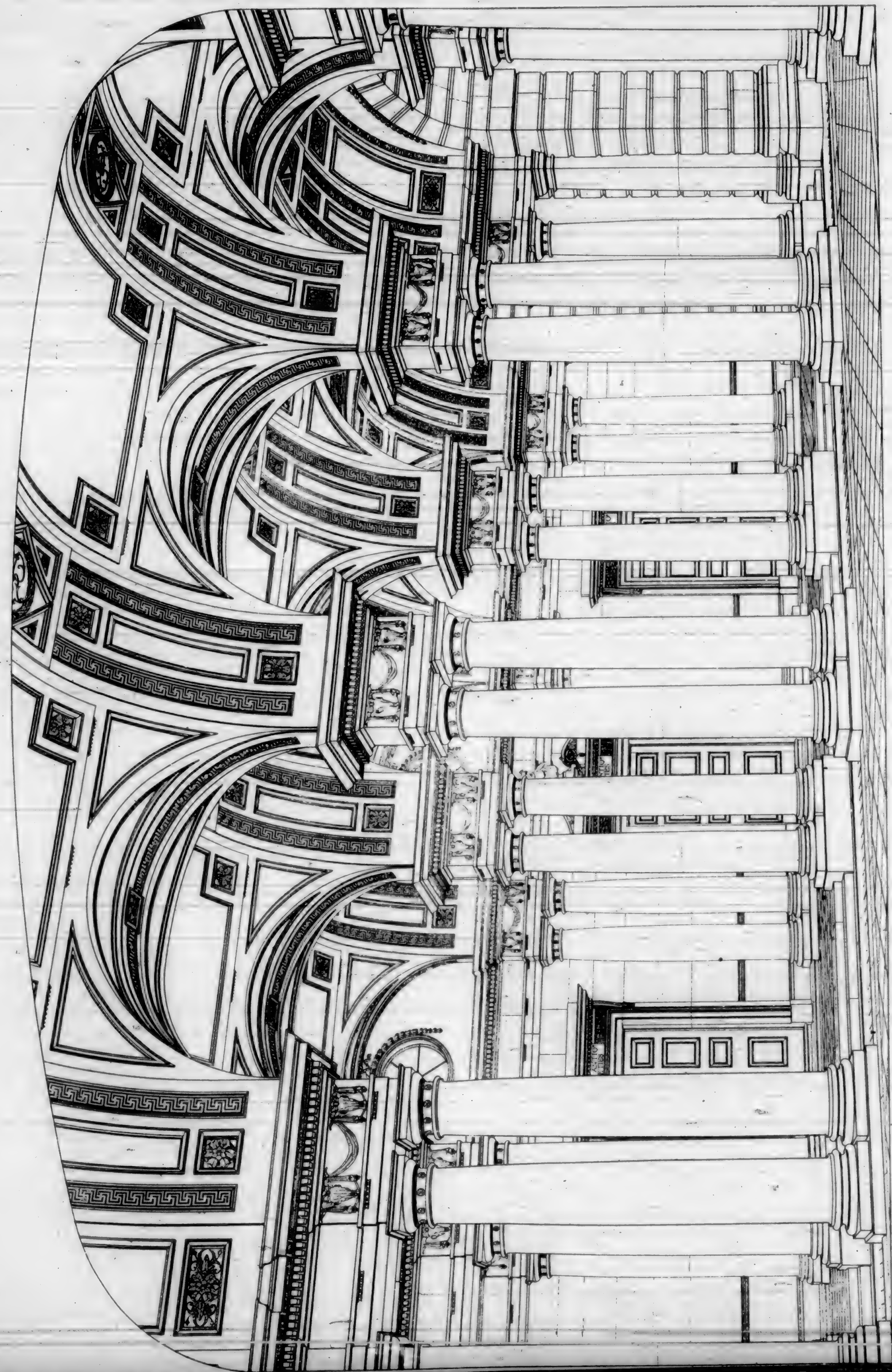


OCTOBER, 1891.

VOL. XII, NO. 10.

THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



ENTRANCE 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 contract 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 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 Cal., 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 materials were 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 pulleys 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 aerial 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., 366 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 Cincinnati 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. Iis & 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,

Supervising Architect.

October 1, 1891.

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; \$800, 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; \$800, 35 days.

Broderick, near Golden Gate Ave. To build, except plumbing, painting and man- tels; owner, Mrs. P. P. Hamilton; architects, Mooser & Culbertson; 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, \$1365; signed, Sept. 4; filed, Sept. 4; payments, \$371, rustic on; \$350, brown mortared; \$350, white plastered; \$530, accepted; \$474, 35 days.

Bush, between Octavia and Gough. Plumbing, etc.; owner, Annie Brandt; architect, H. C. Macy; contractors, Duffy Bros.; cost, \$1850; 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, \$9380; signed, Sept. 24; filed, Sept. 25; 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 Deplierre; 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 Bourvian Bros.; cost, \$1200; signed, Sept. 14; filed, Sept. 16; payments, \$350, raised and enclosed; \$250, brown mortared; \$800, completed; \$800, 35 days.

Capp near 18th. Alterations and additions; owner, Hermann Joost; architect, H. Gelfuss; contractors, Schutt & Kreeker; 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. J. McLaughlin; cost, \$1465; signed, Sept. 21; filed, Sept. 25; payments, \$866, rough frame up; \$566, enclosed and brown mortar on; \$566, completed; \$867, 35 days.

Dolores, near 24th. To build; owner, E. P. Grover; architect, H. A. Schuler; contractors, Gardner & Boyden; cost, \$2684; 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 & Renand; cost, \$2400; signed, Sept. 22; filed, Sept. 29; payments, \$600, frame up; \$600, brown mortared; \$600, completed; \$600, 35 days.

Eighteenth, near Castro. To build; owners, Chas. and Aug. Stolz; architects, Martens & Coffey; contractor, L. Arthur; cost, \$4633; signed, Sept. 14; filed, Sept. 15; payments, \$1163, stores ready for occupancy; \$2322, completed; \$1167, 35 days.

Eleventh, near Market. Carpenter work, etc.; owner, Church of Advent; architects, Coxhead & Coxhead; contractor, E. A. Wheeler; surety, \$1000; 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, Salfeld & 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, \$385.75; cost, \$3843; signed, Sept. 15; filed, Sept. 15; payments, \$626.75, frame up; \$626.75, brown mortared; \$626.75, white coated; \$627, completed; \$385.75, 35 days.

Fell and Steiner. Graining; owner, J. A. Sobie; 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 Layne; architect, Jno. Marquis; contractor, Robert Currie; cost, \$1200; signed, Sept. 24; 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. Rousseau; contractor, Andrew Christensen; cost, \$1100; 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; \$2500, second floor joists laid; \$1000, 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, Salfeld & Kohlberg; contractor, A. L. Campbell; cost, \$3350; signed, Sept. 16; filed, Sept. 21; payments, \$500, roof on; \$3350, ready for plastering; \$500, standing finish accepted; \$500, accepted; \$500, 35 days.

Geary near Dupont. Brick and stone work, etc.; owner, S. Sachs; architects, Salfeld & 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. Coody; surety, \$600; cost, \$2640; signed, Sept. 5; filed, Sept. 10; payments, \$500, frame up; \$750, brown mortared; \$650, completed; \$500, 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. 25; 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; \$2994.75, 35 days.

Grove and Broderick. To build; owner, Wm. Wohler; architect, H. Geiffuss; 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.

Haigh near Baker. To build; owner, Anna V. Wakeman; architects, Townsend & Wyneken; contractor, Orrin E. White; cost, \$2285; signed, Sept. 23; filed, Sept. 25; payments, \$1400, frame up; \$1600, enclosed; \$1700, completed; \$1535, 35 days.

Hardy near 17th. To build; owners, A. Pow & wife; architect, W. W. Rednall; contractor, W. W. Rednall; surety, \$700; cost, \$800; signed, Sept. 10; filed, Sept. 14; payments, \$500, roof on; \$500, brown mortared; \$1000, completed.

Harrison bet. First & Essex. To build; owner, Thos. I. Kain; architect, August Lund; contractor, August Lund; surety, \$750; cost, \$4150; signed, Sept. 3; filed, Sept. 4; payments, \$400, building framed; \$600, brown mortared; \$600, white plastered; \$750, 35 days.

Harrison bet. 6th. To build; owner, H. E. Besthorn; architect, Chas. M. Roseau; contractor, M. S. Yerxa; surety, \$3000; cost, \$4150; signed, Sept. 23; filed, Sept. 25; payments, \$1617, 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, \$6839; signed, Sept. 16; filed, Sept. 17; payments, \$1198, 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. 2; filed, Sept. 30; payments, \$500, walls up and enclosed; \$575, brown coated; \$400, completed; \$425, 35 days.

Jackson near Fillmore. To build; owner, Jacob Frowenfeld; architects, Salfeld & Kohlberg; contractor, David Perry; cost, \$10000; signed, Sept. 17; filed, Sept. 24; payments, \$1250, frame up; \$1250, enclosed; \$1500, brown mortared; \$2000, standing finish on; \$1275, completed; \$2725, 35 days.

Jackson & Devisadero. Painting etc.; owner, Chas. J. Wingert; architect, A. C. Lutgens; contractor, Henry F. Wagner; cost, \$1240; signed, Sept. 19; filed, Sept. 25; payments, \$320, work completed; \$310, 35 days.

ersey near Sanchez. To build; owner, H. Cunningham; architect, A. Klahn; contractor, A. Klahn; cost, \$3435; signed, Sept. 24; filed, Sept. 25; payments, \$550, frame up; \$550, brown mortared; \$550, finished; \$935, 35 days.

Jones near O'Farrell. Brickwork, etc.; owner, Wm. Simon; architects, B. McDougall & Son; contractor, T. Hook; cost, \$1250; signed, Sept. 3; filed, Sept. 4; payments, \$500, brick walls up; \$300, second payments; \$150, completed.

Jones and McAllister. Heating and ventilating; owner, Hibernia S. C. E. Society; architects, Plisk & 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 Rosé Ave. Plumbing; owner, Mary Pauline Payne; architect, Wm. Cuniet; 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. Helling; 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, \$3000; cost, \$41,075; signed, Sept. 17; filed, Sept. 19; payments, \$760, rustic on and roof covered; \$760, brown plaster on; \$760, white coated and sashes glazed; \$765, varnishing done and trimmings on; \$1029, 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 side-walks completed; \$410, 35 days.

Noe, Ridley, Castro & 14th. Steam heating, etc.; owner, German Benevolent Society; architect, H. Geiffuss; contractor, A. Baumtberger; 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, \$3665; signed, Sept. 10; filed, Sept. 12; payments, \$1400, roof rafters on; \$1000, rustic and roof on; \$1845, brown mortared; \$1500, white plastered; \$1500, completed; \$2120, 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'Neill & 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, \$3000; cost, \$11875; signed, Sept. 22; 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. Plunz; cost, \$500; signed, Sept. 17; filed, Sept. 19; payments, \$1200, frames up; \$1200, enclosed & partitions set; \$1200, white coated; \$1275, completed; \$1025, 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, Salfeld & Kohlberg; contractor, A. Jackson; cost, \$22,880; 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, Salfeld & Kohlberg; contractors, Fraser & Keefe; cost, \$2900; 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, Salfeld & 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, Salfeld & Kohlberg; contractors, S. Ickelheimer & Bros.; cost, \$5651; signed, Sept. 14; filed, Sept. 24; payments, \$2100, rough work in; \$1318, completed; \$1412, 35 days.

Post and Scott. To build; owner, Rebecca M. Davis; architect, W. O. Banks; contractor, O. E. White; cost, \$1170; 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 progresses; 25 per cent, 35 days.

Sanchez near 23rd. Carpenter work, etc.; owner, Jas. T. McInnes et al.; architect, Wm. Curlett; contractor, Wm. Linden; cost, \$5990; signed, August 24; filed, Sept. 3; 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. McConahy; surety, \$113.50; cost, \$1654; signed, Sept. 7; filed, Sept. 7; payments, \$113.50, frame up; \$113.50, brown mortared; \$113.50, completed; \$113.50, 35 days.

Second St. No. 204. To build; owner, Thos. Stealey; architect, H. Raleigh; contractor, A. J. Ralsch; cost, \$2230; signed, Sept. 7; filed, Sept. 14; payments, \$600, roof on and building on 2nd st.; \$550, 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, \$2338; signed, Sept. 28; filed, Sept. 28; payments, \$758, sewerage piping and rough work in; \$1000, completed; \$600, 35 days.

Stockton near Sacramento. To build; owner, Adolphe Mandonniet; architect, Adolphe Mandonniet; contractor, Edward Mandonniet; 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. Hillier; cost, \$2435; signed, Sept. 23; filed, Sept. 24; payments, \$400, house raised and lot graded; \$700, floors laid in two upper stories; \$730, 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. Ehmman; 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, \$3000; 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.

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 & Chatham; 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, \$3600; signed, Aug. 27; filed, Aug. 27; 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, \$300, first tier of joists on; \$400, frame up; \$500, brown mortar on; \$500, white coated; \$900, completed; \$1000, 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; \$250, 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, \$2048; 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, \$6373; signed, Sept. 23; 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 Moshea; architect, Chas. M. Roseau; 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. E. Marshall; cost, \$500; 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, \$325, enclosed; \$350, white coated; \$350, complete 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, \$1240, frame up; \$1249, brown mortared; \$1249, entire finish up; \$1232.50, completed; \$1665.50, 35 days.

Valencia, between 22nd and 23rd. To build; owner, D. S. Prindle; architect, Chas. Geddes; contractor, Carl Stroth; cost, \$4390; signed, Sept. 5; filed, Sept. 11; payments, \$500, building up and roof boarded; \$1000, first coat mortar on; \$500, outside coat plaster on; \$935, 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, \$7465; signed, Sept. 23; filed, Sept. 25; payments, \$1588, 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. Little; contractor, W. E. Lane; surety, \$1093; 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; \$1068, 35 days.

Webster, near O'Farrell. To build; owner, Geo. Beanson; 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 3, block 798. To build; owner, Samuel Wright; contractors, Luter & Prugh; cost, \$968; signed, Aug. 28; filed, Aug. 29; payments, \$320, brown mortared; \$220, completed; \$328, 35 days.

Associates tract, 50, Berkeley. To build; owners, C. A. Walker & wife; architects, Dirschon & Roust; contractors, Dirschon & Roust; surety, \$1000; cost, \$1633; signed, Sept. 22; filed, Sept. 22; payments, \$300, 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, \$825, 1/2 materials furnished and 1/2 work completed; \$750, 3/4 furnished and 3/4 completed; \$750, 3/4 furnished and 3/4 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, \$3490; signed, Aug. 23; filed, Sept. 2; payments, \$810, complete ed; \$375, 35 days.

Broadway and 14th sts., Oakland. Brick building; owner, Jos. Macdonough; architects, Mosser & Culbertson; contractors, Chas. & Giletti; surety, \$5000; cost, \$2900; signed, Sept. 22; filed, Sept. 23; payments, \$2900, 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, \$1230; signed, Sept. 5; filed, Sept. 8; payments, \$300, frame up and roof shingled; \$300, first coat paint and first coat plaster; \$300, completed; \$330, 35 days.

Briggs Tract, Lot 5, Block 489, Oakland. To build; owner, Miss Sabina Higgins; architect, John Conant; contractor, Jacob Stuenkel; cost, \$1175; signed, Sept. 14; filed, Sept. 15; payments, \$238.75, frame up and rustic on; \$238.75, brown mortared; \$238.75, ready for painting; \$238.75, 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 Allison, Berkeley. To build; owner, J. C. McMillen; architect, John Dodge; contractors, Durkee & Middlestorf; cost, \$3485; signed, Sept. 23; 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, Maxwell and Burgee; contractor, J. D. Irwin; cost, \$1900; signed, Aug. 22; filed, Aug. 22; payments, \$475, frame up and enclosed; \$475, brown mortared; \$475, completed; \$475, 35 days.

Durant St. near Elsworth. Two-story frame; owner, Mrs. M. D. Marsh; architect, Chas. Mau; contractor, Jas. Tookig; cost, \$5129; signed, Sept. 1; filed, Aug. 23; payments, \$1276, 1/2 materials furnished and 1/2 work done, \$1276, 3/4 furnished and 3/4 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. Tookig; cost, \$5129; signed, Aug. 23; filed, Sept. 1; payments, \$1276, 1/2 materials furnished and 1/2 work done, \$1276, 3/4 materials furnished and 3/4 work done, \$1276, completed; \$1277, 35 days, \$1300.

Eagle Ave. near Chapin. To build; owner, Robert J. Cox; architects, Carey & John; son; contractors, Marcuse & Remmel; cost, \$3000; signed, Aug. 13; filed, Aug. 23; payments, \$300, frame up; \$500, brown mortared; \$500, completed; \$500, 35 days.

Eagle Ave. near Miturni St. To build; owners, Hanlan & Bacon; architect, F. P. Fisher; contractor, D. Straub & Son; cost, \$1850; signed, Aug. 27; filed, Aug. 27; payments, \$150, frame up; \$150, 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, \$4435; 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; architect, A. W. Pattiani & Co.; contractors, A. W. Pattiani & Co.; cost, \$3883; signed, Sept. 19; filed, Sept. 22; payments, \$1150, brown mortared; \$1150, completed; \$773, 35 days.

Elm, near Telegraph Ave., Oakland. To build; owner, J. H. Fairchild; architect, Howard Burns; contractors, Hurd Parker, et al.; cost, \$1912; signed, Sept. 17; filed, Sept. 23; payments, \$455, frame up, rafters and sheathing on and chimneys built; \$455, enclosed and plastering on; \$185, completed; \$457, 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, \$397, frame up and enclosed; \$537, roofed and plastered; \$537, completed; \$537, 35 days.

Twenty-fourth and Grove. To build; owner, Lucien Brand; architects, Carey and Johnson; contractors, Marouse and Remmel; surety, \$3700; cost, \$5700; signed, Sept. 1; filed, Sept. 10; payments, \$925, frame up and roof on; \$925, brown mortar; \$925, completed; \$925, 35 days.

Villa Avenue Tract, Lot 18, Block 6. Frame building; owner, Stephen Dewing; contractors, Francis and Brown; cost, \$1350; signed, Sept. 12; filed, Sept. 12; payments, \$400, frame up; \$400, plastered; \$350, completed.

Walnut, corner Rose, Berkeley. To build; owner, James Dempster; architect, E. W. Chamberlain; contractor, Chas. M. Cornell; cost, \$1350; 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. Weilby; contractor, W. H. Weilby; cost, \$1100; signed, Aug. 18; filed, Aug. 25; payments, \$275, frame up and roof on; \$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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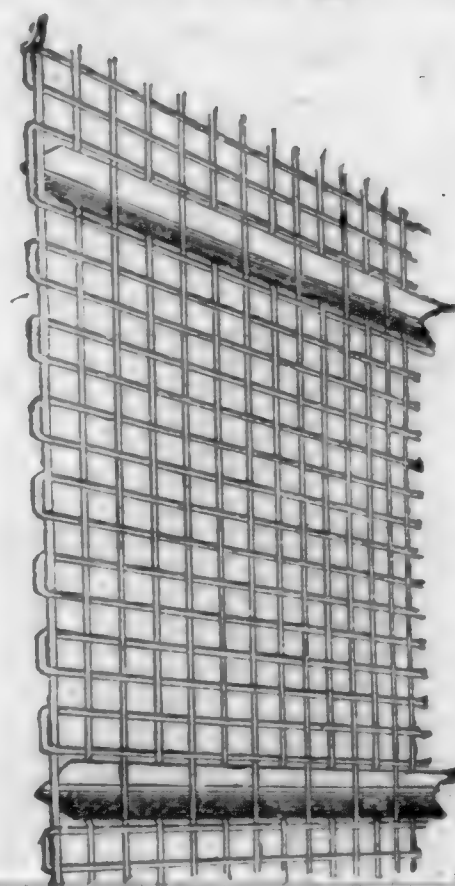
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OFFICE, 408 CALIFORNIA STREET,

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

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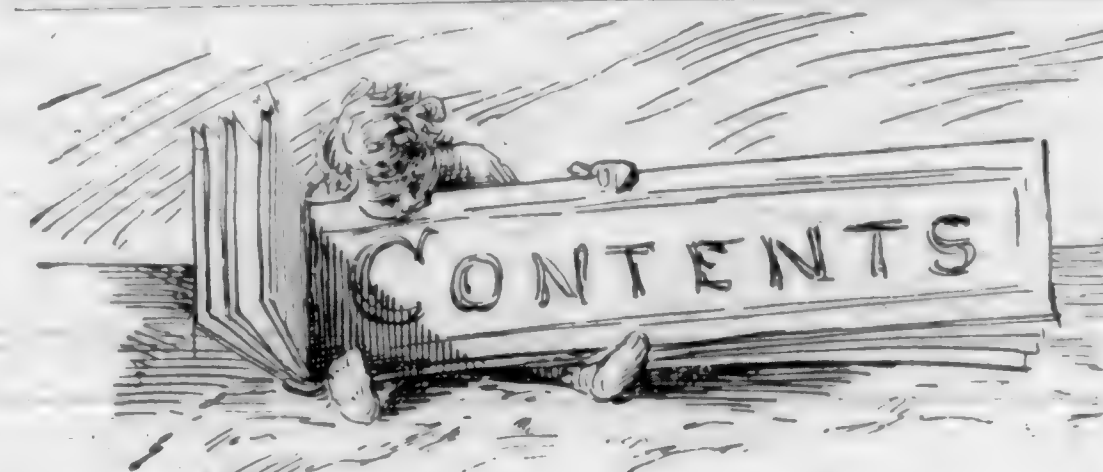
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NOTICE.

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 dove. 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 disappeared, 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 reality 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:

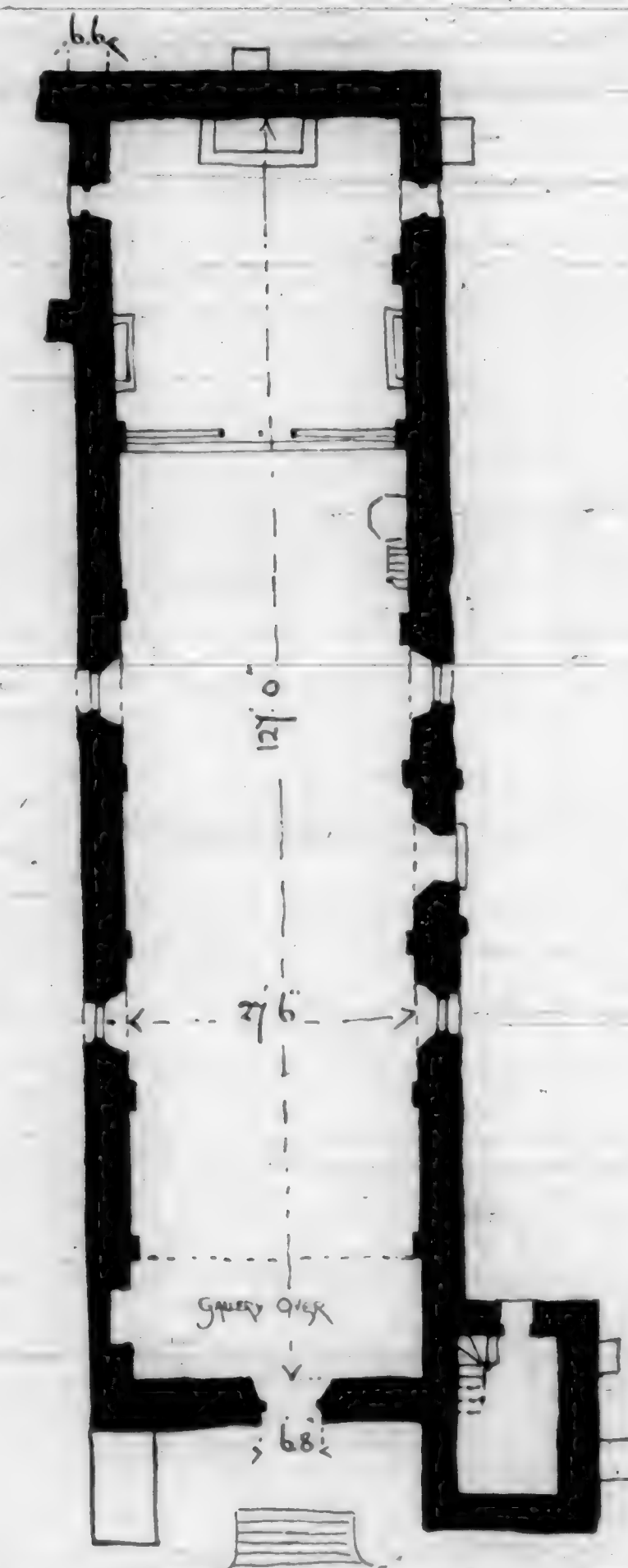
The stimulated interest among English architects in that combination of brick with marble in veneered or particoloured designs, which has so largely characterized the architecture of Mediaeval Italy, and the avowed interest in which gave rise in great measure to the fancy for chequered and "striped" 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, cer-

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 it has not been made the most of, even where expense was no obstacle to any wish or fancy of an architect.

Independently of these more practical considerations, the interest of a comparative study of Italian with Northern Mediaeval 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 Mediaeval 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 to the 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 Mediaeval 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 unfrequently 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 Mediaeval 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-



PLAN OF MISSION SAN BUENA VENTURA.

tainly 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

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 Palazzo 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 impost. 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.*



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 and electric bells.

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



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 book is 6x9 inches and 1 1/2 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 Serpentine 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

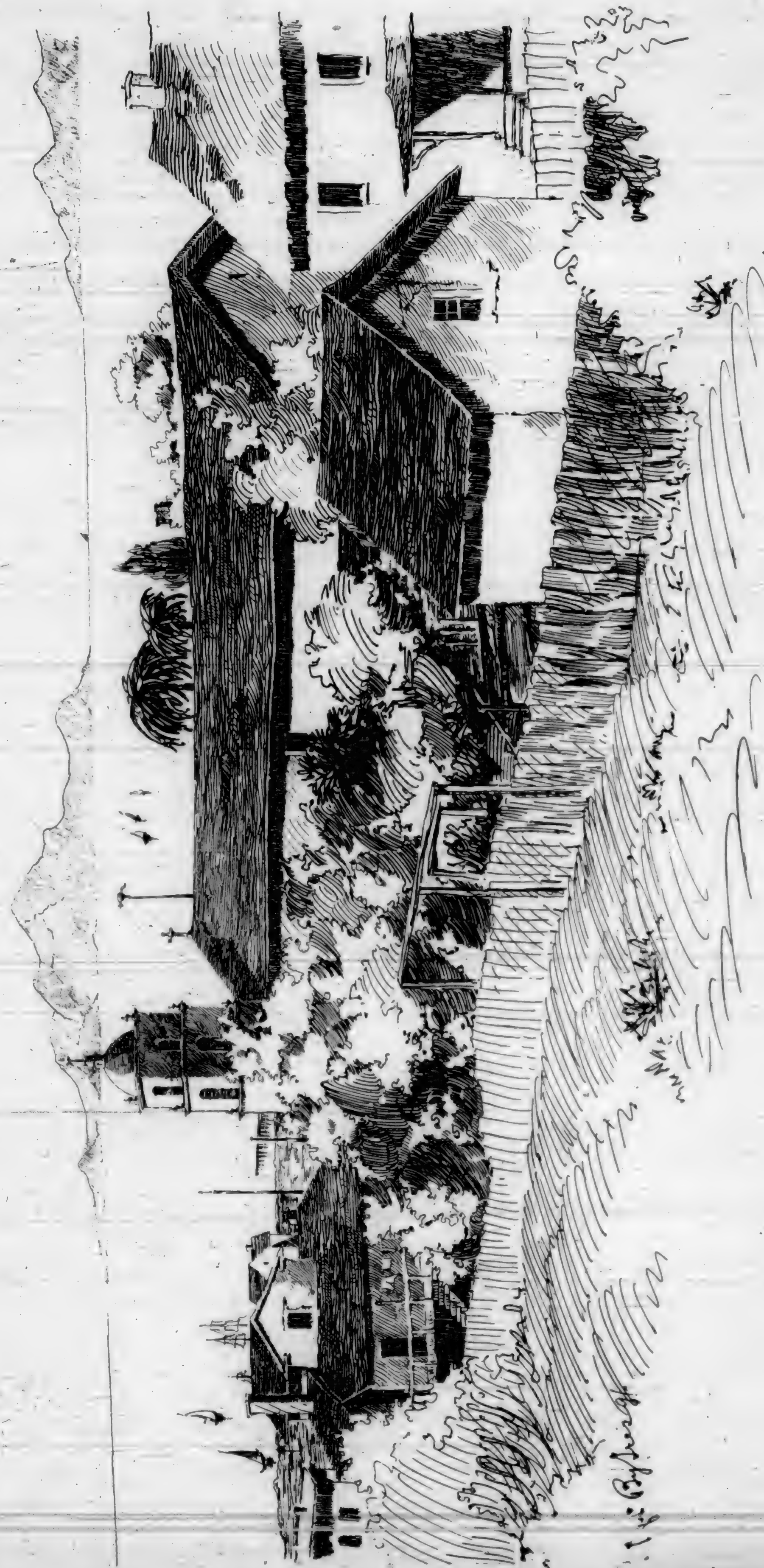
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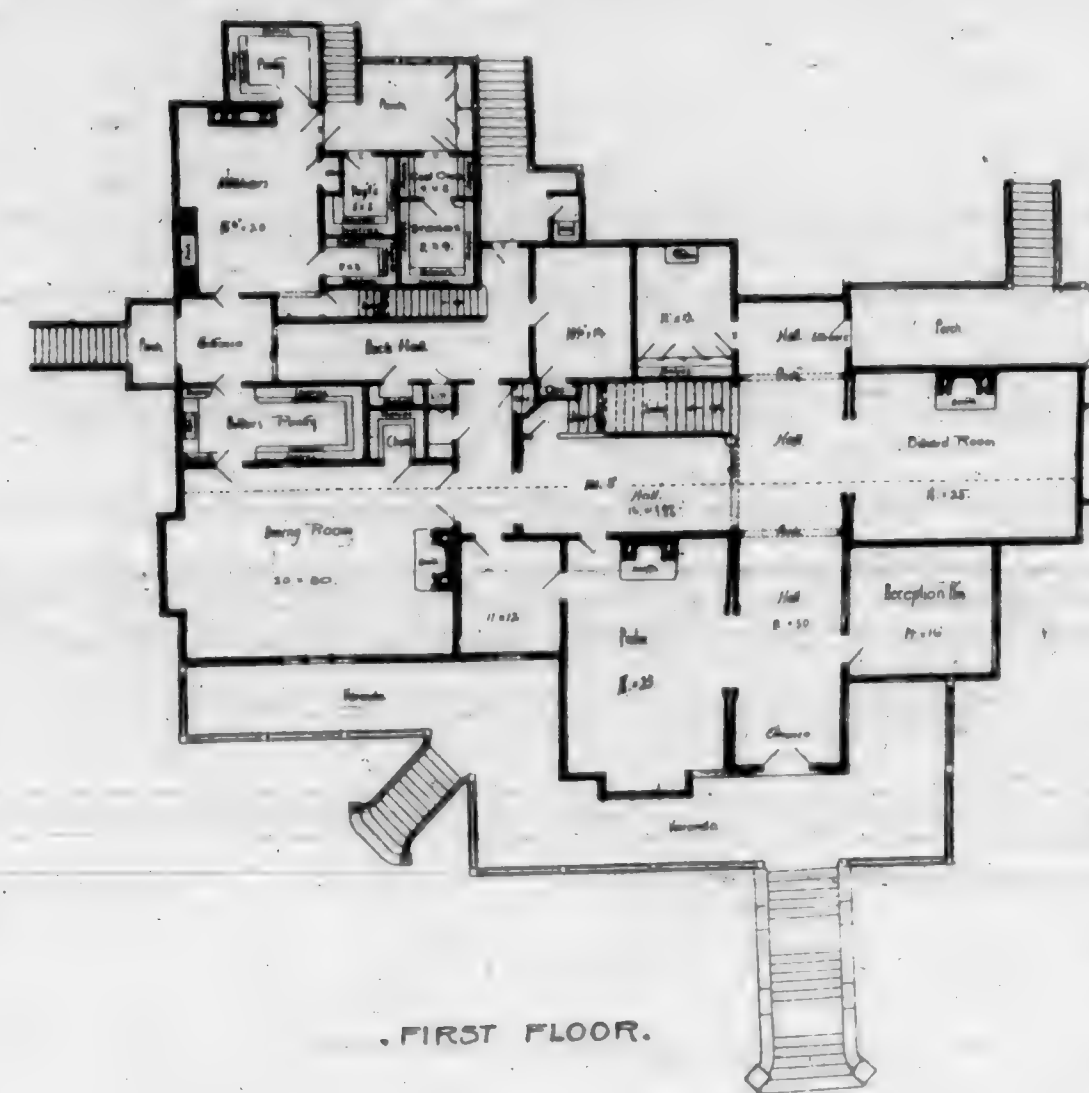


THE CALIFORNIA ARCHITECT AND BUILDING NEWS.

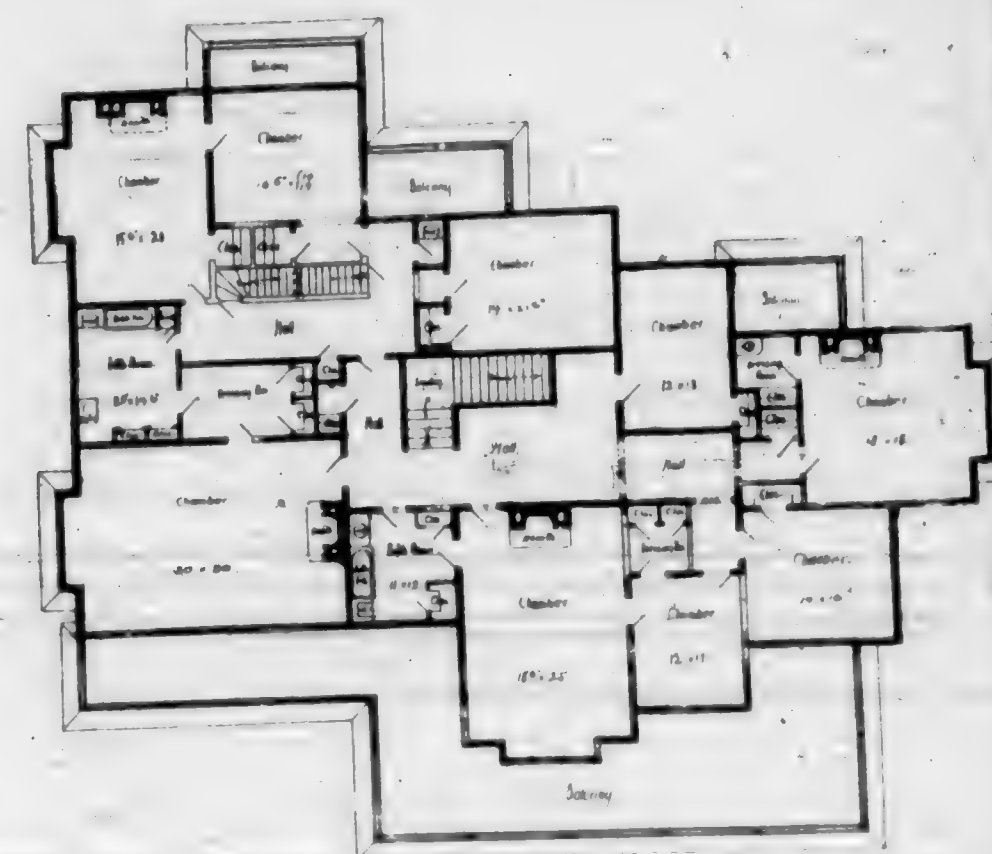


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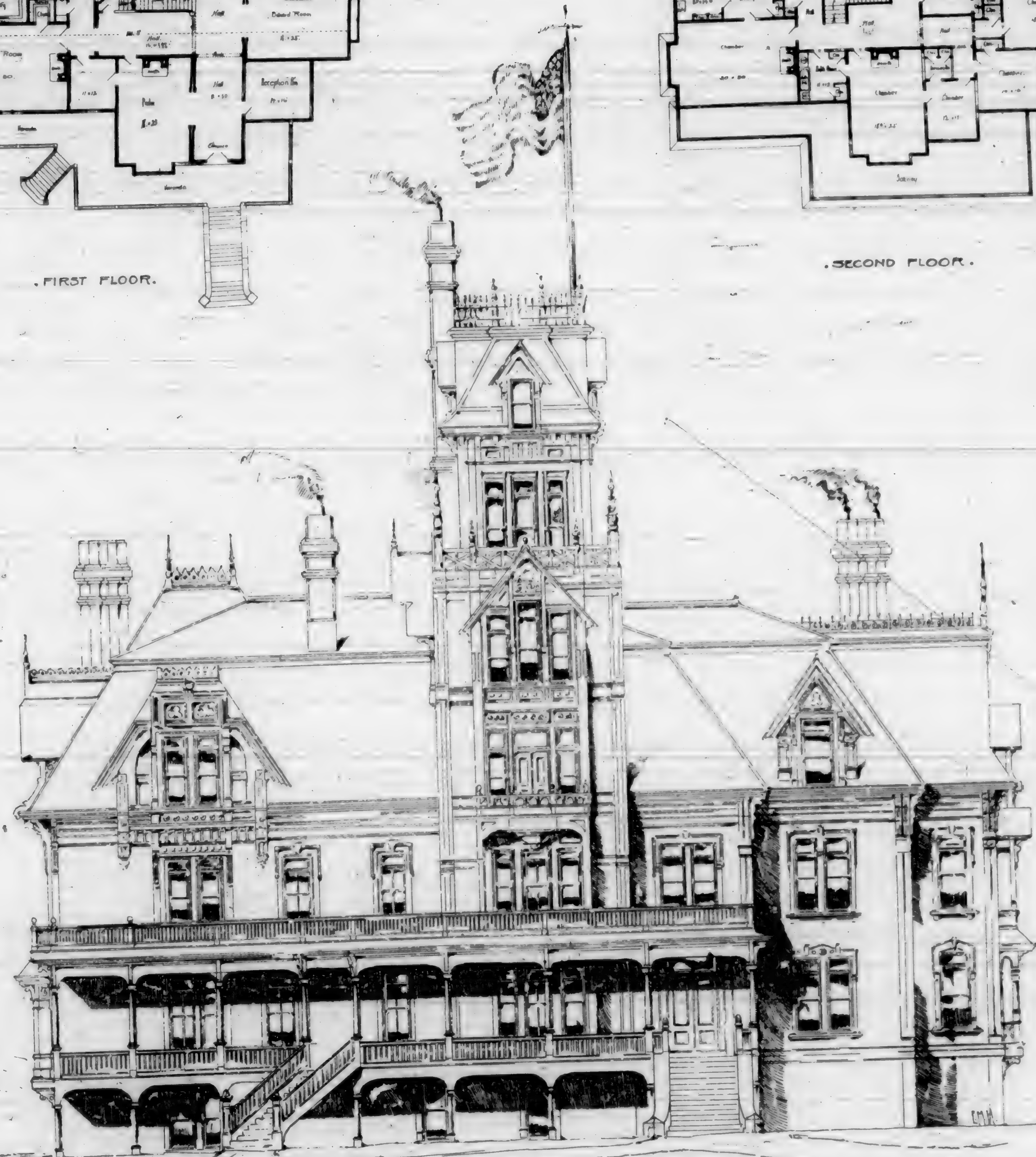
THE CALIFORNIA ARCHITECT AND BUILDING NEWS.



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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.

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

LEGAL DECISIONS.

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

FAILURE TO COMPLY WITH SPECIFICATION.—Where the requirement of a building contract, that the cellar be made watertight, (its situation making it subject to the flowing of water,) is not performed, and the omission is not shown to have been unintentional, there is not a substantial performance of the contract; and the refusal of an architect to give the certificate required by the contract as a condition precedent to the last payment thereon is not unreasonable, and the builder cannot recover such payment.

Weeks v. O'Brien, Superior Court of New York, 12 N. Y. Supp. 720, (69 M).

CREDIT ON RESERVED PAYMENTS FOR CONTRACTOR'S FAILURE.—Where the owner of a building, against which mechanics' liens are filed, fails to retain after the completion of the work, and pay over to those entitled thereto, one fourth of the contract price, as provided in his contract, he is responsible to that extent, but may have deducted any lawful credits to which he is entitled under the Code of Civil Procedure, Cal., Sec. 1200 which provides that, if the contractor fails to perform his work in full or abandons it, the proportion of the contract price applicable to mechanics' liens shall be deemed the difference between the value of the work and materials already done and furnished and the payments then due and actually made.

Reed v. Norton, Supreme Court of California, 27. Pac. Rep. 426, (130C).

CLAIM AGAINST PUBLIC BUILDING.—Where the statute provides that a mechanic or material-man may give the owner of the building for which he has furnished material or labor written notice of his claim, and that it thereupon becomes the duty of the owner to retain sufficient funds to pay it, a mechanic employed by a sub-contractor, who serves the required notice, acquires a prior right to the funds in the hands of the owner due the contractor, and though the latter may not be entitled to a lien, the building being a public one.

Bates v. County of Santa Barbara, Supreme Court of California, 27 Pac. Rep. 438, (109C).

SUFFICIENCY OF RECORD OF CONTRACT AND NOTICE OF LIEN.—Where a statute provides that material-men may have liens, and that all building contracts shall be in writing when the price exceeds \$1,000, and shall be filed in the office of the County Recorder before work is commenced, otherwise the contract to be void, and in such case all material furnished at the instance of the owner, a failure to give a description of the property affected by the contract does not invalidate it, as no description is required by statute. Where a contract was recorded, a notice of lien which states that the lien claimant agreed with the contractor to furnish the lumber and building material to be used in the construction of a building, and delivered the same, for which the contractor agreed to pay \$833.86, as he received payment under his building contract, is sufficient, as the terms of payment could be ascertained from the building contract.

San Diego Lumber Co. v. Wooldredge, Supreme Court of California, 27 Pac. Rep. 431, (171C).

SUFFICIENCY OF AFFIDAVIT FOR LIEN.—EFFECT OF AMENDMENTS TO STATUTE.—Where the affidavit for a mechanics' lien is entitled at the head as of the county in which it was sworn to, it is a sufficient description of the property to say it is "located in said county" though the name of the county does not appear in the body of the affidavit. Where an amendment to the lien statute is passed, lessening the time within which a lien may be filed, the old provision remains in form as to contracts performed prior to the enactment of the amendment.

Nyston v. London & N. W. Am. Mortgage Co., Supreme Court of Minnesota, 49 N. W. Rep., 394, (120M).

MECHANICS' LIEN FOR PAPER DECORATING.—A mechanics' lien may be established for papering a house. It is not necessary, in order to sustain a lien that the price of the work should have been agreed upon, but it is enough if it appears, that the work was ordered, as that implies a promise to pay the reasonable worth and value of the work.

La Grille v. Mallard, Supreme Court of California, 27 Pac. Rep., 294, (70 M).

CONDITIONAL ACCEPTANCE OF BUILDERS' ORDER.—When an order is drawn by the surviving member of a firm of contractors for a specific sum, with direction "to charge the same to firm on account of work done and work to be done on your building now in process of erection," and the same is accepted on these terms, "I agree to pay within order when the building is completed and received by Messrs. Bruce & Morgan," the acceptance is conditional upon the completion of the building by the drawer; and if, without fault of the acceptor, he fails to complete it, and the acceptor has it completed by others at his own expense, there can be no recovery in an action on the acceptance.

Baker v. Dobbins, Supreme Court of Georgia, 13 S. E. Rep., 524, (130M).

DISTRIBUTION OF ASSETS AMONG LIENS AND MORTGAGES.—When there are several liens upon the same property, and a mortgage as well, and some of the liens are prior to the mortgage and some subsequent, the proper method of distributing the assets, is to first set aside the amount of those liens which are prior to the mortgage, then satisfy the mortgage, and then add the residue to the amount first set apart, and divide it *pro rata* among all the liens, as there is no priority among them, as between each other.

Tinlayson v. Crooks, Supreme Court of Minnesota, 47 N. W. Rep., 398, (98M).

MECHANICS' LIEN LAW IN THE STATE OF WASHINGTON.—The mechanics' lien law of the State of Washington, provides that the notice for a lien shall contain a statement of the demand after deducting all just credits, and also a statement of the terms and conditions of the contract, if any. Such a notice is defective where it states that the material and labor for which the lien is claimed were furnished under a sub-contract, but omits to set out the terms of the original contract. The notary must use his seal in certifying the verification of such lien notice, as the notice is not intended primarily for use in court or in judicial proceedings, and hence is not within the exception of a statute providing that such documents need not bear the seal.

Gates v. Brown, Supreme Court of Washington, 25 Pac. Rep., 914, (142C).

BUSINESS MOSAICS.

Among all the stair builders of the city Geo. R. Jesse stands at the head. He has been in the business for many years and his work has given general satisfaction.

Persons who wish a good job of painting done should call on J. L. Cahill, 932 Mission St. Mr. Cahill also imports paints, oils, glass and wall paper of the finest grade.

The *Moniteur Industrielle* recommends the use of a mixture of oil and graphite on all screws in machinery. It says it will effectually prevent them from becoming fixed, and protects them for years from rust, at the same time the mixture facilitates tightening up.

The Joseph Dixon Crucible Co., Jersey City, N. J., have for a number of years prepared graphite mixtures which have found great favor with machinists and steamfitters of this country.

Dixon's Graphite Pipe Joint Mixture not only takes the place of red lead but is infinitely better, while Dixon's Graphited Oil is used where a thinner mixture is desired and also for lubricating bearings. Graphite is the best natural lubricant known.

The Union Pressed Brick and Terra Cotta Company manufacture only first-class material, among which are moulded, ornamental and plain pressed brick, also terra cotta worked in very artistic designs.

They are always making new and valuable improvements in their work and any advance in the requirements of the trade is immediately met by this company. They have facilities for turning out new designs and patterns with the utmost dispatch. The quality of materials furnished by this company has been thoroughly tested by use and proves itself a standard article. The office of the company is at the southeast corner of Bush and Sansome streets, S. F.

Parquet floors and wainscoting is used in many places where ornamental hard wood is desired.

The firm of Reynolds & Adams, 1237 Market St., appear to have distanced all their rivals, on account of their work being so much more artistic.

This firm has put up some beautifully worked fret-work in many of our new banks and counting rooms.

Ornamental metal work becomes of more importance each year. One of our best and most reliable metal workers is William Cronan of the "Eagle Sheet Iron Works," 1213 & 1215 Market St.

Mr. Cronan has moulded and put up the ornamental sheet metal work on many of our most prominent buildings.

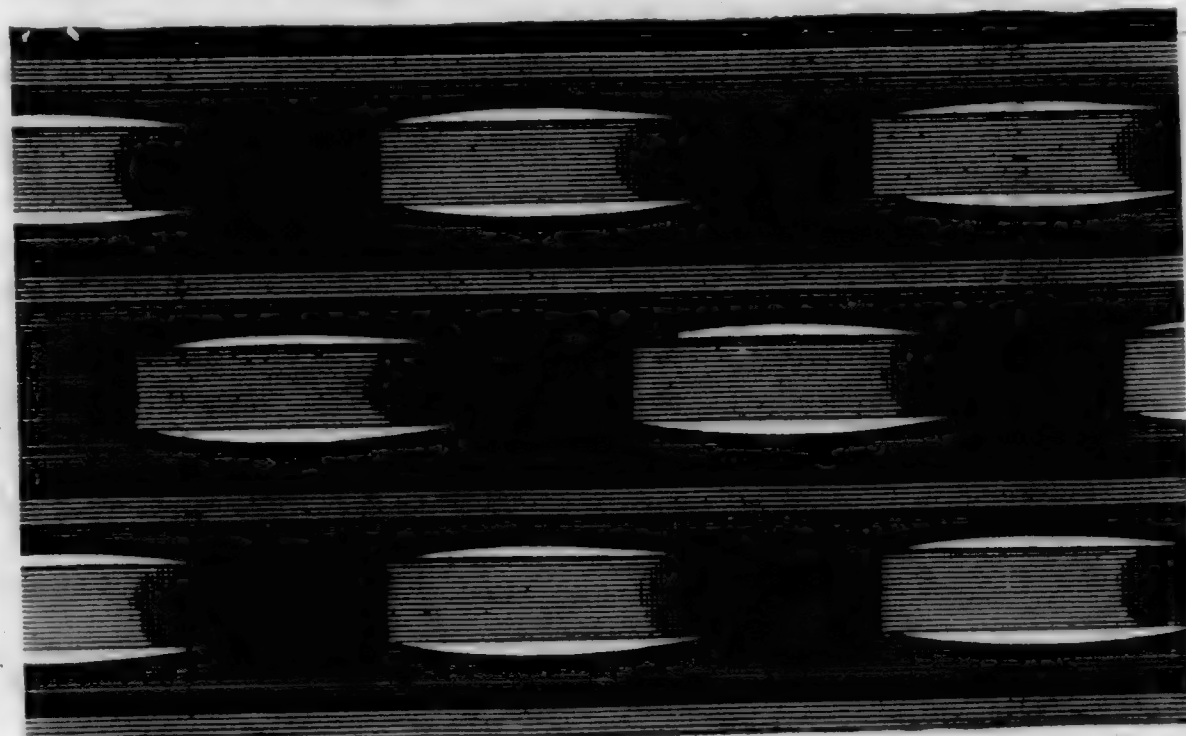
THE BOSTWICK STEEL LATH.

We have many times referred to the multiplicity of new uses to which steel was being applied, and our purpose at the present time is to call the attention of our readers to one of the latest applications of the metal—the manufacture of steel lath.

A year ago the Bostwick Metal Lath Company was organized in the city of New York with a capital of \$250,000. The demand for the product became so urgent that a second company was organized for its manufacture at Niles, Ohio, with a capital of \$100,000. We have before described this lath in our columns, but it may not be out of place to briefly reproduce it. The lath is a sheet of metal corrugated longitudinally, and having between the corrugations certain slits cut in the metal, the metal between the slits being stretched or expanded, forming loops, projecting on one side of the sheets. The plaster, when applied, passes under the loop and through the opening, thus forming a double key to the mortar.

The fact that it is so extensively used by builders and recom-

mended by architects throughout the country, speaks volumes for its excellence and practical utility. The manufacturers claim for it several points of superiority over all other laths, among which may be mentioned: First, the fact that the lath itself is fire-proof; second, the facility with which it can be put on, it having been demonstrated that a workman can put on about three times as many steel lath as he can wood lath in a day; third, a man can plaster a much larger number of square yards of this lath than any other in the same period of time; fourth, this lath can be used on either surface, the smooth side being especially adapted to the use of adamant, or any patent hard plaster in the market.



The keying secured by the loop is superior, and the plaster is not liable to crack or fall off. A saving of plaster follows, because, in the first place, the surface to be covered is even and unyielding. Secondly, the openings being uniform, are sufficient to guarantee a strong key and do not admit of waste mortar falling from the back of the lath. Again, it is claimed to be far superior to any other form of lath, as it can be adapted to any kind of shape or surface. It possesses rigidity, requires no stretching, and can be bent to a semi-circle when used on the cove of a ceiling, iron pillars or other curved surfaces. It will not corrode or rust, as the alkali of the lime in the mortar is a preservative.



It is also claimed to be a non-conductor of lightning; is rat and vermin proof, and a great saving of labor and material is obtained by its use, and is now being specified by all the leading architects, and extensively used in government and other large public and private buildings.

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 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.

For further information see advertisement on page XIV.

The Byrkit-Hall sheathing lath has, upon trial, been found superior in many respects to the system of narrow laths. It is especially valuable on walls of school-rooms where a solid backing is required for blackboards, and store walls where shelving is liable to be put up, on account of its firmness and strength. This lath can be put on horizontally or diagonally. In the latter case it acts as a brace for the whole building, being made of one-inch boards. It forms a good key for the plastering and retains the heat of a room. The agent of this article is John F. Byrbee, 42 Market St., S. F.

As the season of cold weather comes on a great many people are looking around for the best system for heating apartments. In all new buildings of any pretensions whatever, gas pipes are run in such a manner so that they can be used for all the fires, whether open grate, close heating or cooking purposes. Movable heating stoves can be obtained with the latest and most approved gas burners which utilize all the heat available in the gas. These heaters can be readily attached to any gas fixture, and give out an agreeable heat without smoke. Gas heating and cooking appliances for any purpose whatever can be had of the S. F. Gas Light Co., No. 16 Post St.

Plumbing according to the latest sanitary principles is done by G. & E. Snook, 630 Sacramento St. This is an old firm, long known for the excellence of its work.

Plaster of Paris from the Golden Gate Plaster Mills, Lucas & Co., 215 & 217 Main St. of this city, holds its place against all competition. This plaster has proved itself a reliable article—it is quality being uniform—and can always be depended upon.

With the introduction of high buildings the system whereby access is had to the upper floors becomes an important feature for consideration. As time in business is money, speed is required with the utmost safety that can be had. To fill all these requirements, we know of no manufacturers superior to W. H. Birch & Co., 119 Beale St.

They have been machinists for many years, and have the necessary experience in such matters. They use the celebrated Ellithorpe air brake and air cushion, which has withstood successfully many practical trial tests.

Gas fixtures and plumbers' supplies can be obtained of Thos. Day & Co., 222 Sutter St. This firm is one of the oldest and most reliable in the city.

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 1st day of December, 1891, for all the labor and materials required for the wharf, gangway, warehouse, etc., at the U. S. Quarantine Station, San Diego, California, in accordance with the drawings and specification, copies of which may be had at this office or the office of the surgeon in charge.

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 of this invitation.

Proposals must be enclosed in envelopes, sealed and marked, "Proposal for wharf, gangway, warehouse, etc. at the U. S. Quarantine Station, San Diego, California," and addressed to W. J. EDBROOKE, Supervising Architect.

October 21, 1891.

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 November, 1891, for all the labor and materials required for the cut stone work and brick work, iron and wood floor and roof construction, roof covering, approaches, etc., for the superstructure ready for the interior finish of the United States Court House and Post Office Building at Springfield, Missouri, in accordance with the drawings and specification, copies of which may be had at this office; or the office of the Superintendent at Springfield, Missouri.

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 of this invitation.

Proposals must be enclosed in an envelope, sealed and marked, "Proposal for the cut stone work and brick work, iron and wood floor and roof construction, roof covering, approaches, etc., for the superstructure, etc., ready for the interior finish, for the U. S. Court House and Post Office, at Springfield, Missouri," and addressed to

W. J. EDBROOKE, Supervising Architect.

October 29, 1891.

CITY BUILDING NEWS.

Ash Ave. near Van Ness. To build; owner, Jas. A. Ryan; architect, Fred B. Wood; contractors, Currie & Loomer; bond, \$1411; cost, \$5444; signed, Oct. 12; filed, Oct. 12; payments, \$1400, frame up and roof ready for tin; \$1400, brown-coated, \$1433, completed; \$1411, 35 days.

Block bounded by Union, Green, Steiner, and Fillmore. Brickwork; owner, F. M. Pixley; architect, J. Gash; contractor, D. J. O'Brien; cost, \$2050; signed, Sept. 30; filed, Oct. 3; payments, 75 per cent as work progresses; balance, 25 days.

Broadway near Gough. Cement and concrete; owner, R. M. Murray; architect, W. H. Lillie; contractor, W. R. Patterson; bond, \$850; cost, \$1275; signed, Oct. 24; filed, Oct. 25; payments, 75 per cent as work progresses; balance, 35 days.

Broadway near Gough. To build; owner, D. F. Walker; architect, W. H. Lillie; contractor, R. M. Murray; bond, \$2000; cost, \$17,200; signed, Oct. 24; filed, Oct. 25; payments, \$4000, foundations in; \$2250, frame up; \$2250, building enclosed; \$2250, brown-coated; \$2250, standing finish on; \$2250, completed; \$4300, 35 days.

Broadway near Gough. Plumbing and gas fitting; owner, D. F. Walker; architect, W. H. Lillie; contractor, W. F. Wilson; bond, \$1000; cost, \$2050; signed, Oct. 24; filed, Oct. 25; payments, \$750, rough work in; \$750, completed; \$513, 35 days.

Buchanan and Washington. To build; owner, Julia Strassburger; architect, Salfeld & Kohlberg; contractor, Alex. L. Campbell; bond, \$3000; cost, \$11,887; signed, Oct. 1; filed, Oct. 8; payments, \$1500, 1st floor joists on; \$1887, roof ready for slating; \$3000, ready for plastering; \$2500, completed; \$3000, 35 days.

California near Central ave. To build; owners, Cal. St. Cable RR. Co.; architect, H. C. Macy; contractor, P. G. Martin; cost, \$3900; signed, Oct. 27; filed, Oct. 28; payments, on 20th, 40th and 60th days from date hereof, 75 per cent of value of work done, balance, 35 days.

California near Jones. To build; owner, Geo. S. Fife; architect, Clinton Day; contractors, Ingerson & Gore; cost, \$3450; signed, Oct. 23; filed, Oct. 28; payments, \$850, frame up and roof boards set; \$850, exterior ready for painter; \$850 and 75 per cent of extras, completed; \$850 and 25 per cent of extras, 35 days.

California and Leavenworth. To build; owner, Fred Deininger; architect, P. A. Shill; contractor, Henry Roulting; cost, \$7200; signed, Sept. 23; filed, Oct. 7; payments, \$1200, frame up; \$1050, roof on; \$1050, brown-coated; \$1050, white-coated; \$1050, completed; \$1800, 35 days.

California near Montgomery. Brick and iron work; owners, German S. & L. Socy; architects, Kenitzer & Kollofrath; contractor, Jacob Haef; bond, \$10,000; cost, \$10,700; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Carpenter work and glazing; owners, German S. & L. Socy; architects, Kenitzer & Kollofrath; contractors, Mahoney Bros.; bond, \$2000; cost, \$7900; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Concrete work; owners, German S. & L. Socy; architects, Kenitzer & Kollofrath; contractor, George Goodman; bond, \$1100; cost, \$2107; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Elevator; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractor, John Hammond; bond, \$1800; cost, \$3688; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Iron work; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractors, Winslow Bros. Co.; bond, \$2200; cost, \$4583; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Lathing and plastering; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractor, H. Fisher; bond, \$1500; cost, \$3000; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Plumbing and gas fitting; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractors, Shepard Bros.; bond, \$1100; cost, \$2200; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Roofing, copper and galvanized iron; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractor, Forster Cornice Co.; bond, \$900; cost, \$1800; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California near Montgomery. Vaults; owners, German S. & L. Soc'y; architects, Kenitzer & Kollofrath; contractors, Duffey Bros.; bond, \$1000; cost, \$2000; signed, Oct. 27; filed, Nov. 2; payments, 75 per cent as work progresses; balance, 35 days.

California and Octavia. Plumbing, drainage and tiling; owner, Edgar Mills; architect, A. Page Brown; contractors, Duffey Bros.; cost, \$3000; signed, Oct. 14; filed, Oct. 14; payments, 75 per cent as work progresses on 1st day of each month; balance, 35 days.

California near Sansone. Brick and concrete; owner, Mutual Life Ins. Co.; architect, Clinton Day; contractor, Jno. McCarthy; cost, \$84,000; signed, Sept. 28; filed, Oct. 23; payments, \$3000, concrete foundations complete; \$13,387, stone and brick work are built and basement finished; \$223, stone and brickwork are built side of 2d course above base of main pilasters; \$1588, to level of 1st story lintels; \$5000 to ornamental sill course of 2d story; \$4000 to bottom bed of brackets of 2d story piers; \$5000 to top of 2d story; \$2500, completed; \$21,000, 35 days.

California near Steiner. Alterations and additions; owner, D. F. Walker; architects, Smith & Freeman; contractor, S. H. Kent; bond, guaranteed; cost, \$2000; signed, Oct. 13; filed, Oct. 13; payments, \$1500, ready for painter; \$450, completed; \$550, 35 days.

Clay near Baker. Carpenter, plumbing, lathing; owner, Annie Hendry; architect, Louis S. Stone; contractors, Knox & Cook; cost, \$4255; signed, Nov. 3; filed, Nov. 4; payments, \$1063.75, building enclosed and roof on; \$1063.75, plastering completed; \$1063.75, completed; \$1063.75, 35 days.

Clay near Laurel. To build; owner, A. H. Martin; architect, W. H. Little; contractor, A. C. South; bond, \$2000; cost, \$3700; signed, Oct. 20; filed, Oct. 22; payments, \$555, frame up; \$555, enclosed; \$555, brown coated; \$555, standing finish; \$555, completed; \$555, 35 days.

Clay near Diamond. To build; owner, B. F. Johnson; architects, Townsend & Wynne; contractors, Currie & Loomer; bond, \$3000; cost, \$1475; signed, Nov. 3; filed, Nov. 3; payments, \$450, frame up and chimneys built; \$550, brown coated; \$500, completed; \$500, 35 days.

Collingwood near 20th. To build; owner, Arthur Josie; architect, C. K. Kirby, Jr.; contractor, Geo. R. Scott; cost, \$2552.50; signed, Oct. 21; filed, Oct. 22; payments, \$500, frame up to 1st floor joists and 1st floor joists on; \$800, frame up and roof rafters on; \$500, outside finish on; \$500, inside on; \$212.50, completed; \$500, 35 days.

Dolores and 29th. To build; owner, Thos. Roy; architect, C. M. Rousseau; contractor, Andrew Christensen; cost, \$1000; signed, Oct. 2; filed, Oct. 2; payments, \$1000, roof on; \$200, completed; \$400, 35 days.

Douglas near 17th. To build; owners, Chas. Baltz & Peters Bros.; architect, H. Gellfuss; contractors, Reichenbach & Hoelle; cost, \$3500; signed, Oct. 19; filed, Oct. 21; payments, \$875, frame up; \$875, building enclosed and stable set up; \$875, completed; \$875, 35 days.

Eleventh near Market. Exterior and interior mill work; owner, Church of the Advent; architects, Coxhead & Coxhead; contractor, W. J. Thornton; cost, \$2200; signed, Oct. 27; filed, Oct. 31; payments, 75 per cent as work progresses; balance, 35 days; \$1550, exterior work; \$550, interior work.

Eleventh near Market. Iron work; owner, Church of the Advent; architects, Coxhead & Coxhead; contractor, Wm. Crenan; bond, \$500; cost, \$1805; signed, Oct. 10; filed, Oct. 28; payments, 75 per cent as work progresses; balance, 35 days.

Elizabeth near Castro. To build; owner, Henry Soetje; contractor, A. Petry; cost, \$1000; signed, Oct. 17; filed, Oct. 19; payments, \$975, frame up; \$25, brown coated; \$975, completed; \$975, 35 days.

Erie near Mission. To build; owner, Chas. S. Laumeister; architect, A. J. Barnett; contractors, Rhoades & McDonald; bond, \$2000; cost, \$1975; signed, Oct. 13; filed, Oct. 20; payments, \$1925, 2nd floor joists on; \$1500, roof on, flooring laid; \$1500, brown coated and outside finish on front above 1st floor; \$1500, white coated and outside finish on; \$1500, completed; \$2500, 35 days.

Fareeda and 22nd. To build; owner, Anna Devrieze; architect, Geo. E. Voelkel; contractor, Louis Cereghini; bond, \$3000; cost, \$3950; signed, Oct. 6; filed, Oct. 16; payments, \$500, frame up and building roofed; \$1000, plastering completed; \$1450, completed; \$1000, 35 days.

Fifteenth near Noe. To build; owner, T. J. Bass; architect, A. J. Barnett; contractors, Rhoades & McDonald; bond, guaranteed; cost, \$3080; signed, Oct. 15; filed, Oct. 16; payments, \$770, rustic and roof boards on; \$770, brown coated; \$770, completed; \$770, 35 days.

First and Harrison. Alterations and additions; owner, J. Newman; architects, Moore & Moore; contractors, Fish & McCann; bond, \$1500; cost, \$6000; signed, Oct. 26; filed, Oct. 27; payments, \$1000, house raised frame up; \$1250, brown coated; \$1250, plastering completed; \$1000, completed; \$1500, 35 days.

Franklin and Grove. Plumbing and gas-fitting; owner, Catherine Oliver; architect, T. J. Welsh; contractors, Ford Bros.; bond, \$300; cost, \$1528; signed, Oct. 2; filed, Oct. 2; payments, 75 per cent as work progresses; balance, 35 days.

Francisco bet. Mason and Taylor. To build; owner, Jno. C. Fredericks; contractor, August Guilbert; cost, \$435; signed, Oct. 14; filed, Oct. 14; payments, \$1000, frame up and rustic on; \$1600, brown coated; \$1600, white coated; \$1635, completed.

Fulton near Lyon. To build; owner, Jas. W. McClure; architect, M. G. Bugbee; contractor, W. S. Wilson; cost, \$3555; signed, Oct. 28; filed, Oct. 30; payments, \$1888.75, frame up and enclosed; \$1388.75, brown coated; \$1388.75, completed; \$1388.75, 35 days.

Geary near Dupont. Plumbing and gas-fitting; owner, S. L. Sachs; architects, Salfield & Kohlberg; contractor, H. A. Vance; cost, \$1263; signed, Sept. 26; filed, Oct. 7; payments, \$450, rough work in; \$500, completed; \$313, 35 days.

Geary near Dupont. Wrought and cast iron; owner, S. L. Sachs; architects, Salfield & Kohlberg; contractors, Bigelow & Little; cost, \$872; signed, Sept. 25; filed, Oct. 7; payments, 75 per cent as work progresses; balance, 35 days.

Geary near Laguna. To build; owners, P. D. & Mary Burke; architect, A. Klahn; contractor, A. Klahn; cost, \$3190; signed, Oct. 1; filed, Oct. 5; payments, \$800, frame up; \$800, brown coated; \$790, completed; \$800, 35 days.

Green near Kearny. To build; owner, Chas. Lagrave; architect, Chas. M. Rousseau; contractors, Miron & Robertson; cost, \$2200; signed, Oct. 28; filed, Oct. 29; payments, all when work is completed and accepted.

Green near Laguna. To build; owners, Woods & Moore; architect, W. H. Little; contractor, C. W. Mitchell; bond, \$4000; cost, \$8070; signed, Oct. 21; filed, Oct. 22; payments, \$1045, frame up; \$1045, enclosed; \$1045, brown coated; \$1045, standing finish on; \$1047, completed; \$1743, 35 days.

Green near Pierce. To build; owner, J. F. McGauley; architects, Coxhead & Coxhead; contractor, Joseph Norris; cost, \$3125; signed, Sept. 28; filed, Oct. 2; payments, \$800, frame up; \$1000, building covered in; \$300, plastering completed; \$425, completed; \$800, 35 days after completion.

Green near Scott. To build; owner, Miriam F. Bancroft; architect, Louis S. Stone; contractor, A. C. Bryan; cost, \$4000; signed, Oct. 20; filed, Oct. 20; payments, 75 per cent as work progresses; balance, 35 days.

Green near Scott. To build; owner, Ida Middleton; architect, Louis S. Stone; contractor, A. C. Bryan; cost, \$4550; signed, Oct. 15; filed, Oct. 15; payments, 75 per cent as work progresses; balance, 35 days.

Green near Scott. Carpenter, plastering, cement work; owner, Ida Middleton; architect, Louis S. Stone; contractor, A. C. Bryan; cost, \$4550; signed, Oct. 15; filed, Oct. 17; payments, 75 per cent as work progresses; balance, 35 days.

Hampshire near Twenty-fourth. To build; owner, Annie A. Morton; architect, W. C. Dickerson; contractor, J. C. Kleckner; bond, \$1000; cost, \$2500; signed, Oct. 6; filed, Oct. 6; payments, \$500, frame up; \$500, brown coated; \$500, completed; \$500, 35 days.

Howard near Second. Concrete, illuminating tiles, etc.; owners, Bliss & Tobey; architect, H. A. Schulze; contractors, Mahoney Bros.; cost, \$2407; signed, Sept. 1; filed, Oct. 3; payments, 75 per cent as work progresses; balance, 35 days.

Howard near Second. Excavating, grading, etc.; owners, Bliss & Tobey; architect, H. A. Schulze; contractors, Ransome & Cushing; cost, \$1938; signed, Sept. 1; filed, Oct. 3; payments, 75 per cent as work progresses; balance, 35 days.

Howard near Twenty-second. Alterations and additions; owner, Adam H. Murphy; architects, R. H. & R. White; contractor, Edward Brown; bond, \$800; cost, \$3119; signed, Oct. 14; filed, Oct. 18; payments, \$400, raised and enclosed; \$450, brown coated; \$500, standing finish on; \$250, completed; \$1500, 35 days.

Jersey near Castro. Alterations and additions; owner, Philip Muller; architect, Caspar Zwierlein; contractor, Caspar Zwierlein; cost, \$2175; signed, Sept. 19; filed, Oct. 16; payments, \$543, frame up; \$414, brown coated; \$544, completed; \$544, 35 days.

Jones near O'Farrell. To build, except painting and plumbing; owner, Wm. John; architects, John & Balczynski; contractor, F. W. Kern; cost, \$6490; signed, Oct. 19; filed, Oct. 29; payments, \$1200, frame up; \$1200, roof on, floor laid, partitions set; \$1200, white coated; \$1200, completed; \$1600, 35 days.

Jones near O'Farrell. Brickwork; owner, William John; architects, John & Balczynski; contractor, Jacob Wagner; cost, \$1027; signed, Oct. 14; filed, Oct. 14; payments, \$500, foundations laid, \$500, chimneys built; \$227, completed.

Lansett near Steiner. To build; owner, Jos. Aaron; architects, Townsend & Wynne; contractors, Madden & McKay; bond, \$1000; cost, \$2197; signed, Oct. 22; filed, Oct. 27; payments, \$250, frame up and house enclosed; \$500, brown coated; \$547, completed; \$500, 35 days.

Leavenworth near California. To build; owner, Amedee Benoit; architect, Chas. M. Rousseau; contractor, Andrew Christensen; cost, \$4000; signed, Oct. 24; filed, Oct. 24; payments, \$1000, frame up; \$1000, brown coated; \$1000, completed; \$1000, 35 days.

Leavenworth and Washington. Sewerage and plumbing; owner, Emilia Goldberg; architect, W. H. Little; contractor, W. H. Tobin; cost, \$1053.50; signed, Oct. 5; filed, Oct. 24; payments, \$394.75, rough work completed; \$394.75, completed; \$264, 35 days.

Market St. No. 1318. Alterations and additions; owner, John G. Carr; architect, Jos. Rowell; contractor, Jas. McConahay; cost, \$1400; signed, Oct. 15; filed, Oct. 15; payments, \$360, brick walls up and roof boards on; \$340, carpenter work completed; \$350, completed; \$350, 35 days.

Market St. No. 1318. Alterations and additions; owner, Jno. R. Hite; architect, Jos. Rowell; contractor, J. G. Carr; cost, \$1400; signed, Oct. 15; filed, Oct. 15; payments, \$360, brick walls up and roof boards on; \$340, carpenter work completed; \$350, completed; \$350, 35 days after.

Masonic Ave. near Frederick. To build; owner, M. A. Fritz; architect, A. J. Barnett; contractors, Fulton & Ogil; bond, guaranteed; cost, \$3025; signed, Nov. 2; filed, Nov. 5; payments, \$1100, roof boards on; \$1100, brown coated; \$1100, white coated; \$1100, completed; \$1485, 35 days.

McAllister and Jones. Iron work; owners, Hibernia S. & L. Soc'y; architects, Pissis & Moore; contractors, Calvin, Nutting & Son; cost, \$2122; signed, Oct. 16; filed, Oct. 31; payments, 1st and 15th day of each month 75 per cent as work progresses; balance, 35 days.

Mississippi near Napa. To build; owner, Peter McKeand; architect, John Trotter; contractor, John Trotter; cost, \$2400; signed, Oct. 2; filed, Oct. 3; payments, \$600, frame up, and building enclosed; \$600, brown coated, and rough plumbing in; \$600, completed; \$600, 35 days.

Morton and Kearney. Alterations and additions; owners, Geo. & J. W. Raphael; architects, C. R. & J. M. Wilson; contractors, Field & Lack; cost, \$3507; signed, Sept. 30; filed, Oct. 1; payments, \$3597.75, completed; \$1220.25, 35 days.

O'Farrell near Mason. To build; owner, Jose Guadalupe; architect, Clinton Day; contractor, W. T. Connary; cost, \$13654.47; signed, Oct. 23; filed, Nov. 2; payments, \$1525, roof boards ready for in; \$5500, rough plumbing in; \$2166.47, and ments; \$1525, roof boards when completed; \$4413, and 25 per cent of extras, 35 days, 75 per cent of extras when completed; \$4413, and 25 per cent of extras, 35 days.

O'Farrell near Mason. Brick and concrete; owner, Jose Guadalupe; architect, Clinton Day; contractor, Cal. Bridge Co.; cost, \$15940; signed, Oct. 14; filed, Oct. 21; payments, \$3550, basement walls built to plates for 1st floor joists; \$2470, walls built to plates for 2nd joists; \$2170, for 3rd joists; \$1500, walls built to plate of roof trusses; \$1965, completed; \$3985, 35 days.

O'Farrell near Powell. Carpenter work; owner, Pierre Priet; architects, Pissis & Moore; contractor, W. M. Fletcher; cost, \$18997; signed, Sept. 14; filed, Oct. 3; payments, 75 per cent as work progresses on 1st and 15th day of each month; balance, 35 days.

O'Farrell near Powell. Plastering of a 4-story frame; owner, Pierre Priet; architects, Pissis & Moore; contractor, Chas. Dunlop; cost, \$3475; signed, Sept. 26; filed, Oct. 3; payments, 75 per cent as work progresses; balance, 35 days.

Alameda County.

Olive ave. near Laguna. To build; owner, Flora S. Cohn; contractor, S. T. Crawford; cost, \$1750; signed, Oct. 2; filed, Oct. 2; payments, \$425, frame up and roof boards on; \$425, brown coated; \$425, completed; \$475, 35 days.

Pacific ave. near Franklin. Alterations, etc.; owner, Louise Abrams; architect, Jno. Gash; contractor, P. Griffin; cost, \$7508; signed, Oct. 27; filed, Oct. 28; payments, \$1126, frame work up of rear part; \$1126, brown coated; \$1126, white coated; \$1126, entire front on and side bay window; \$1126, completed; \$1878, 35 days.

Pacific ave. near Franklin. Plumbing, gas-fitting, etc.; owner, Max Davis; architects, Jordan & Lyon; contractor, S. Ickelheimer & Bros.; cost, \$1095; signed, Oct. 14; filed, Oct. 19; payments, \$400, rough work in; \$400, completed; \$255, 35 days.

Pacific near Leavenworth. To build; owner, F. P. Muffe; architect, C. M. Rousseau; contractor, John Stroud; bond, \$2000; cost, \$3873; signed, Sept. 30; filed, Oct. 1; payments, \$968, frame up; \$968, brown coated; \$968, completed; \$968, 35 days.

Pace near Broderick. To build; owner, Louis Friedlander; architect, Louis Friedlander; contractor, F. L. Hanson; bond, \$1285; cost, \$5125; signed, Oct. 10; filed, Oct. 10; payments, \$960, frame up; \$960, brown coated; \$960, white coated; \$960, completed; \$1285, 35 days.

Pine near Jones. To build; owner, I. C. Stump; architect, I. C. Stump; contractor, R. M. Murray; cost, \$1000; signed, Oct. 2; filed, Oct. 20; payments, 75 per cent as work progresses; balance, 35 days.

Pine near Sansone. Lathing and plastering; owner, Daniel Meyer; architects, Salfield & Kohlberg; contractor, Arthur O'Brien; cost, \$2400; signed, Sept. 23; filed, Oct. 8; payments, \$1500, 1st coat of mortar on; \$500, 2nd coat on; \$1750, white on; \$1750, 35 days.

Pine near Sansone. Vault work; owner, Daniel Meyer; architects, Salfield & Kohlberg; contractors, McNeal & Urban Safe and Lock Co.; cost, \$3850; signed, Sept. 21; filed, Oct. 7; payments, 75 per cent as work progresses; balance, 35 days.

Sacramento near Buchanan. To build; owner, R. C. Chambers; architect, W. J. Mathews; contractor, W. G. Jones; cost, \$3400; signed, Oct. 17; filed, Oct. 27; payments, \$637.50, one fourth work completed; \$637.50, one half completed; \$637.50, three fourths completed; \$637.50, completed; \$637.50, 35 days.

Sacramento near Jones. To build; owner, Cyrus S. Wright; architects, Wright & Sanders; contractor, Alex. L. Campbell; cost, \$15620; signed, Oct. 19; filed, Oct. 21; payments, 75 per cent as work progresses on 1st day of each month; balance, 35 days.

San Jose ave. bet. 25th & 26th. To build except brick work and excavating; owner, Geo. Peacock; architects, Kenitzer & Kollofrath; contractor, Jas. Cochran; cost, \$9000; signed, Oct. 23; filed, Oct. 23; payments, \$900, building enclosed and roof completed; \$900, plastering completed; \$900, completed; \$900, 35 days.

San Lobo near Capitol. To build; owners, C. E. Doty & wife; contractors, C. S. & J. A. Buck; bond, \$1000; cost, \$1310; signed, Oct. 27; filed, Oct. 27; payments, \$575.50, frame up and roof on; \$575.50, brown coated and chimneys built; \$575.50, completed; \$575.50, 35 days.

Sansone near Pine. Painting; owner, Jas. Otis; architects, Smith & Freeman; contractor, G. V. Daniels; cost, \$1680; signed, Oct. 28; filed, Nov. 2; payments, \$800, 2 coats of varnish on; \$400, completed; \$480, 35 days.

Sansone near Pine. Tile flooring; owner, Jas. Otis; architects, Smith & Freeman; contractors, Bush & Mallet; cost, \$2345; signed, Oct. 8; filed, Oct. 9; payments, \$1758.75, completed; \$586.25, 35 days.

Scott near Union. To build; owner, Elizabeth S. Bates; architect, Louis S. Stone; contractors, Seranton & Steele; cost, \$2045; signed, Oct. 28; filed, Oct. 30; payments, 75 per cent as work progresses; balance, 35 days.

Sonoma near Union. To build; owner, Francisco Baclagupi; architect, Francisco Baclagupi; contractors, Cuneo & Casarotto; cost, \$2400; signed, Oct. 1; filed, Oct. 3; payments, \$600, frame up; \$600, brown coated; \$600, completed; \$600, 35 days.

South Park and Centre. To build; owner, Henry Joost; architect, Caspar Zwierlein; contractor, Caspar Zwierlein; cost, \$12,300; signed, Oct. 28; filed, Nov. 2; payments, \$2806, frame up; \$2806, brown coated; \$2806, white coated; \$2807, comments; \$2807, 35 days.

Steiner near Golden Gate Ave. To build; owner, Thos. Kirkpatrick; architect, W. H. Armistage; contractor, J. H. McFane; cost, \$5500; signed, Aug. 31; filed, Oct. 1; payments, \$1375, frame up; \$1375, brown coated; \$1375, completed; \$1375, 35 days.

Stockton near Green. To build; owner, Nathan Joseph; architect, B. J. Clinch; contractor, Thos. R. Bassett; cost, \$3140; signed, Oct. 27; filed, Oct. 28; payments, \$500, frame up; \$500, plastering completed; \$740, completed; \$800, 35 days.

Sutter near Franklin. Alterations and additions; owner, Maurice Casey; architect, H. A. Schulze; contractor, John T. Grant; cost, \$3863; signed, Oct. 28; filed, Oct. 31; payments, 75 per cent as work progresses; balance, 35 days.

Sutter and Jones. Elevator; owner, A. Wolf; architect, Chas. J. Devlin; contractors, A. J. McNeill & Co.; cost, \$2800; signed, Oct. 24; filed, Oct. 26; payments, 50 per cent as work progresses; balance, 90 days.

Taylor near Jackson. To build; owner, O. W. Nordwell; architect, Alfred Gould; contractor, Wm. McPhee; bond, \$1100; cost, \$4450; signed, Oct. 14; filed, Oct. 16; payments, \$840, frame up; \$840, building enclosed; \$840, brown coated; \$830, completed; \$1100, 35 days.

Twentieth near Church. To build; owner, W. G. Salter; architect, Alex. Pfarrer; contractors, Pfarrer & Son; cost, \$2225; signed, Oct. 31; filed, Nov. 2; payments, \$725, frame up; \$500, brown coated; \$500, completed; \$500, 35 days.

Union and Front. To build, except concrete work; owner, Henry Covell; architects, Mosser & Cuthbertson; contractor, J. W. Wissinger; bond, \$1720; cost, \$6975; signed, Oct. 7; filed, Oct. 16; payments, \$1000, plank foundation all in; \$2070, frame of roof and galleries up; \$2985, completed; \$1720, 35 days.

Union and Front. Concrete work, underpinning, etc.; owner, Henry Covell; architects, Mosser & Cuthbertson; contractor, Geo. Goodman; cost, \$4990; signed, Sept. 24; filed, Oct. 6; payments, \$1000, when grader has completed his work; \$740, when all completed; \$1250, 35 days.

Upper end of Dry Dock. Coal wharf; owner, Union Iron Works; contractor, Thos. Thomson; bond, guaranteed; cost, \$4425; signed, Oct. 21; filed, Oct. 24; payments, 25 per cent, half work done; 50 per cent, completed; 25 per cent, 35 days.

Valencia St. between 22d and 23d. Plumbing and gas-fitting; owner, D. S. Prindle; architect, Chas. Geddes; contractor, J. G. Gallagher; bond, guaranteed; cost, \$484; signed, Sept. 24; filed, Oct. 1st; payments, \$200, rough gas and water pipes in; \$183, completed; \$121, 35 days.

Vallejo near Van Ness Ave. Mill work; owners, H. & E. E. Law; architect, Wm. Brown; contractor, C. M. Dewey; cost, \$1400; signed, Sept. 24; filed, Oct. 7; payments, \$250, Nov. 12, '91; \$250, Dec. 12, '91; \$250, Jan. 12, '92; \$250, Feb. 12, '92; \$250, 35 days.

Van Ness Ave. No. 1714. Marble and granite work; owner, Herman Liebes; architect, W. J. Lyon; contractor, Robt. Orford; cost, \$1050; signed, Oct. 14; filed, Oct. 19; payments, \$750, completed; \$300, 35 days.

Adeline Tr. Oakland, Tp. To build; owner, Mary Keon; architect, Fred B. Wood; contractor, H. J. Goetzmar; bond, \$800; cost, \$1640; signed, Oct. 21; filed, Oct. 23; payments, \$400, frame up, chimney built, rustic and roof on; \$415, brown mortar on; \$420, completed; \$415, 35 days.

Block bounded by Telegraph ave., Broadway and 17th sts., Oakland. Alterations, etc.; owner, Robert Dalglish; architect, W. H. Welby; contractor, Richard Dickinson; cost, \$6500; signed, Oct. 12; filed, Oct. 15; payments, \$1025, repairs and changes completed and partitions up; \$1025, furniture in, glazing, etc. finished; \$1025, completed; \$1025, 35 days.

Clinton Ave. near Grand St., Ala. To build; owner, Sally Huntington; contractor, J. J. Boyle; cost, \$1975; signed, Oct. 16; filed, Oct. 19; payments, \$500, frame up; \$400, plastering finished; \$400, completed; \$400, 35 days.

Clinton Ave. near Sherman, Ala. To build; owner, Mrs. Annie L. Foster; contractors, A. W. Pattani & Co.; cost, \$4081; signed, Oct. 12; filed, Oct. 13; payments, \$1000, rustic roof shingles on, etc.; \$1131, window frames set, brown mortar in, etc.; \$900, completed; \$1050, 35 days.

Damon's West End Tr., Ala. To build; owner, Mrs. A. L. Abbott; architect, Cary; contractors, Marcuse & Remmel; cost, \$1800; signed, Oct. 15; filed, Oct. 22; payments, \$450, frame up; \$450, brown coat plaster on; \$450, completed; \$450, 35 days.

Diamond Tract, Berkeley. To build; owner, Margaret Hurbit; architect, G. T. Hurbit; contractor, J. W. Whyte; cost, \$1700; signed, Oct. 15; filed, Oct. 22; payments, \$425, enclosed; \$425, brown coat mortar on; \$425, hard finish on; \$425, 35 days.

Durant near Harrison, Oak. To build; owner, W. I. Wilson; architect, W. J. Mathews; contractor, H. E. Jones; cost, \$2720; signed, Oct. 6; filed, Oct. 8; payments, \$510, 1/2 work completed; \$510, 1/2 completed; \$510, 1/2 completed; \$510, completed; \$510, 35 days.

Echo near Piedmont Ave., Oakland. To build; owner, Piedmont School District; architect, W. Kirk; contractors, Pierce & Rusch; cost, \$2448; signed,

Stanford Tract, Oakland. To build; owner, A. F. Hinman; contractors, A. W. Pattiani & Co.; cost, \$2863; signed, Oct. 26; filed, Oct. 27; payments, \$800, rustic and roof shingles on and chimney built; \$700, window frames set, brown mortar on, exterior primed; \$610, completed; \$723, 35 days.

Taylor ave. near 9th, Alameda. To build; owner, Alex. Spear; contractors, J. S. Hanley & Co.; cost, \$1850; signed, Nov. 2; filed, Nov. 2; payments, \$462.50, building enclosed, cornice frame up and rafters and sheathing on roof; \$462.50, building enclosed, cornice frame up and rafters and sheathing on roof; \$462.50, all wood work finished and priming coat paint on; \$462.50, 35 days.

Tenth ave. near 22nd st., Oakland. To build; owner, W. C. Harrington; architect, Chas. Shamer; contractor, C. A. Parker; cost, \$1810; signed, Oct. 20; filed, Oct. 20; payments, \$362, frame up; \$362, outside finished, ready for painting except porches and steps; \$362, outside completed and 1st coat mortar on, sashes hung; \$362, completed; \$362, 35 days.

Thirteenth and Washington, Oakland. Repairs and alterations; owner, H. Mathews; architect, H. T. Bestor; contractor, B. K. Allen; cost, \$1975; signed, Oct. 26; filed, Oct. 27; payments, \$400, enclosed and tinning done; \$475, brown mortar on, \$600, completed; \$500, 35 days.

Town of Sanol. To build; owners, A. and J. Rambaud; architect, J. L. Wellby; contractor, J. L. Wellby; cost, \$1275; signed, Oct. 6; filed, Oct. 7; payments, \$475, enclosed; \$475, completed; \$325, 35 days.

William st., Oakland. To build; owner, J. S. Gilmore; contractor, A. J. McKee; cost, \$1890; signed, Nov. 3; filed, Nov. 3; payments, \$900, frame up and enclosed; \$900, brown mortar on; \$165, completed; \$450, 35 days.

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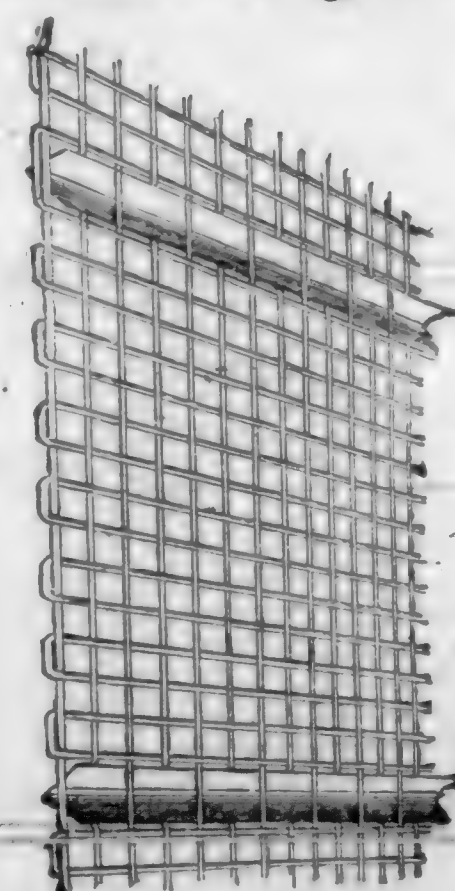
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NUMBER 12.

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



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NOTICE.

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

WITH this issue ends the Twelfth Volume of this JOURNAL. During the whole twelve years of its existence we know of no month when the JOURNAL has failed in its regular issue. At the present time it is the only one printed this side of the Rocky Mountains in the interest of Architects and Builders.

THE year about to close shows us that many of our past achievements, which we reckoned so wonderful, are not perfect and that the future must be relied on before our expectations can be realized. We have learned that many unforeseen influences have forced themselves upon us in a way to change our plans and resolutions. Some have found their best laid schemes go wrong, and enterprises which were supposed to have been carefully erected upon a solid foundation, have come tumbling down bringing disaster and ruin to others as well as themselves. Others have commenced from small beginnings and worked their way cautiously to a stable and prosperous business. Others yet have in a moment caught the inspiration and advanced rapidly into wealth and prosperity.

Yet upon the whole, those connected with the building interests have no reason to feel despondent. The amount expended for buildings in San Francisco does not fully reach that of last year, but the increase in the number of buildings erected shows that building has been more general.

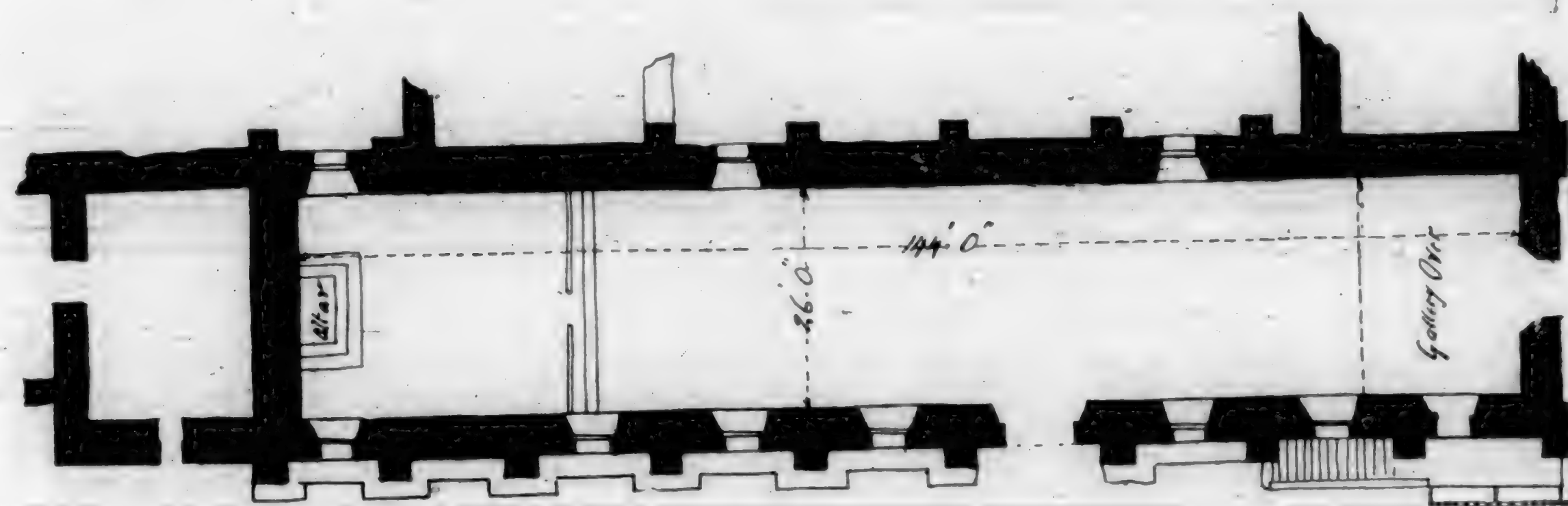
Throughout other sections of California, Oregon and Washington the building business has been more than usually active.

The crops have been abundant and the prices high. Many of the larger holdings of land have been cut up into farms of moderate size. This increase in the number of farms means more families, and more families signifies more homes and citizens.

Let this year with its disappointments and vexations be passed to the rear. Let us learn wisdom from the past, and let no past failure dishearten us in our future efforts. Let us learn from the past to be steadfast, patient and true to the interests we represent, and let us plan to carry forward our best endeavors and trust to an all-wise providence to guide us to a realizing materialization of our highest aspirations.

WITH the January number of the *California Architect and Building News*, we shall commence a department to be devoted to suburban and rural districts, wherein we shall give hints, sketches and studies of the various architectural problems that may present themselves for country and farm buildings.

The subject is one of great importance, and will consequently take a wide range—to even touch upon the various details that are required, from the drainage of the premises to the final completion and decoration for the great variety of structures at this time deemed requisite for such purposes. The demand for farm buildings is always growing. It is a mistake to suppose that anything which will protect the inmates from the elements, is good enough for the farm. In a country like ours, families living in rural districts have the same desire for suitable modern buildings planned with as much regard for economy, convenience, healthfulness and beauty, as those living in the more central localities.



PLAN OF SAN GABRIEL.

MISSION FRAGMENTS.

In concluding our sketches of the Missions (for the present at all events) we give a perspective on a large scale showing the cloister of San Antonio, Monterey County. The piers and arches as before described, are of 12" x 12" x 2" tiles and the haunches are filled in with dove bricks. The roof is constructed of round timber for rafters, and boughs as a sheathing on which to carry the tiles. In the text is the plan of San Gabriel Mission, Los Angeles County. Taking the road east from the Angel city, we pass through the Arroyo Seco and its tree embowered road, stopping of course to quench our thirst at the little Mexican tavern, and to drink also of that sweet refreshment that comes from sparkling eyes and heaving bosoms, to dream of ideal beauties from fair Castella, and while we dream, to quaff the red wine that vies in rosy tints with the warm blood that flushes the cheeks of those queens of the Sun.

And then to the dusty road again and onward to the romantically named "Crown of the Valley," Pasadena. Pasadena an American's ideal of what a town should be, neat, busy, orderly, wealthy, smart, buggies and well dressed

owners, ladies in silk hats cantering along to make some purchase, perchance to mail a letter to some far distant friend. And then a few miles further on and we are in the little village of San Gabriel, so different from the Pasadena we have just left, with its ice cream soda ten cents, and civilization. Here we are received by an assemblage of dogs that represent all the life of the place, for while the natives hear the clatter of our horses hoofs and the canine yelp that tells of an approaching stranger, they are but half awake to the fact, and at all events it does not much concern them. There is the sunshine without that looks warm and cheerful, the shadow of the porch to temper its vehemence, the gentle movement of the wind, and within a bottle of wine and a cigar, what more to be desired than this; war and floods, earthquakes or princes crowned, and palaces uplifted to the sky concern them naught.

Enough; the vesper chimes, and low the head doth bow, to what I know not, all is mystery, and so if far beyond the ken of mortal eye all things appear as dimly seen, so even without the circle of a long day's ride the world is just as far away as heaven or hell. Beneath the pepper trees we tie our steeds and view the buttressed walls and grim old bells

that ever and anon go cling clang, clank clank, in the belfry. Cracked indeed are the sounds their brazen hollows emit, but perhaps it is this very uniqueness of sound that is half the charm and mystery to which all bow the head as slowly they move along reverently to their devotions. It will be noticed that this building has at regular intervals buttresses along its sides, a peculiarity not found in any of the other Missions, for in all the other cases the buttresses are scattered about in wonderful disorder. The walls are all of stone and the stair to the gallery, which in this case is outside, is also of stone, with an iron balustrade around the landing. I was going to say that the confessional box speaks for itself, but that cannot be, otherwise many is the secret that its wooden walls would have retold, and long e'er now it would have been thrown by the common hangman without the city walls, bearing with it the anathema of the Pope, priest, people and even the very dogs would call out upon such treachery. But it has done its work well for many long years and having a strong heart, oak no doubt, it has not succumbed, in sorrow at the tales of wickedness related within.

We have thus scantily scanned the ancient architecture of California and found that in its twenty-one Mission buildings,

there is little that in truth can be called truly architectural. Some have only the simplest and most fundamental necessities of a building; a rectangular enclosure and a roof, others have the outlines of that which might be treated architecturally, but in either case we find that if it be a tower or a gable, it is the mere fundamental idea in its rudest form. No prodigality of design, no beauty of detail, but only the merest shadow of those towers and domes that lift the golden cross to kiss the summer sun in far off Spain. But if it be true that as has been said before they are nothing because of that beauty that comes from fine proportion and delicate workmanship, they have each a native picturesqueness of their own; although in many ways similar in general idea. One is in the heart of a great city almost forgotten, another a ruin far away in a quiet hollow of the mountains, a third the busy haunts of men and the shrine at which reverential hearts pour forth the love they bear for

ment, sets forth clearly the reasons why there should be a change in the methods adopted by the United States Government for securing designs of its buildings.

A committee of the Institute, of which Mr. Windrim is a member, has been appointed to prepare the draft of a proposed Act of Congress intended to reform the practice of the Government in this particular, to secure a better class of designs, and more judicious expenditure of Government funds upon Government buildings. For it is a notorious fact that the buildings erected for the Government cost more per cubic foot, and are not as well adapted to the purposes which they are intended to serve, as the buildings erected by private individuals and the great corporations of this country.

Congress will not, however, act unless individual Congressmen are first assured, by utterances of the public press and the expressed wishes of their constituents, that a reform demanded by the public."



SAN GABRIEL.

things long past. And so we love them, and as the years roll by and time with hands of snowy whiteness lets fall the frost of age upon our brow, bleaching our raven locks as through the century past, it has these Mission walls; our sympathies will grow close and closer to them and we will love them all the more.

December, 1891.

TRES.

GOVERNMENT BUILDINGS.

We have received from Mr. Adler, the Secretary of the A. I. A., the following communication. The subject being one of importance to Architects we publish it in full with the hope that they will take such action thereon as may be best calculated to secure the ends suggested in the paper.

"The accompanying copy of a paper read at the last Convention of the American Institute of Architects by Mr. Windrim, late supervising architect of the Treasury Depart-

"ARCHITECTURE AND THE UNITED STATES GOVERNMENT."

"The Federal buildings erected by the Government should characterize the best types of art in architecture. The public mind to-day is becoming educated. It is not satisfied with the mediocrity in art; the æsthetic taste of our people is becoming more cultivated, the beautiful is more appreciated, and the demand is made for it. Good art is educational, refining, and should be enduring. It is proper that the Federal buildings should be of a high standard of artistic excellence, have the elements of proportion and study in design that will illustrate the strength and development of a successful people, and leave the impress of our advancement in art and culture as a nation.

The United States Government erects buildings for the use of the Executive Departments of the Government; it also erects buildings in which it transacts the public business with the people—the custom-houses, post-offices and court-houses, located in every section of the country as the increase in population and development of business necessitates the Government to provide for itself a building to accommodate the public offices, and in which the records of public business may be preserved.

These latter structures are erected when Congress, by legislation, directs the Secretary of the Treasury to procure a site and erect upon it a suitable building to accommodate

the Government offices for the transaction of public business then expressed, limiting the cost of the site and the building, complete in all its appointments, with approaches, to a fixed sum.

The officer under the Secretary of the Treasury to whom the duty of preparing the plans and specifications necessary to construct such buildings, is assigned, is the supervising architect.

This officer is supposed to be the author of the plans and designs for the work thus placed under his care. Twenty-five years ago it was practical for an individual to comply with the duties of the office, but with each succeeding year the rapid increase in public business, with the development of the country, has added consecutively to the labor and responsibility of this officer.

At this time there are probably forty odd buildings under construction and completion, and a number in excess of sixty new structures are awaiting to be designed by the supervising

petition, and suggested a method that appeared practicable for consideration; also in his report of 1890, again requested attention to this important subject.

The Honorable Secretary of the Treasury, the late William Windom, became so far convinced of the possible benefit to the public service, if the method proposed was tried, that in his report to Congress, he indorses the recommendation on this subject, as follows: "The following recommendations of the Supervising Architect of this Department are concurred in: That the system of competitive designs for public buildings be tried."

The Supervising Architect of the Treasury Department can only be what the designation of the office implies,—a Supervisor whose time is almost continuously occupied with the business management of the office and the solution of its business problems; he cannot be the architect of the many structures that are assigned to his care, and they are successful structures, as best adapted for the purposes for which they are erected, and have merit as artistic designs, largely dependent upon the skill and talent of his assistants.

The Supervising Architect, on Feb. 7, 1891, suggested, in a bill authorizing the erection of a proposed post-office and sub-treasury building in the city of Chicago, a section providing, that at the discretion of the Secretary of the Treasury, the plans for the same be obtained by competition of architects; also on Feb. 20, 1891, the Supervising Architect forwarded a memorandum containing a proposed amendment to the "Legislative, Executive and Judicial Appropriation Bill," to the Committee, as follows:—

"And the Secretary of the Treasury is hereby further authorized, in his discretion, to obtain plans, drawings and specifications for the erection of public buildings, through competitions by architects, under such conditions as he may prescribe, and to make payment of the expenses of said architects' services out of the appropriations for the respective buildings."

Action, however, was not taken in either case by the Committee of Congress.

Such legislation passed would permit the Honorable Secretary of the Treasury to invite competition among architects for the plans and designs for Federal buildings, and by the adoption of the method the Government would be assured of the personal supervision of the architect who would have an individual responsibility for the fitness of the building and for its artistic excellence.

How is the public service to be benefited by the United States Government engaging an architect for each important Federal building? This practical side of the question is that which the business man in Congress will ask in answer.

First. By the dispatch of business the Practising Architect completes his work, as a whole, in the earliest time practicable, and to do this can give undivided attention to the preparation of design and the study of detail. There is a fixed time when his work is finished. Against this is the lamentable fact that public business is conducted with much formality, but not with the directness of private business.

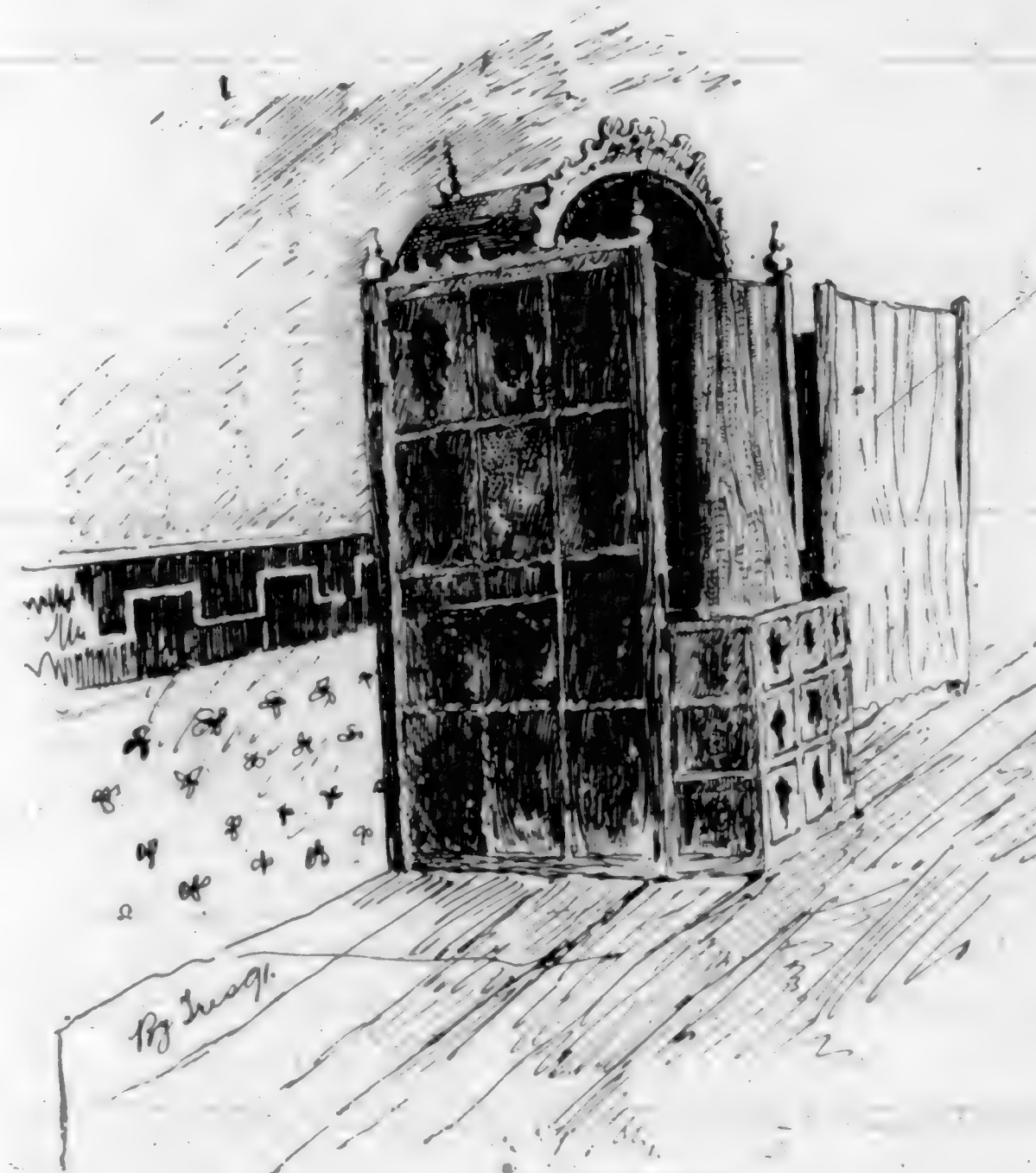
If the buildings erected by the Government were conducted on business methods, the same as the erection of like structures by individuals, it would be economy to the public service.

Second. The careful and continuous thought of an architect directed to one building must produce better results than the same thought disjointed in the effort to care for many buildings. By the selection of architects for merit in design the buildings erected by the Government should represent the best examples of architectural art and the entire country would be benefited.

There is a limit to the amount of work one man can do, be he ever so capable. When the limit of capability is reached all business thereafter is not so well done and should be deferred to another. The number of buildings, which the Government is continually erecting suggests the propriety of securing, by division of labor, new thought, energy and ability among the profession of architects. Such action would tend to secure the first, economy to the public service by dispatch of business, and the second, the undivided attention of an architect engaged for a specific duty which would also result in economy.

JAS. H. WINDIM,
Architect.

Philadelphia, Penn., Oct. 26, 1891.



CONFESSORIAL, SAN GABRIEL.

ing architect or his assistants. It is patent that the amount of labor thus involved cannot receive from one head careful consideration in the matters of arrangement of buildings and the details of construction, or receive the study and painstaking in design which should be given to the permanent buildings of the Government.

While the routine business of the Government is managed with exacting uniformity, and consequently there is uniformity in the requirements for the building, so that there appears to be a limit in the scope of the architect, there is choice in the adaptation of building to site which invites variety in the form and exterior design of the structure.

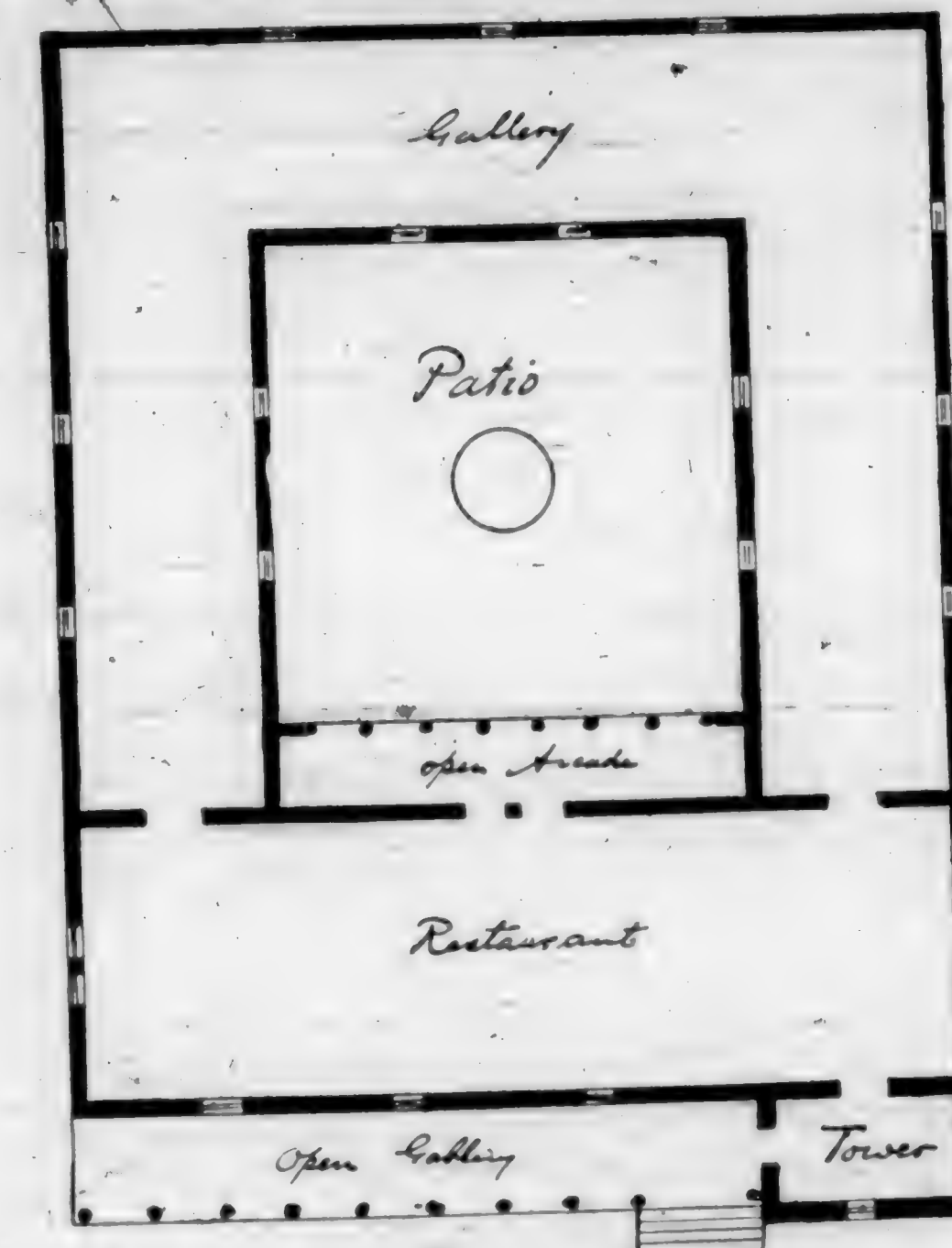
The supervising architect's office has some most capable assistants, as much good work in the buildings of the Government shows; but there are not enough capable employees for the amount of work devolving upon the office, and, under existing regulations, they are not obtainable.

The supervising architect experienced this fact and considered it his duty, in the annual report of 1889, to recommend to the Secretary of the Treasury the advisability of securing the plans for the most important buildings for the Government through the architects of the country by com-

CALIFORNIA WORLD'S FAIR BUILDING.

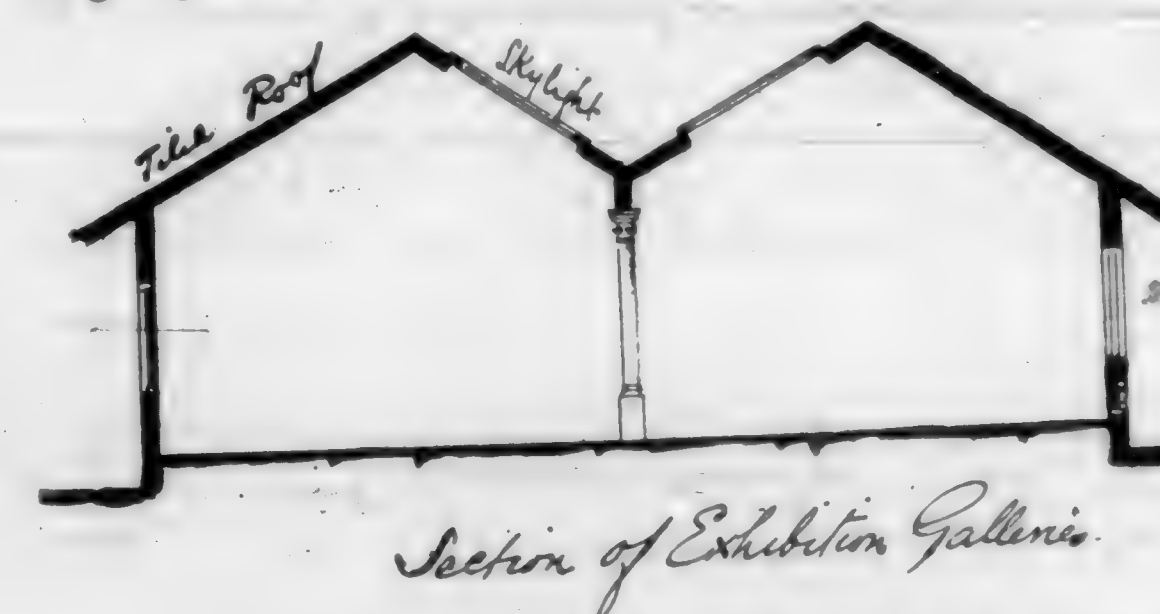
Synopsis of a paper read before the members of the San Francisco Chapter of the American Institute of Architects, Dec. 11, 1891, by W. J. Cuthbertson.

As none of the plans presented to the California Commission seem quite to fill the bill, here is a suggestion for a building and arrangement which might perhaps be a typical plan, striking enough to attract the attention of all visitors to the World's Fair. It would be an almost exact reproduction of one of the Missions of California—the tower forming



PLAN OF BUILDING.

the entrance, the church the reception hall, cafe and wine sampling room and offices, while around the Patio would be grouped the one story exhibition galleries corresponding



to the buildings around the garden of one of the California Missions. Of course the objection to doing this would be the inappropriateness of these buildings for exhibition purposes which require plenty of light and air, while Mission buildings were very inadequate in this regard.

This however, would be overcome in practice by roofing the buildings with glass; in this manner the roof showing on the outside being roofed with Mexican tiles, while the glazing is hidden in the interior valley. By having these skylights, very little light would be required on the sides,

so that the distinctive blank surfaces of Mission buildings would be preserved, while the utility of the building for exhibition purposes would not be damaged. In the Patio, which is protected somewhat by the encircling buildings, plants, trees and scrubs, indigenous to California, would be planted intermixed with fountains, etc., and slices of big trees or other relics from California.

The front building patterned after the church, might be two stories high, the top story used for the cafe devoted to California cooking, and lighted by arcaded galleries opening on to the Patio and to the outside. The lower story in the same way is devoted to the sampling of California wines and brandies, etc., these galleries forming outdoor refreshment places during the hot weather.

Thus an interesting ethnological example would be presented to the world's visitors, at the same time that a useful building is had for the purposes of the California Commission.

The outside would be plastered with "L'Unique," a distinctly California production, and the columns of the arcade I would suggest, would be presented one by each of the marble and stone quarries of the Pacific States.

This is a very slight suggestive sketch which I have the temerity to believe is worthy of consideration by California World's Fair Commission.

RULES AND REGULATIONS GOVERNING THE ADMINISTRATION OF THE DEPARTMENT OF FINE ARTS AT THE WORLD'S FAIR.

SECTION 1. (DURATION.) The Department of Fine Arts of the World's Columbian Exposition, will open in Chicago, May 1, 1893, and will close October 30, 1893.

SEC. 2. CLASSIFICATION. It will be open to such works of American (United States) and foreign artists, whether previously exhibited or not, as may be classed under the head of Fine Arts, under the following schedule:

FINE ARTS: PAINTING, SCULPTURE, ARCHITECTURE, AND DECORATION.

GROUP 135. SCULPTURE.

Class 770. Figures and groups in marble; casts from original works by modern artists; models, and monumental decorations.

Class 771. Bas-reliefs in marble or bronze.

Class 772. Figures and groups in bronze.

Class 773. Bronzes from *cire-perdue*.

GROUP 136. PAINTINGS IN OIL.

GROUP 137. PAINTINGS IN WATER COLOR.

GROUP 138. PAINTINGS ON IVORY, ON ENAMEL, ON METAL; ON PORCELAIN OR OTHER WARES; FRESCO PAINTING ON WALLS.

GROUP 139. ENGRAVINGS AND ETCHINGS; PRINTS.

GROUP 140. CHALK, CHARCOAL, PASTEL AND OTHER DRAWINGS.

GROUP 141. ANTIQUE AND MODERN CARVINGS; ENGRAVINGS IN MEDALLIONS OR IN GEMS; CAMEOS; INTAGLIOS.

GROUP 142. EXHIBITS OF PRIVATE COLLECTIONS.

SEC. 3. The following will not be admitted:

1. Copies, even though they be reproduced in a class different from that of the original. For example, engravings obtained by industrial processes.

2. Pictures, Drawings or Engravings not framed.

3. Works of Sculpture in unbaked clay.

SEC. 4. The Department of Fine Arts shall consist of:

1. An American (United States) section.
2. A section for each foreign country which is represented by a general commission, or by a national committee.
3. A section comprising exhibits of private collections, and the works of artists of non-represented foreign countries, whose works may be admitted under the provisions of section IX.

SEC. 5. (AMERICAN.) American (United States) artists must deposit, or cause to be deposited with the Chief of the Department of Fine Arts, before November 1, 1892, a list signed by them of such works as they desire to exhibit. A separate list should be made for each group and class, strictly following the schedule in Section II.

Artists will be duly notified when their works must be sent in for examination by a jury to be appointed in future.

SEC. 6. Works of American (United States) artists produced since 1876 which have passed the examination of juries of exhibitions of acknowledged standing, will be admitted on list, should the jury so determine. An examination of lists will be made at an early day after November 1, 1892. Artists whose works may be admitted under these conditions will be at once informed by the Chief of the Department of Fine Arts. Works accepted must be delivered at the receiving gate of the Building for the Fine Arts on or before March 1, 1893.

SEC. 7. (FOREIGN.) The Department of Fine Arts, or its representatives, will be responsible for simple interior decoration of the galleries of the Art building. Special decoration or arrangements in lighting, etc., differing from those provided, will be executed at the expense of the National Committee of the country asking for it, and under the joint direction of the foreign representative and the architect of the Art building.

SEC. 8. The Chief of the Department of Fine Arts will not correspond with the artists of countries represented by general commission or national committees. The works of these artists will be admitted only through general commissions or national committees having in charge their reception and return.

SEC. 9. Foreign artists, natives of countries not represented by a general commission or national committee, should address their request to the Chief of the Department of Fine Arts before July 15, 1892. They should notify him of the number of works they wish to exhibit, the subjects and dimensions, including frames; they will then be informed where to send their works for examination by a special jury who will pass upon the admittance of all such works. In the case of works that have already passed the juries of exhibitions of acknowledged standing and have been exhibited, action will be taken by the jury at an early day after July 15, 1892. A notice of the action of the jury will be sent to the artist at once. Works accepted must be delivered at the receiving gate of the Building for the Fine Arts, on or before March 1, 1893.

SEC. 10. (GENERAL.) Packing and transportation of all works will be at the expense of the exhibitors unless special arrangements are made through private enterprise or public effort. A special rule for the guidance of those sending works, giving information in regard to packing, marking and shipping, will be furnished on application.

SEC. 11. When a sufficient number of works (pictures) are contributed by one artist to warrant such arrangement, an effort will be made to hang them in one group.

SEC. 12. A card of admission will be issued to each exhibiting artist, entitling the holder to the privilege of the grounds, when open to the public. This card must be signed by the holder, and must be shown to the attendant when asked for.

SEC. 13. The custodian of the Art building will have the care and protection of works of art. Guardians of the gallery will be subject to his direction. He will use all due vigilance to insure the safety and protection of works of art against theft or damage.

Information as to special insurance, etc., will be given on application.

SEC. 14. Works of art will not be sketched, photographed or reproduced except with the written permission of the exhibitor, countersigned by the Chief of the Department of Fine Arts.

SEC. 15. The number and character of the honors conferred will be announced later; also, the appointment of the Jury of Awards.

SEC. 16. Works of art must remain in the Exposition until its close, unless removed by a special permit, signed by both the Chief of the Department of Fine Arts and the Director General.

SEC. 17. All works exhibited must be removed within a reasonable time after the close of the Exhibition. They will be delivered only on the presentation of the original receipt.

SEC. 18. The Building for the Fine Arts is a bonded warehouse, and all works of art will be received within its walls subject to the inspection of the customs officials, but without the payment of duty. They will be received and sent out in bond.

In cases where pictures or other works of art are sold, to remain in the United States in the possession of private individuals, duty will be paid in accordance with the customs laws governing such cases.

SEC. 19. It is understood that artists, either native or foreign, becoming exhibitors, thereby accept the conditions stated above and agree to comply in every respect with the above requirements.

HALSEY C. IVES,

Chief of the Department of Fine Arts.

APPROVED:

GEO. R. DAVIS,

Director General.



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

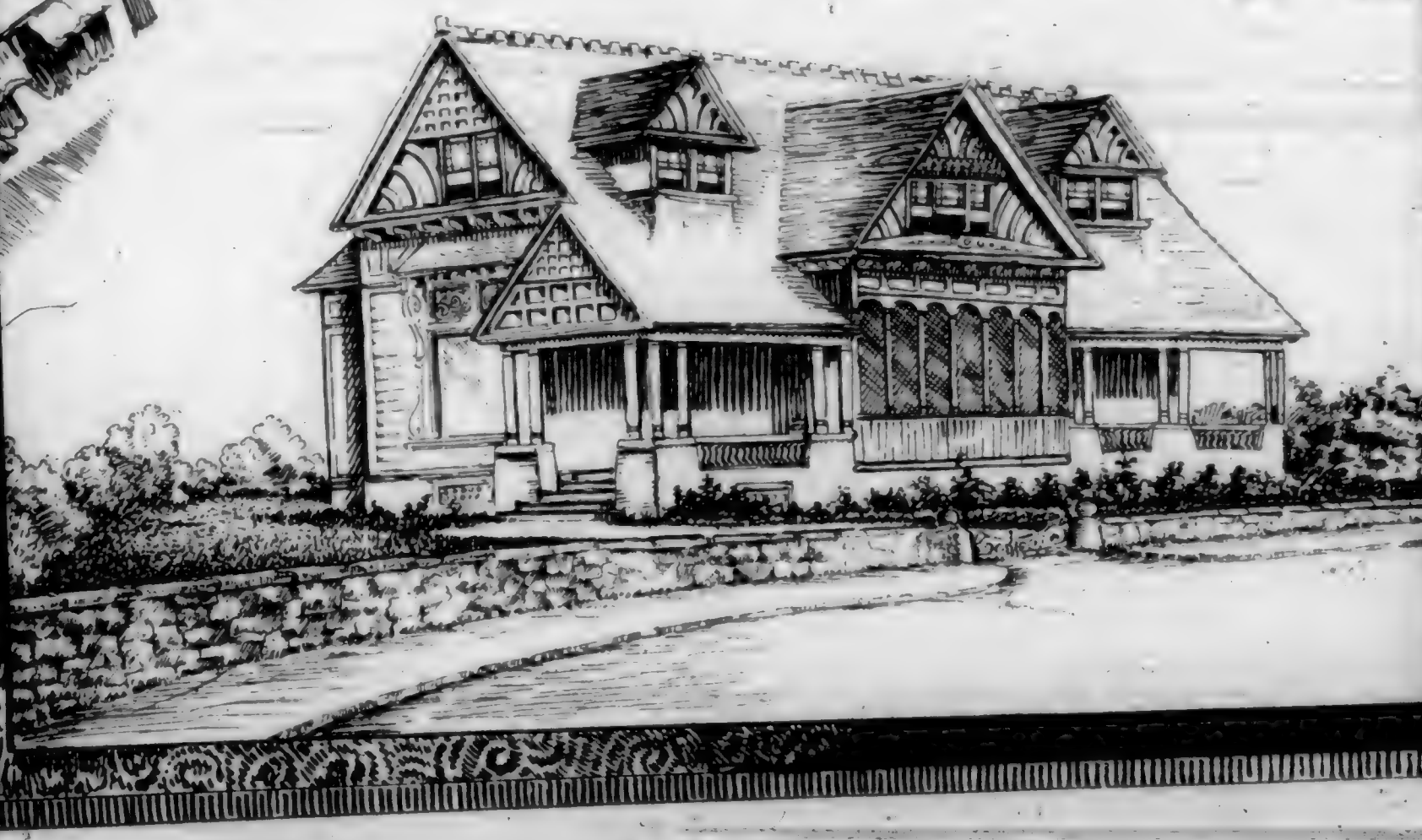
Drawings should be made with perfectly black lines on a smooth white surface. Good tracings, if made with black ink, answer the purpose.

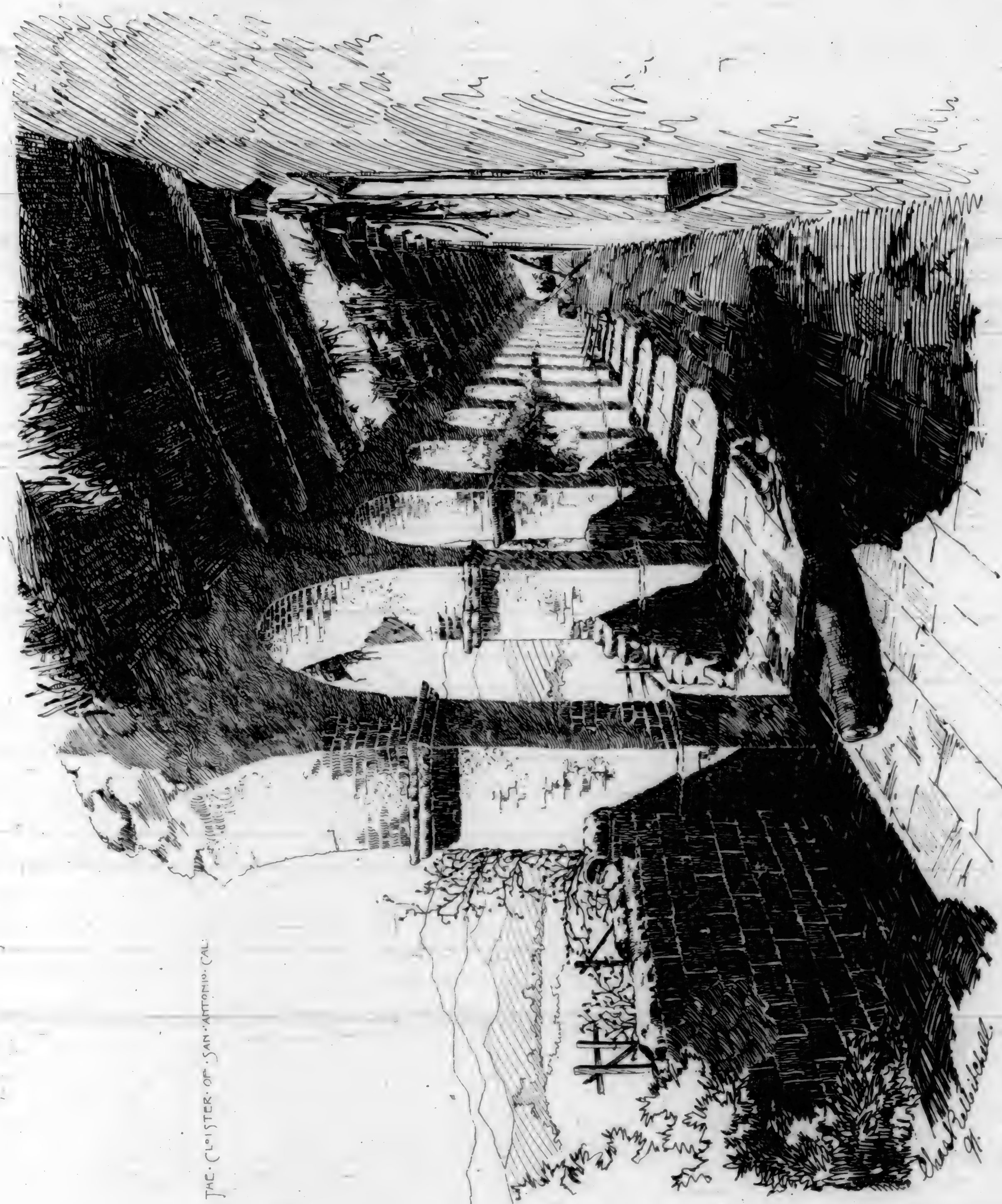
The designs selected will be published without charge. All drawings, whether accepted or not, will be returned to their authors, who must bear express charges both ways.

The double page containing several designs for residences as built in the Hawaiian Islands—C. B. Ripley of Honolulu is the architect.

The Old Mission Church is by "Tres," our special correspondent.

The two cottages are from designs by M. G. Bugbee.





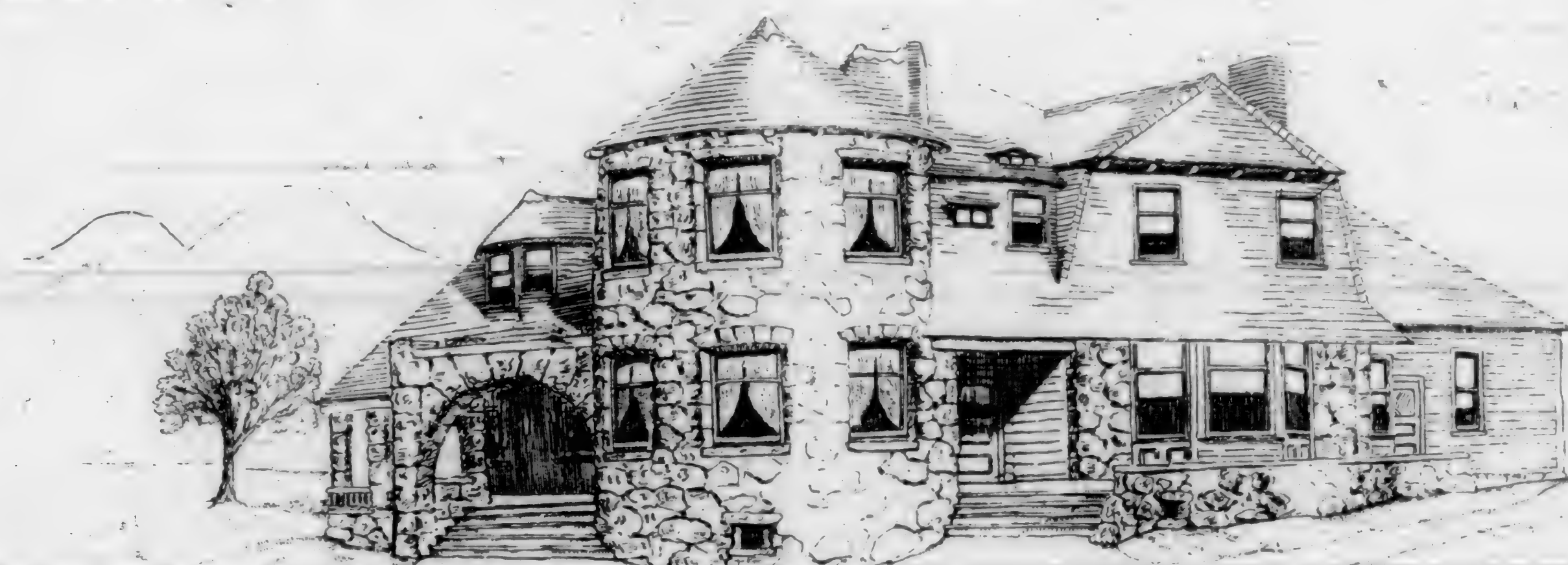
THE CLUSTER OF SAN ANTONIO CAL.

Residence in Ross Valley for E. L. Griffith Esq.



M. G. BUCBEE.
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